



SOUTHTREE

COMMERCIAL REAL ESTATE

URGENT CARE INVESTMENT SALE

115 State Park Road, Greenville, SC 29609



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

OFFERING MEMORANDUM

URGENT CARE INVESTMENT SALE

115 State Park Road, Greenville, SC 29609

EXCLUSIVELY LISTED BY



PAUL SCHWINNE, CCIM
BROKER
678-296-1588
PSCHWINNE@STCOM.US



SOUTHTREE
COMMERCIAL REAL ESTATE



CONTEXT INDEX

- » Investment Offering
- » Investment Highlights
- » Lease Information
- » 12 Month Proforma
- » Demographics
- » Contact Info

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Southtree Commercial Real Estate (SCRE) and should not be made available to any other person or entity without the written consent of SCRE. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. SCRE has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, SCRE has not verified, and will not verify, any of the information contained herein, nor has SCRE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

SCRE is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or SCRE, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of SCRE, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Please do not contact tenants directly or indirectly all property showings are by appointment only. Please consult your Southtree Commercial Real Estate Agent for more details.

INVESTMENT OFFERING

Southtree Commercial Real Estate is proud to exclusively offer for sale a newly constructed, ground-up NNN Prisma Health Urgent Care by WellStreet facility located in the heart of Greenville, South Carolina. Secured by a 15-year lease, this premier medical asset comprises 4,500 square feet of modern clinical space on a 0.61-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.

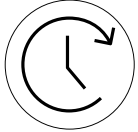
Together, they have developed and successfully operated over 25 urgent care practices across the state and continue to add new facilities, reinforcing their strong market presence and commitment to expanding accessible, high-quality healthcare. The tenant's established regional brand and affiliation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

 OFFERING PRICE **\$3,300,000**  CAP RATE **6.50%**

PROPERTY SUMMARY

Building Size	4,500 SF
Lot Size	0.61 Acres
Ownership Interest	Fee Simple
Address	115 State Park Road, Greenville, SC 29609
Tenants	Prisma Health Urgent Care by Wellstreet, LLC
Remaining Term	14.3 Years (as of 1/1/26)

INVESTMENT HIGHLIGHTS



Long-Term Lease

With a lease term of nearly 15 years left 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	4,500
Lease Commencement	4/14/2025
Lease Expiration	4/30/2040
Lease Term Remaining	172 Months (As of 1/1/2026)
Current Rent/SF	\$46.94
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	\$17,602	\$17,602	\$17,602	\$17,602	\$18,043	\$18,043	\$18,043	\$18,043	\$18,043	\$18,043	\$18,043	\$18,043
MONTHLY TOTAL	\$17,602	\$17,602	\$17,602	\$17,602	\$18,043	\$18,043	\$18,043	\$18,043	\$18,043	\$18,043	\$18,043	\$18,043

NET OPERATING INCOME

\$/SF

Operating Income	\$214,748	\$47.72
Additional Rent*	\$44,659	\$9.92
Gross Income	\$286,407	\$57.64

Operating Expenses	\$(44,659)	\$(9.92)
Net Operating Income	\$214,748	\$47.72

NOTE: Operating expenses are projections for full year.

OFFERING PRICE

Cap Rate	6.50%
Offering Price	\$3,300,000

SURROUNDING COMMERCE



DEMOGRAPHICS

SOURCE - COSTAR

Population	1 Mile	3 Miles	5 Miles
2020 Population	6,579	58,633	147,580
2024 Population	7,142	64,453	160,775
2029 Population Projection	7,913	71,517	178,100
Annual Growth 2020 - 2024	2.1%	2.5%	2.2%
Annual Growth 2024 - 2029	2.2%	2.2%	2.2%

Income	1 Mile	3 Miles	5 Miles
Avg Household Income	\$88,150	\$79,089	\$81,662
Median Household Income	\$53,673	\$49,961	\$54,954

