

1085 Dutch Fork Road, Irmo, SC 29063



SINGLE-TENANT URGENT CARE | 15-YEAR NNN LEASE | COLUMBIA MSA

OFFERING MEMORANDUM

URGENT CARE INVESTMENT SALE

1085 Dutch Fork Road, Irmo, SC 29063

EXCLUSIVELY LISTED BY



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 **SOUTHTREE**
COMMERCIAL REAL ESTATE



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INVESTMENT OFFERING

Southtree Commercial Real Estate is proud to exclusively offer for sale a new construction, ground-up NNN Prisma Health Urgent Care by WellStreet facility located in Irmo, South Carolina, part of the Columbia, SC MSA. The project is currently under construction with completion expected by the end of 2025. Secured by a 15-year lease, this premier medical asset comprises 4,094 square feet of modern clinical space on a 0.66-acre parcel, representing a rare opportunity to acquire a brand-new, long-term net-leased investment in one of the Southeast's most dynamic markets.

Prisma Health Urgent Care by WellStreet provides comprehensive urgent care services to the local community, including digital X-rays, laboratory testing, laceration repair, and general illness treatment for non-life-threatening conditions. The operator is part of a strategic partnership between WellStreet Urgent Care and Prisma Health, South Carolina's largest and most respected healthcare provider.

Together, they have developed and successfully operated over 25 urgent care practices across the state and continue to add new facilities, reinforcing their strong market presence and commitment to expanding accessible, high-quality healthcare. The tenant's established regional brand and affiliation with Prisma Health add substantial credit strength and long-term security to this investment opportunity.

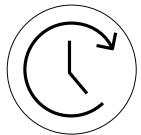
 OFFERING PRICE
\$3,115,000

 CAP RATE
6.50%

PROPERTY SUMMARY

Building Size	4,094 SF
Lot Size	0.66 Acres
Ownership Interest	Fee Simple
Address	1085 Dutch Fork Road, Irmo, SC 29063
Tenants	Prisma Health Urgent Care by Wellstreet, LLC
Remaining Term	15 Years (as of 1/1/26)

INVESTMENT HIGHLIGHTS



Long-Term Lease

With a lease term of 15 years on the lease, this investment provides long-term stability and predictability in rental income.



Triple Net (NNN) Lease

Under the NNN lease structure, the tenant is responsible for paying property taxes, insurance, and maintenance costs, reducing the landlord's financial and management responsibilities.



Annual Rental Escalations

The leases include 2.5% annual rent escalations, ensuring incremental increases in rental income and enhancing long-term revenue growth.



Reputable Tenants

Prisma Health Urgent Care by Wellstreet is an established healthcare provider with a strong operational history and a stellar reputation.



Stable Income Stream

The combination of a long-term lease, reputable tenant, and annual rental increases provides a stable and predictable income stream, appealing to income-focused investors.



Strong Healthcare Tenant

The property is leased to a tenant in the healthcare sector which often remains resilient in various economic conditions, further strengthening the investment's appeal.

LEASE SUMMARY - PRISMA HEALTH URGENT CARE BY WELLSTREET

Tenant Information



Prisma Health Urgent Care is an urgent care group formed from a partnership consisting of Wellstreet Urgent Care and Prisma Health Care.

Wellstreet Urgent Care specializes in partnerships with regional health systems to develop urgent care facilities, operating more than 135 urgent care centers across Georgia, Michigan, South Carolina, and Ohio. Wellstreet is backed by FFL Partners, a private equity group with a focus on healthcare and tech enabled services and over \$6B in capital commitments to date across 50 portfolio companies.

Prisma Health Care is the largest health care provider in South Carolina, serving approximately 1.5 million patients annually across the state. Prisma operates 18 acute care and specialty hospitals, more than 320 practice sites, and employs over 32,000 team members.

Lease Information

Tenant Website	Prisma Health Urgent Care
Tenant SF	4,094
Lease Commencement	1/1/26 (Projected)
Lease Expiration	12/31/2040
Lease Term Remaining	180 Months (As of 1/1/2026)
Current Rent/SF	\$49.48
Rental Increases	2.50% Annually
Renewal Options	(3) 5 Year Options
Lease Type	NNN
Landlord Responsibilities	Exterior walls, roof, parking lot, and building structure
Repairs and Maintenance	Tenant responsible through Operating Expenses
Taxes	Tenant responsible through Operating Expenses
Insurance	Tenant responsible through Operating Expenses
CAM	Tenant responsible through Operating Expenses
Utilities	Paid directly by tenant
Operating Expense Cap	5% annual increase cap on controllable OpEx

12 MONTH PROFORMA AS OF 1/1/2026

BASE RENT

TENANT	Month 1 1/1/26	Month 2 2/1/26	Month 3 3/1/26	Month 4 4/1/26	Month 5 5/1/26	Month 6 6/1/26	Month 7 7/1/26	Month 8 8/1/26	Month 9 9/1/26	Month 10 10/1/26	Month 11 11/1/26	Month 12 12/1/26
Prisma Health Urgent Care	\$16,881	\$16,881	\$16,881	\$16,881	\$16,881	\$16,881	\$16,881	\$16,881	\$16,881	\$16,881	\$16,881	\$16,881
MONTHLY TOTAL	\$16,881	\$16,881	\$16,881									

NET OPERATING INCOME

\$/SF

Operating Income	\$202,571	\$49.48
Additional Rent*	\$38,893	\$9.50
Gross Income	\$241,464	\$58.98

