



# 3115

BRUSHY CREEK RD BLG E  
GREER, SC 29650

DENTAL LEASEBACK

Offering Memorandum



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# Table of Contents



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PROPERTY INFORMATION	3
LOCATION INFORMATION	12
FINANCIAL ANALYSIS	18
DEMOGRAPHICS	21
ADVISOR BIOS	23



FOR SALE | 3115 BRUSHY CREEK RD



SECTION 1

# PROPERTY INFORMATION

# Property Summary



## PROPERTY DESCRIPTION

Sperry-Griffin Partners is proud to present this prime commercial investment opportunity located at 3115 Brushy Creek Rd, Bldg E, Greer, SC. This impressive 6,244 SF building, constructed in 2004, presents an enticing prospect for Office/Medical investors. Zoned Commercial General (CG) by the City of Greer, this property promises versatility and potential. Situated in the vibrant GSP area and boasting full occupancy, this property ensures immediate returns and future growth. With 100% occupancy, this property offers a secure investment in a desirable location, making it a compelling choice for investors seeking a strong ROI in the thriving commercial real estate market. The tenant, Johnston Orthodontics, has been the owner/ occupant since 2004.

Lease Structure - Johnston Orthodontics will leaseback the building on an initial 10-year term. The lease structure is absolute net with the tenant paying all NNN expenses. Year 1 base rent is \$23 per square foot with 2% annual base increases in years 2,4,6, 8, and 10.

## OFFERING SUMMARY

Sale Price:	\$2,209,415
Lot Size:	0.25 Acres
Building Size:	6,244 SF
NOI:	\$143,612.00
Cap Rate:	6.5%