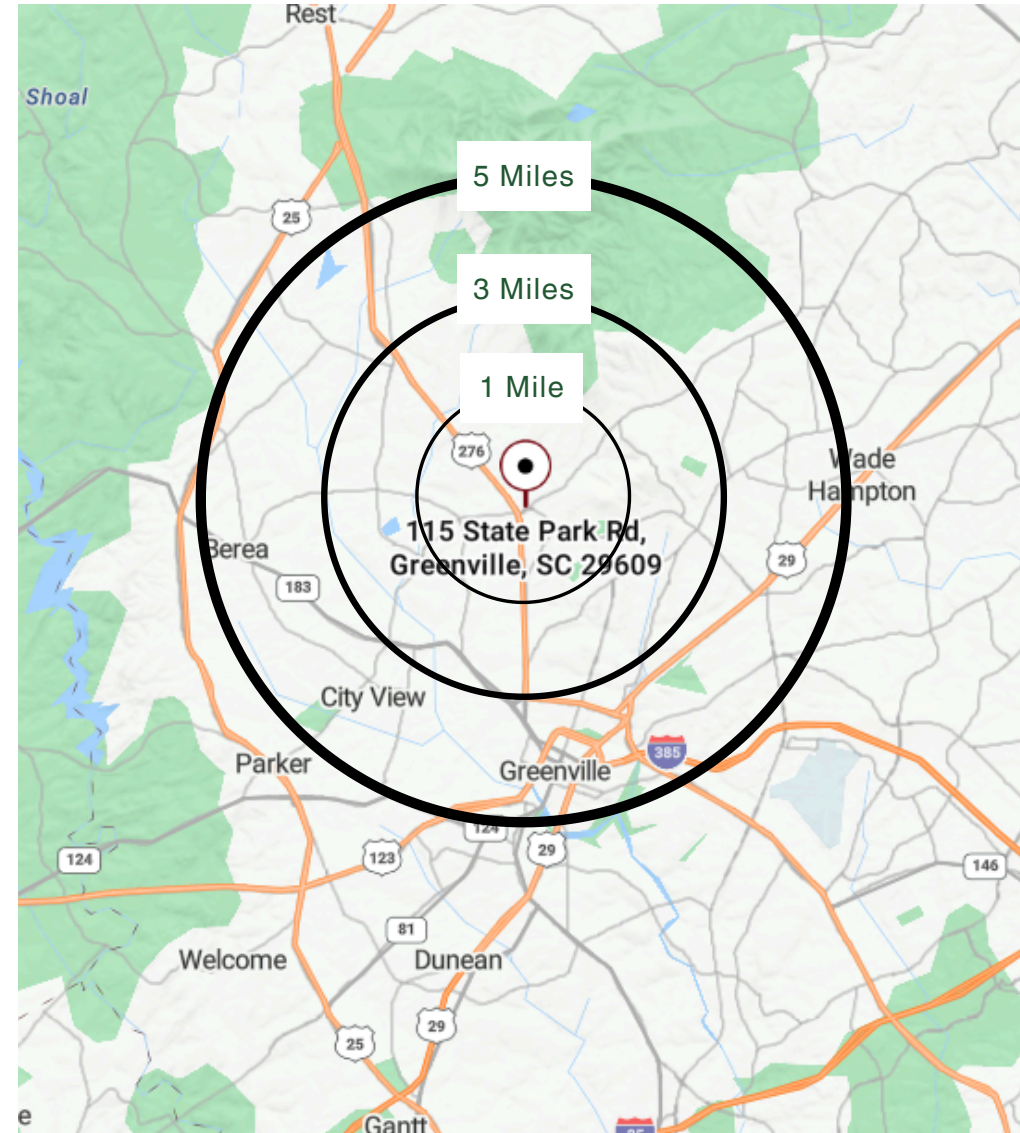
Founded in 1831, Greenville, SC has a population of over 72,000 residents as of the 2020 census.

Greenville is known for its thriving downtown, which features award-winning restaurants, local shops, and the scenic Falls Park on the Reedy. The city's continued growth is supported by a strong business climate and major developments in the area. Through innovation and community investment, it has become one of the fastest growing and most dynamic cities in the Southeast.



Distance to:

Downtown Greenville ~3.5 Miles, 12 Minutes
I-85 ~9.2 Miles, 16 Minutes





SOUTHTREE
COMMERCIAL REAL ESTATE

CONTACT US

115 State Park Road, Greenville, SC 29609

WE LOOK FORWARD TO WORKING WITH YOU

SOUTHTREE COMMERCIAL REAL ESTATE

201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269

PAUL SCHWINNE
BROKER

678-296-1588

PSCHWINNE@STCOM.US