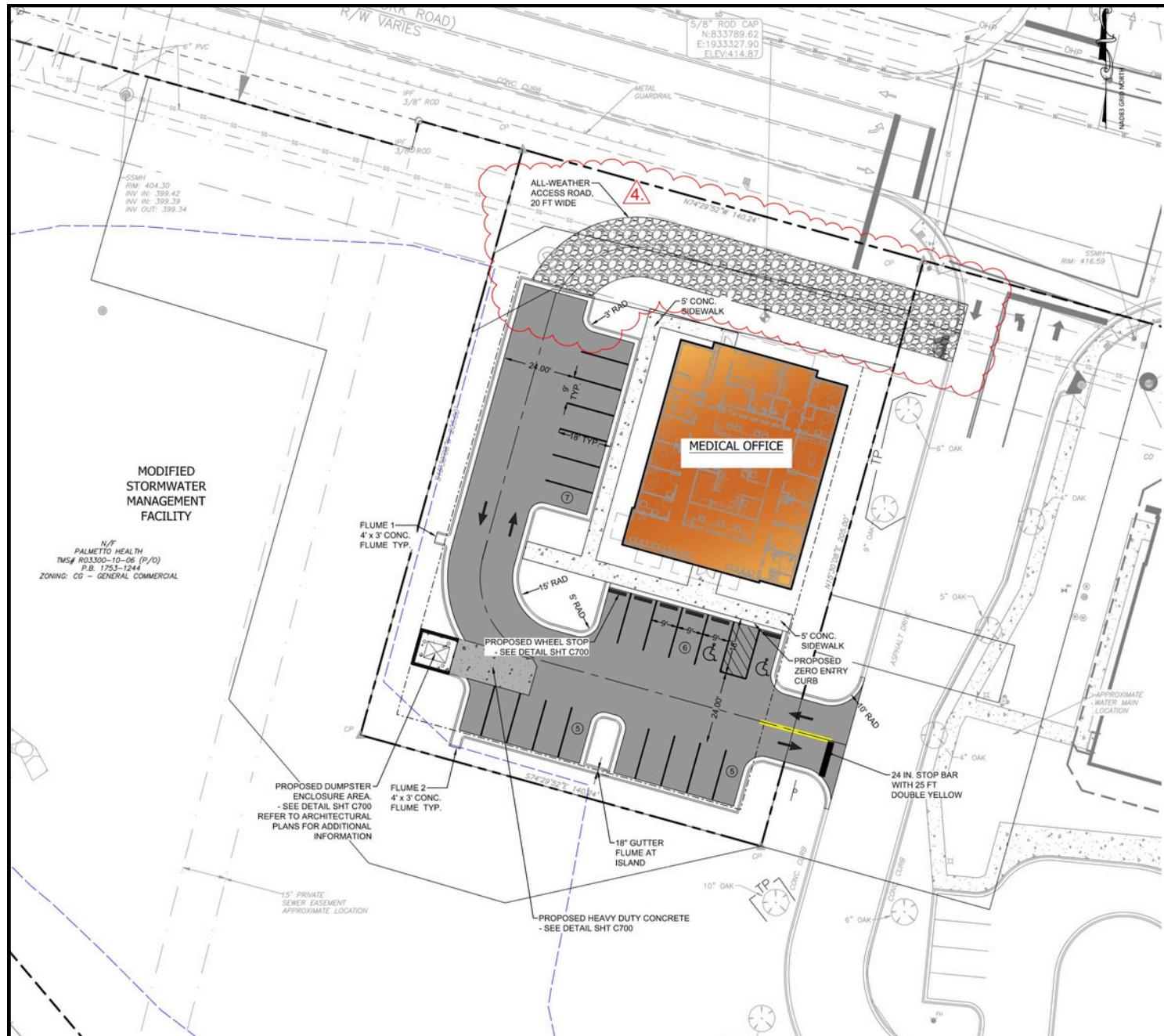
OFFERING PRICE

Cap Rate	6.50%
Offering Price	\$3,115,000

Operating Expenses	\$(38,893)	\$(9.50)
Net Operating Income	\$202,571	\$49.48

NOTE: Operating expenses are projections for full year.

PROPERTY SITE PLAN



SURROUNDING COMMERCE



DEMOGRAPHICS

SOURCE - COSTAR

Population	1 Mile	3 Miles	5 Miles
2020 Population	2,687	30,321	66,923
2024 Population	3,058	29,707	65,987
2029 Population Projection	3,171	30,393	68,220
Annual Growth 2020 - 2024	3.5%	-0.5%	-0.3%
Annual Growth 2024 - 2029	0.7%	0.5%	0.7%

Income	1 Mile	3 Miles	5 Miles
Avg Household Income	\$154,707	\$123,085	\$114,687
Median Household Income	\$134,509	\$95,225	\$91,420

Founded in 1890, Irmo, SC is a rapidly growing suburb of Columbia, with a population of over 11,000 residents as of the 2020 census.



The town's growth is fueled by its proximity to Columbia, making it an attractive place for commuters and families. With a strong local economy, expanding retail and commercial developments, and an emphasis on maintaining its small-town charm, Irmo continues to evolve into a thriving community within the Columbia Metropolitan Area.



Distance to:

Columbia City Center ~16 Miles, 23 Minutes
I-85 ~10 Miles, 16 Minutes





WE LOOK FORWARD TO WORKING WITH YOU

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