# Aerial Photo 1



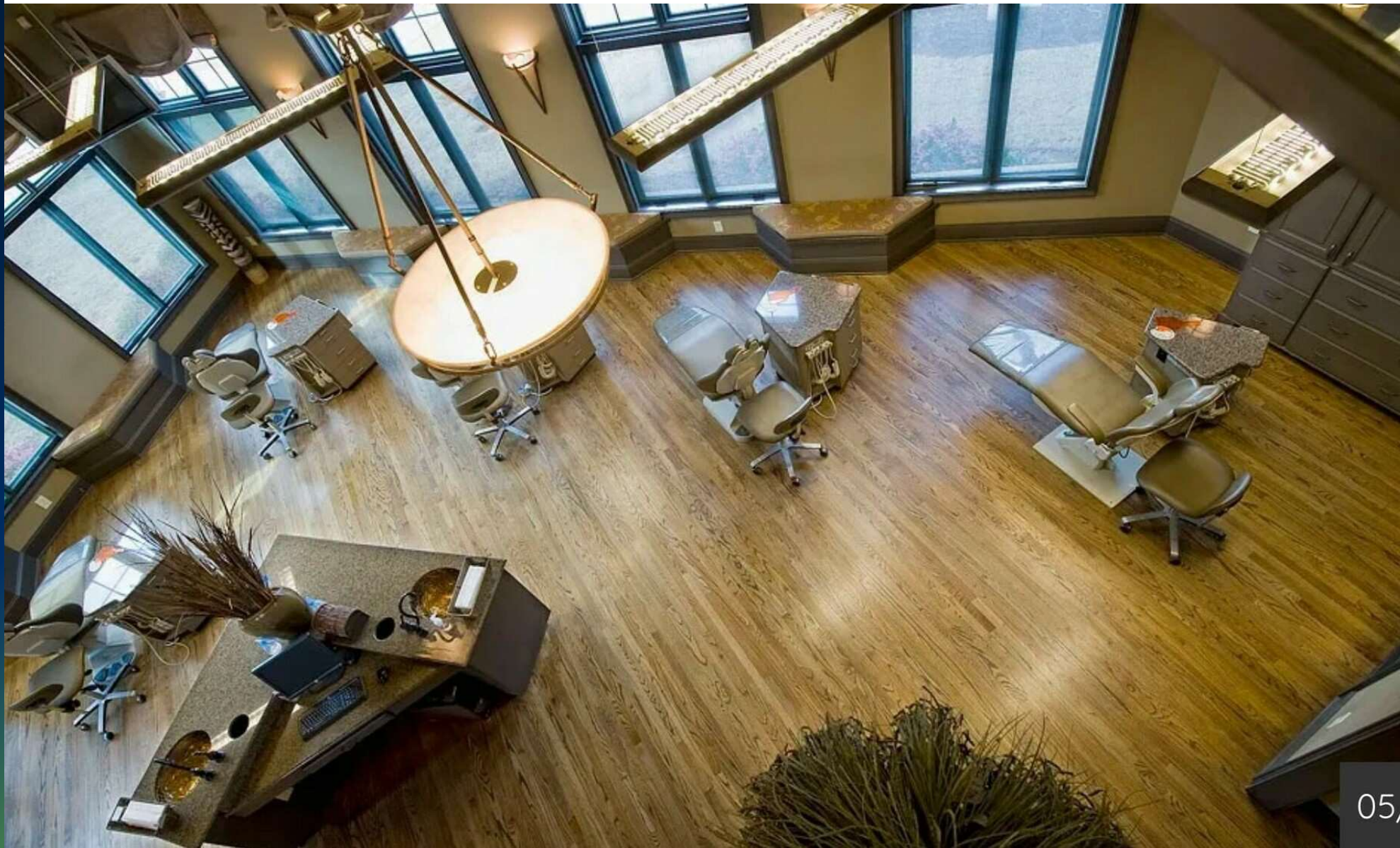


## Front View



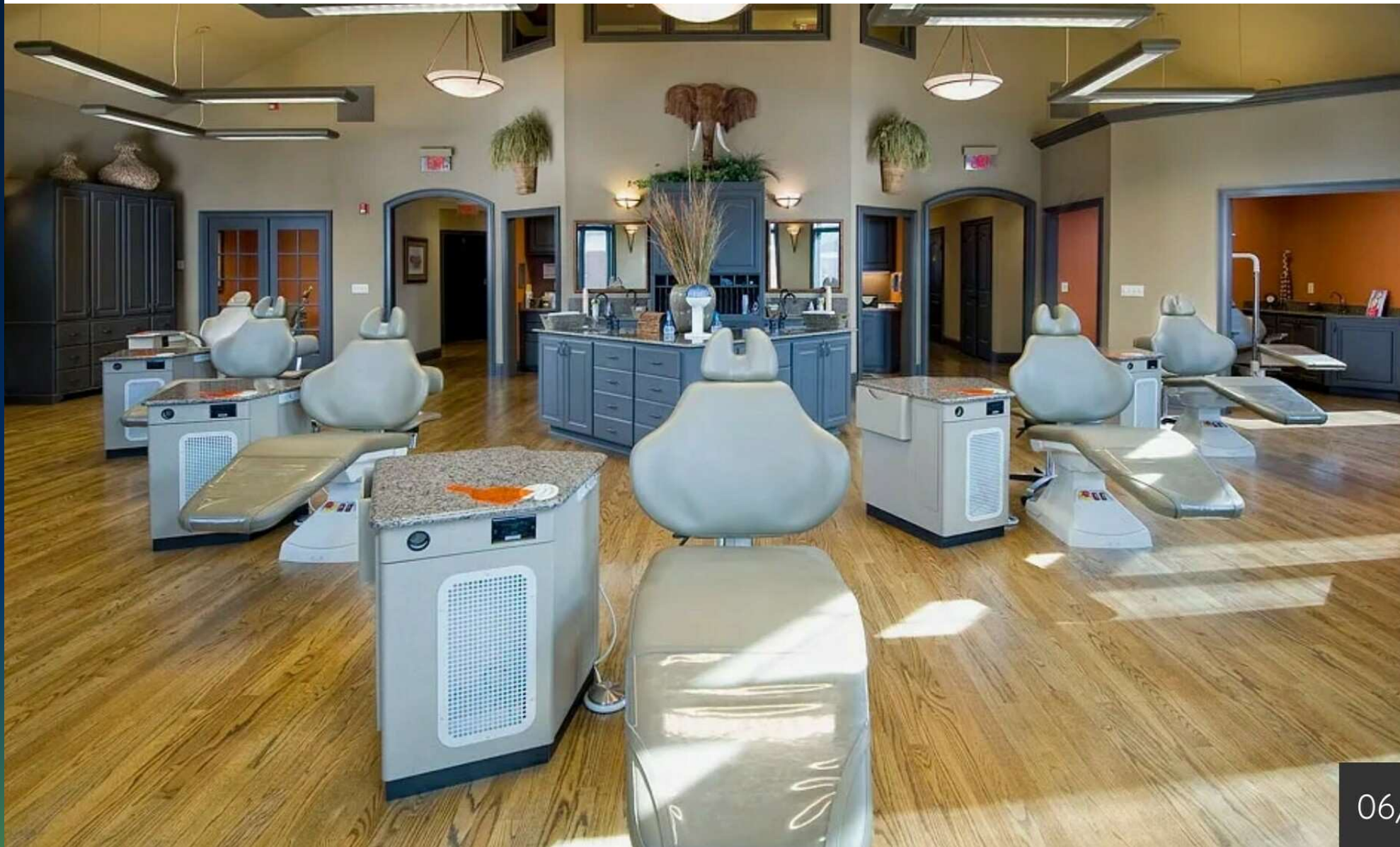


# Interior View





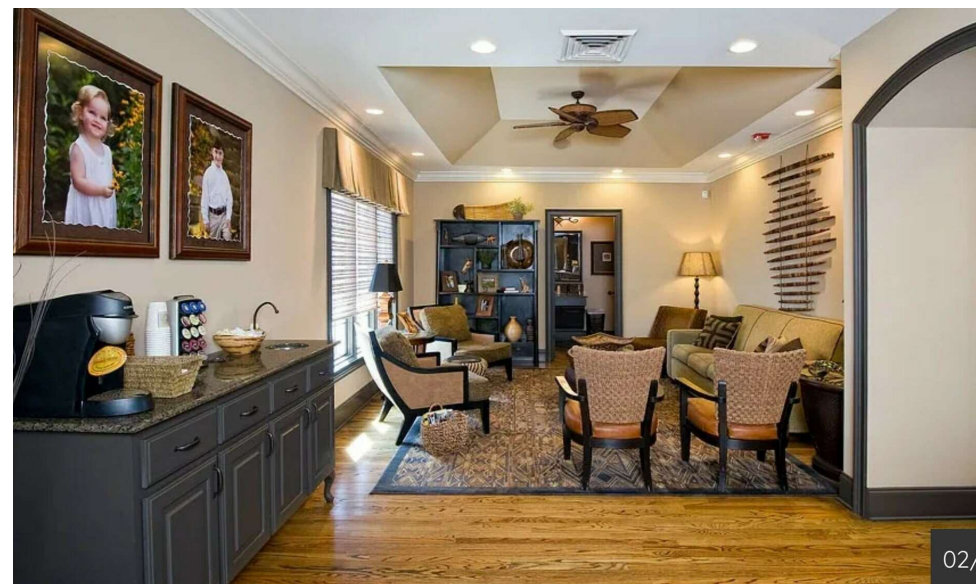
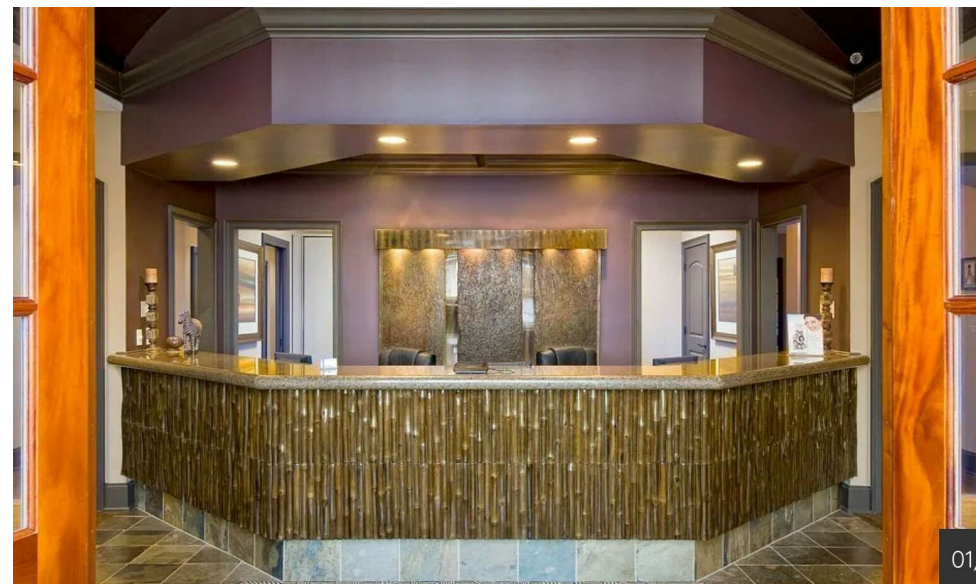
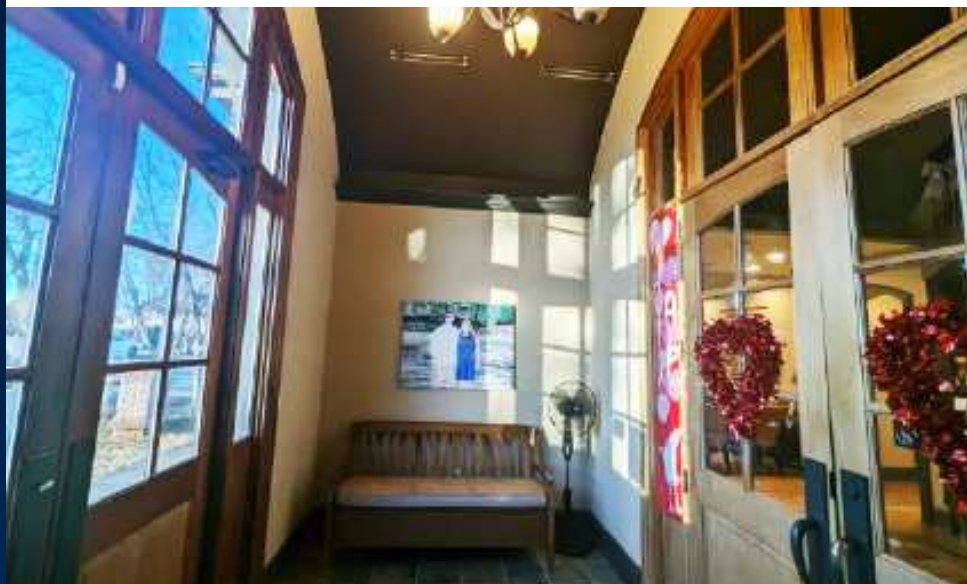
# Additional Photos



06

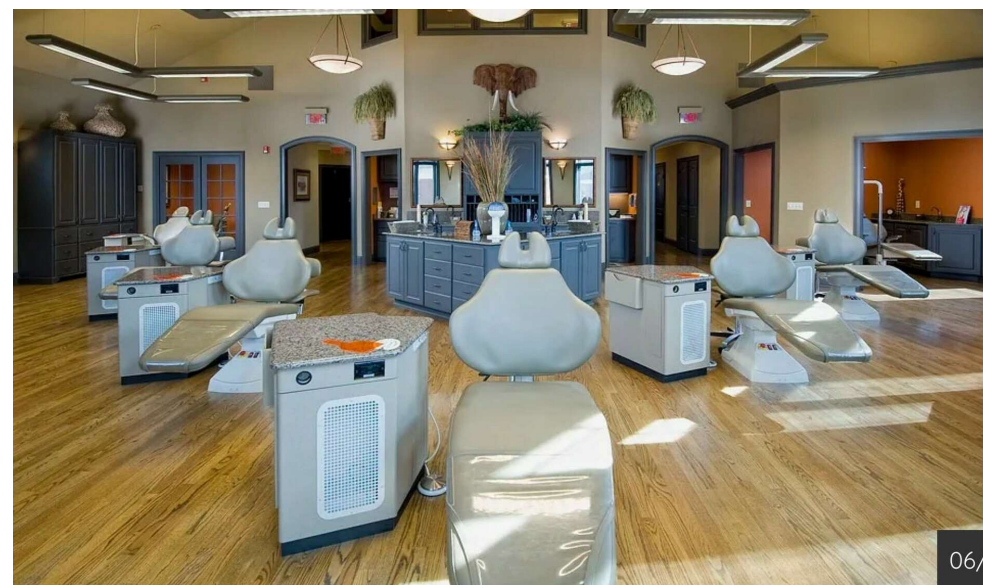
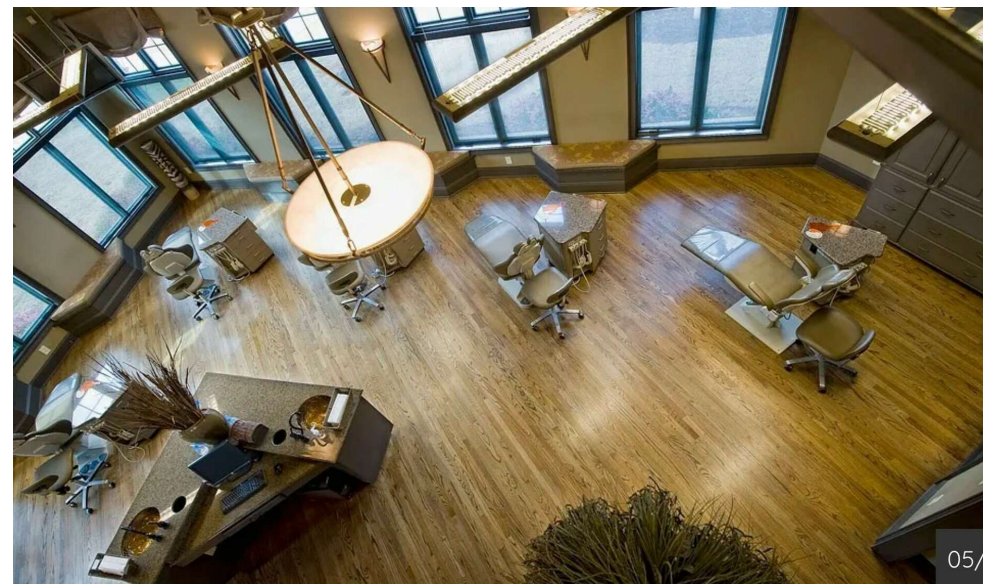
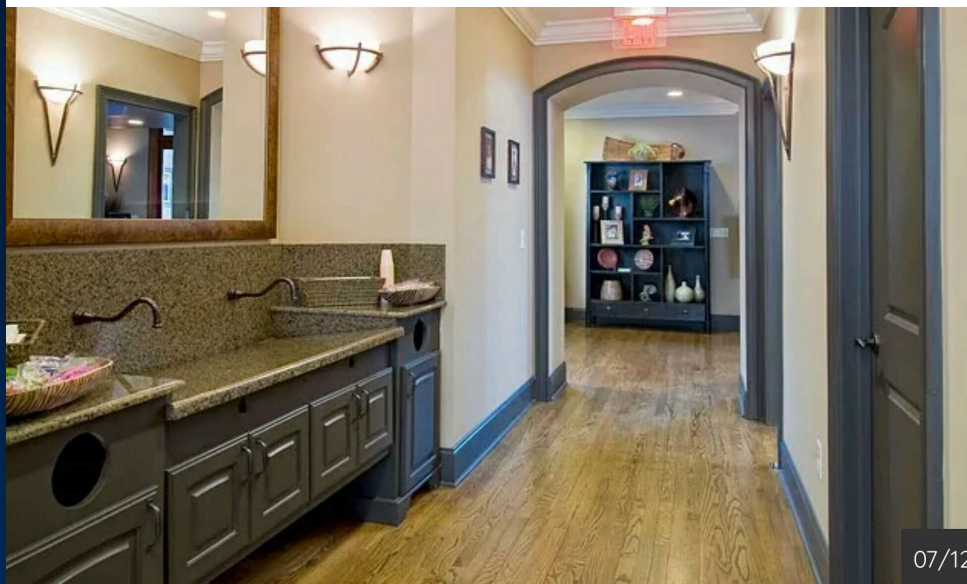


# Interior Views



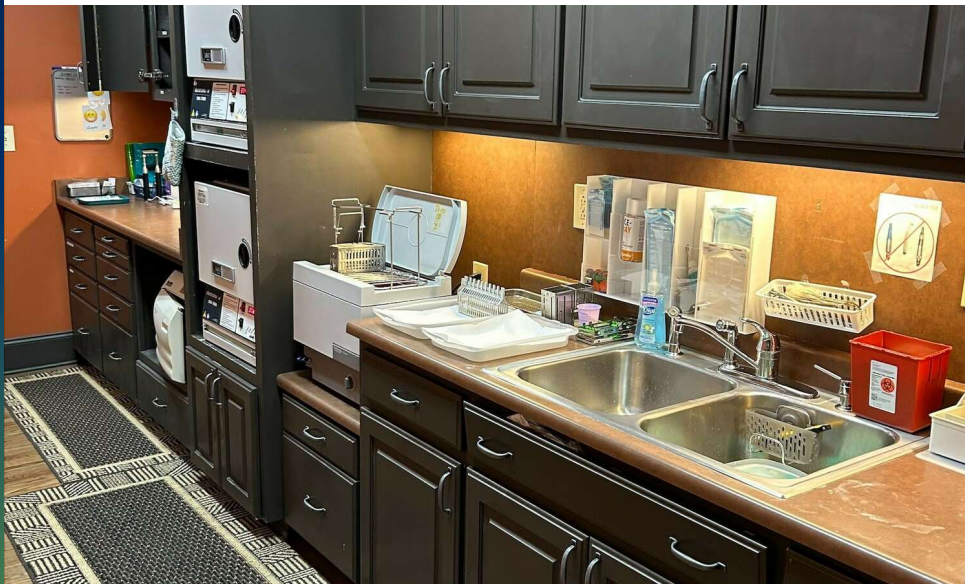
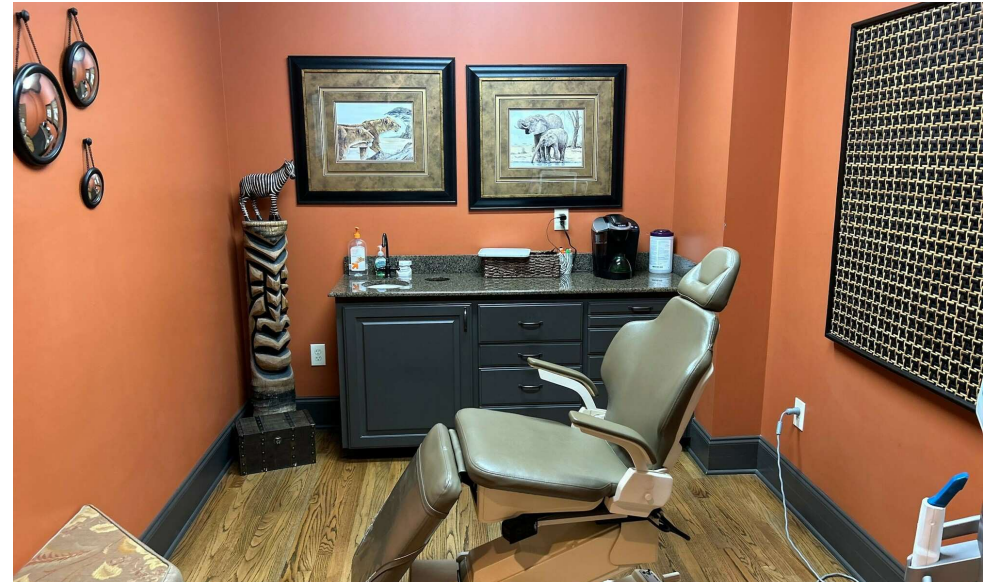
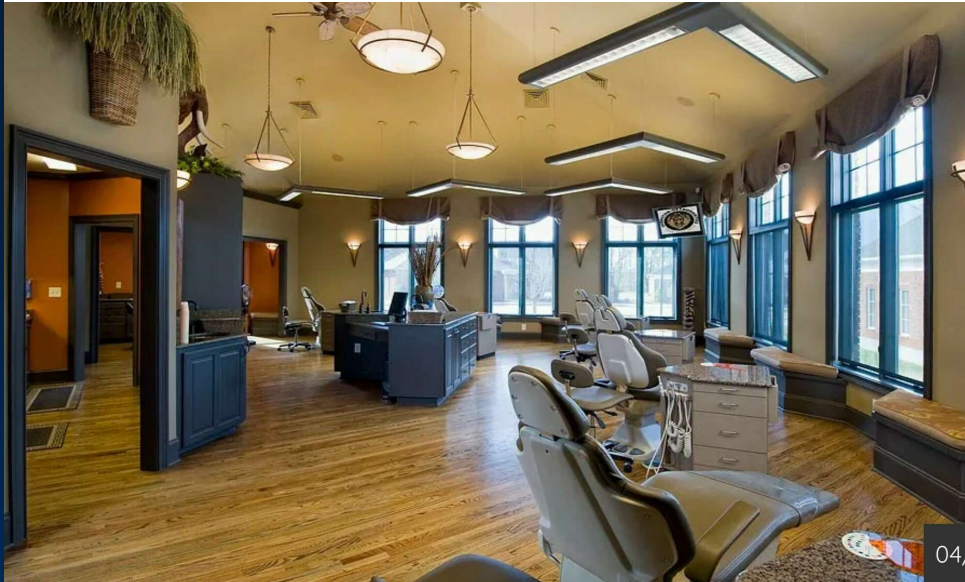


# Interior Views





# Interior Views





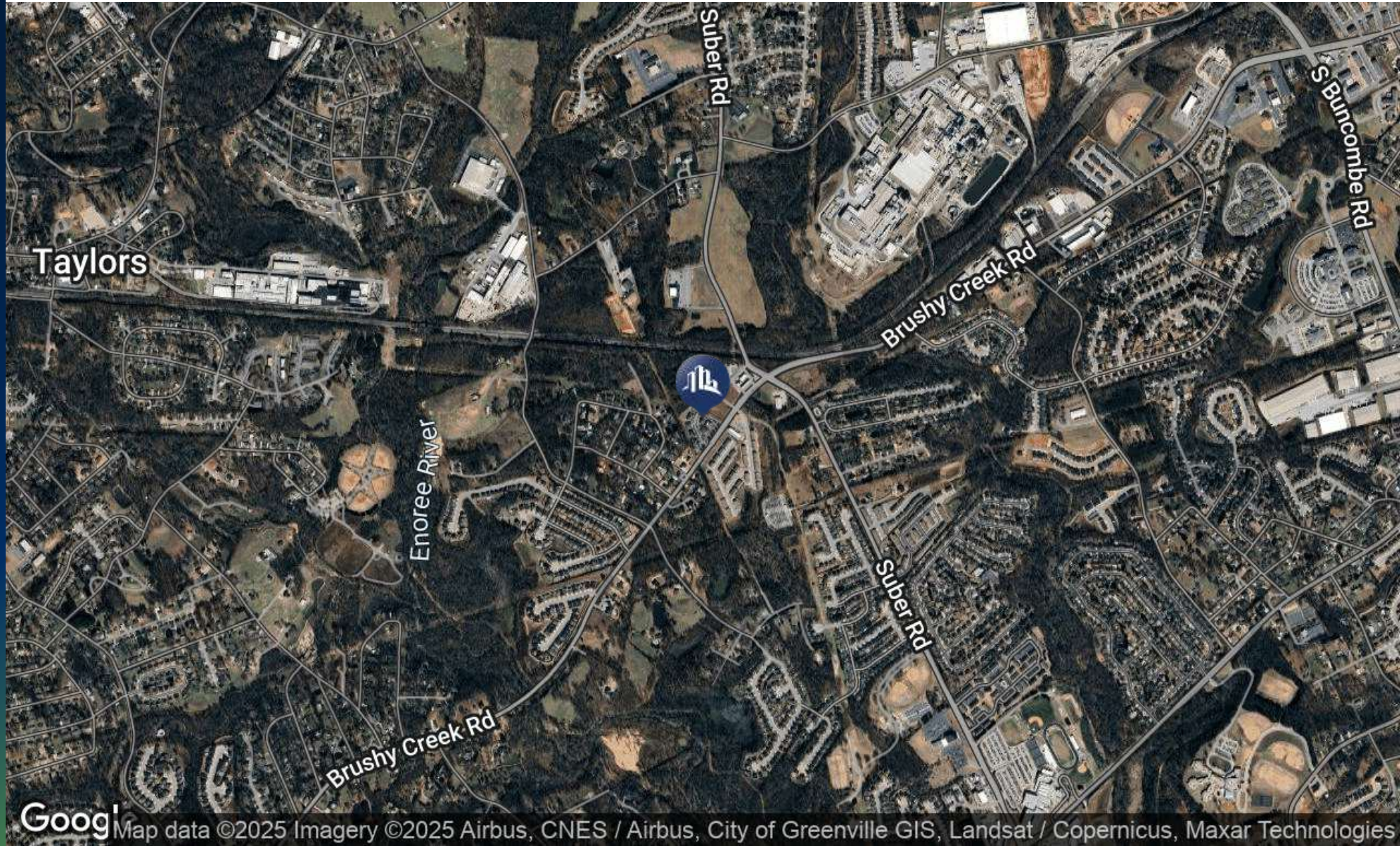


SECTION 2

# LOCATION INFORMATION



# Regional Map



Google

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, City of Greenville GIS, Landsat / Copernicus, Maxar Technologies



# Nearby Retailers



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, City of Greenville GIS, Landsat / Copernicus, Maxar Technologies

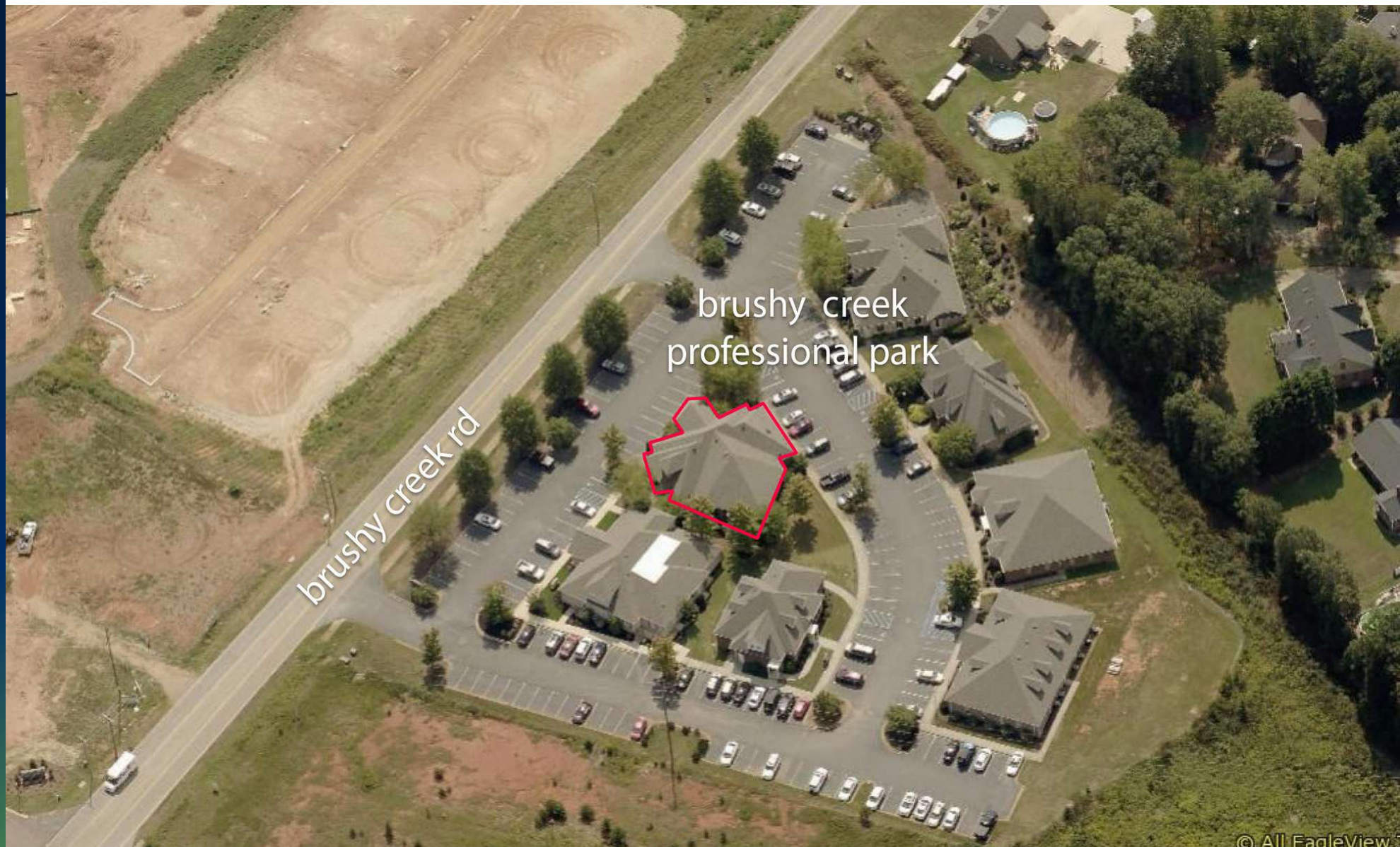


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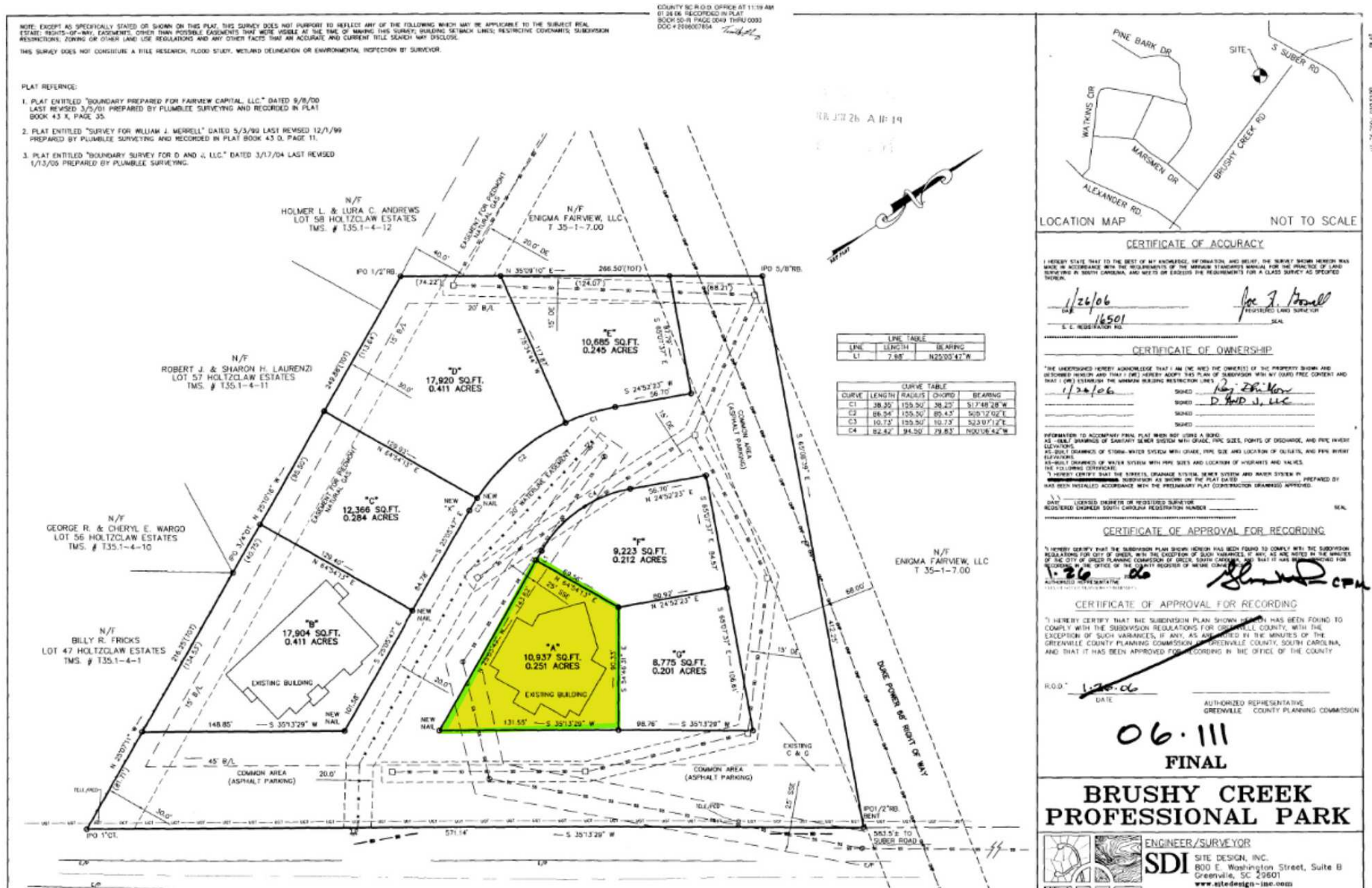


## Aerial View 3





## Site Plan/ Plat







SECTION 3

# FINANCIAL ANALYSIS



# General Lease Structure/ Tenant



## LEASE STRUCTURE/ TENANT

Lease Structure			
Year	2% Increases	Monthly Base	Annual Base
Year 1		\$11,967.67	\$143,612.00
Year 2	2%	\$12,207.02	\$146,484.24
Year 3		\$12,207.02	\$146,484.24
Year 4	2%	\$12,451.16	\$149,413.92
Year 5		\$12,451.16	\$149,413.92
Year 6	2%	\$12,700.18	\$152,402.20
Year 7		\$12,700.18	\$152,402.20
Year 8	2%	\$12,954.19	\$155,450.25
Year 9		\$12,954.19	\$155,450.25
Year 10	2%	\$13,213.27	\$158,559.25
Total			\$1,509,672.48

Johnston Orthodontics will leaseback the building on an initial 10-year term. The lease structure is absolute net with the tenant paying all NNN expenses. Year 1 base rent is \$24 per square foot with 2% increases in years 2,4,6, and 8.

About the Tenant - Johnston Orthodontics offers a comprehensive range of orthodontic services, including traditional braces, clear aligners, and retainers. Their state-of-the-art technology ensures precise treatment plans tailored to meet the unique needs of every patient.

Dr Michael Johnston founded Johnston Orthodontics in 2004. Johnston Orthodontics has served the great Greer and Greenville County, SC market for over 20 years, with excellent online reviews and American Board of Orthodontics (ABO) Certified.

All potential purchasers will submit proof of financials or ability to acquire the property with cash and/or leverage and sign a binding Non-Disclosure and Confidentiality Agreement before receiving any financials or information regarding Tenant's business.

\*Structure / term of lease subject to change.



# About the Tenant



## ABOUT JOHNSTON ORTHODONTICS



Our Mission

At Johnston Orthodontics, our mission is to provide exceptional orthodontic care that transforms smiles and enhances lives. We believe in creating a welcoming environment where patients feel comfortable and confident during their treatment journey.

— MEET DR. J —



Expert Team

Our team at Johnston Orthodontics consists of highly trained orthodontic professionals dedicated to your dental health. With years of experience and a passion for creating stunning smiles, we are here to guide you through every step of your orthodontic journey.

— MEET OUR TEAM —



Our Services

We offer a comprehensive range of orthodontic services, including traditional braces, clear aligners, and retainers. Our state-of-the-art technology ensures precise treatment plans tailored to meet the unique needs of every patient.

— EXPLORE SERVICES —



ABO Certification

— LEARN MORE —



Testimonials

— LEARN MORE —



Orthodontic Office Tour

— LEARN MORE —

## JOHNSTON ORTHODONTICS Trusted Orthodontist in Greer, SC for 27 Years

One Orthodontist, One Office, One Mission, One-on-One Care  
Beautiful Smiles Start Here - Braces & Invisalign in Greer, SC

— SCHEDULE A FREE INITIAL ORTHODONTIC EXAM —





SECTION 4

# DEMOGRAPHICS

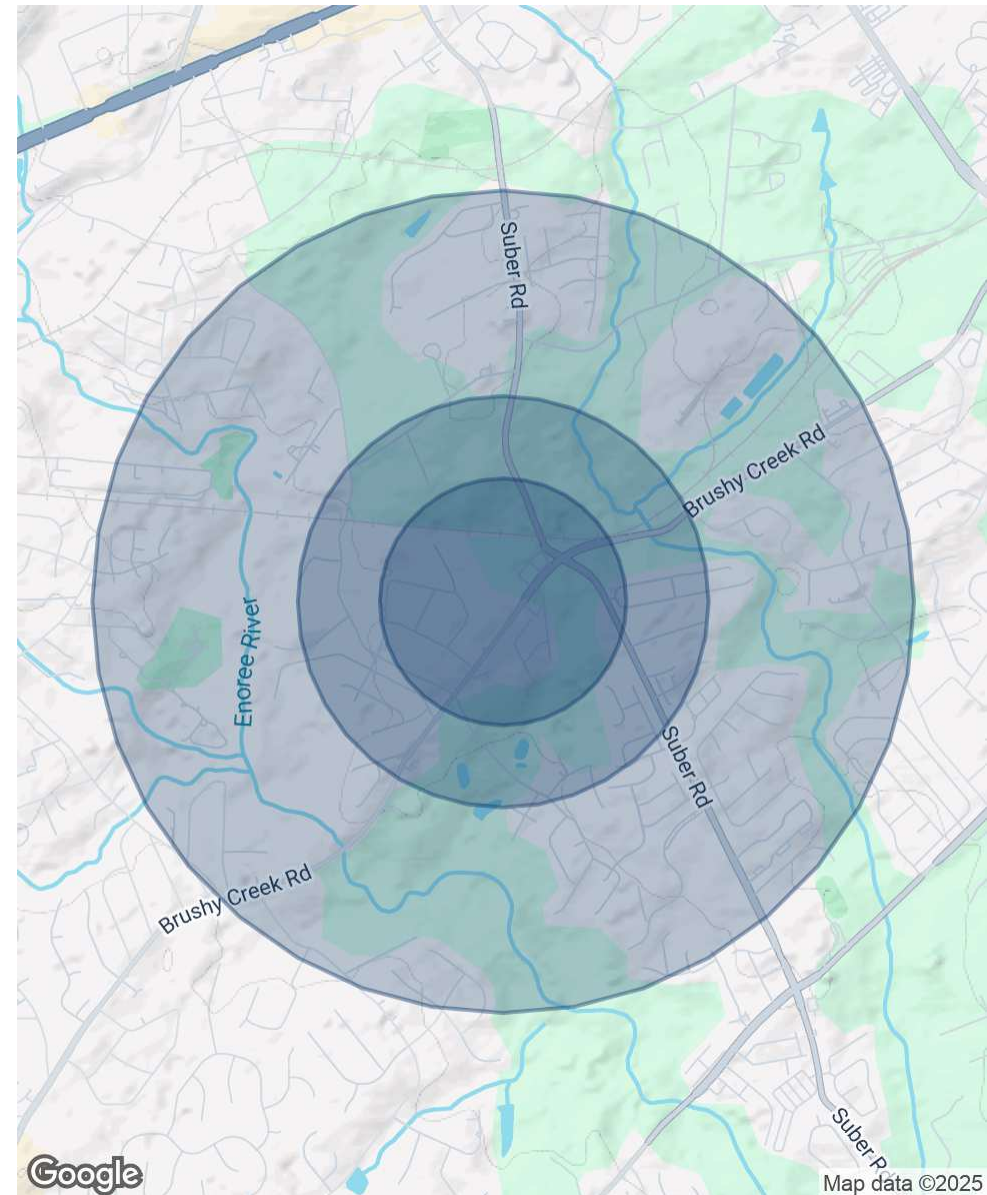


# Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	265	1,372	5,711
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	98	510	2,174
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$108,637	\$110,030	\$113,689
Average House Value	\$321,434	\$323,595	\$315,549

Demographics data derived from AlphaMap



Map data ©2025





SECTION 5

# ADVISOR BIOS



# Advisor Bio 1



**MARK GRIFFIN, CCIM, CM&AA**

**Managing Principal**

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## PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is CEO and Managing Principal at Sperry Commercial Global Affiliates - Griffin Partners with offices in Greenville and Atlanta. He is a native of Upstate, SC, and a graduate of Clemson University with over eighteen years of progressive experience in commercial real estate, ranging from investment and development advisory services to general brokerage. Mr Griffin is responsible for over \$2.6 billion in commercial real estate and/or business transaction volume during his 20+ year career.

Mr. Griffin holds a 5-year professional degree in Landscape Architecture from Clemson University with a focus on land development, real estate, and business. Mr. Griffin also holds the distinguished Certified Commercial Investment Member (CCIM) designation, which less than 6% of commercial real estate practitioners obtain globally. Mr. Griffin also holds the prestigious Certified Mergers & Acquisitions Advisor (CM&AA) designation. This designation is recognized by FINRA as the elite designation for M&A advisors and professionals. In addition to commercial brokerage, Mr. Griffin is engaged in M&A transactions of companies in the middle market all across the Southeast. This combined specialty allows Mr. Griffin to serve businesses in many capacities, from the sale of the business to sale-leasebacks for individual owners, private investment groups, REITs, and Family Offices.

## EDUCATION

Clemson University, BLA (5-year professional)

Certified Commercial Investment Member Institute designation (CCIM)

Certified Mergers & Acquisitions Advisor designation (CM&AA)

## MEMBERSHIPS

Griffin Partners  
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