



**Novant Health Urgent Care**  
**2475 Broad Street, Sumter, South Carolina 29150**

**OFFERED EXCLUSIVELY BY**



**DAIL LONGAKER**

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# The Offering

Trinity Partners, LLC is pleased to offer interested investors the opportunity to acquire the fee simple interest in the Novant Health Urgent Care medical office building located at 2475 Broad Street in Sumter, S.C.

The 6,204 square foot medical office building situated on a 2.27-acre parcel was constructed in 2009 as a build-to-suit for Doctors Care which was owned by UCI Medical Affiliates, Inc. After becoming the largest urgent care provider in the state of South Carolina, UCI Medical was acquired by BlueCross BlueShield of South Carolina (“BCBS”) in 2011. In 2012, BCBS amended the Sumter lease to extend the current term by an additional 15 years and replacing UCI with BCBS of South Carolina as the Tenant under the Lease. In 2024, Novant Health System of Winston-Salem, N.C. acquired UCI Medical from BCBS and subsequently re-branded the 50 Doctors Cares in South Carolina to Novant Health Urgent Care. The Sumter location is one of 17 Novant Health Urgent Cares in South Carolina that includes Physical Therapy services creating an additional revenue driver for the location.

Novant Health, Inc. is an integrated network of medical facilities providing healthcare services throughout communities across North Carolina and South Carolina. The super-regional, not-for-profit healthcare system consists of over 40,000 Employees, 2,000 + Physicians, 19 Medical Centers and 750+ Physician Clinics while boasting an A1/A+ credit rating.

The Sumter Novant Health Urgent Care has excellent exposure to the 31,000 + vehicles per day traveling on Broad St. The immediate trade area is populated by numerous national retailers to include Walmart Supercenter, BJ’s Wholesale Club, Lowe’s Home Improvement, Hobby Lobby, TJ Maxx, ULTA, Ross, and many more. Nearby restaurant chains include Chick-fil-A, Starbucks, Outback, IHOP, Buffalo Wild Wings, and McDonalds.

## 5-MILE DEMOGRAPHIC PROFILE

POPULATION	54,359
AVERAGE HH INCOME	\$85,887



# Offering Summary

**OFFERING PRICE: \$2,850,000**

**CAP RATE: 6.35%**



## OFFERING SUMMARY

TENANT:	NOVANT HEALTH URGENT CARES, LLC
LEASE GUARANTOR:	NOVANT HEALTH, INC.
LOCATION:	2475 BROAD STREET, SUMTER, SC 29150
RSF:	6,204 SF
BUILT:	2007
LAND:	2.27 ACRES
LEASE EXPIRATION:	DECEMBER 31, 2035
REMAINING TERM:	9.75 YEARS
OPTIONS:	(1) 5-YEAR
EXPENSE STRUCTURE:	NN
ANNUAL RENT:	\$181,283.76
RENTAL INCREASES:	5% ON JANUARY 1, 2027 5% UPON RENEWAL OPTION

## RENT SCHEDULE

LEASE YEAR	START	END	ANNUAL RENT
YEAR 1	1/1/2026	12/31/2026	\$181,283.76
YEARS 2-9	1/1/2027	12/31/2035	\$190,347.95
5-YEAR OPTION	1/1/2036	12/31/2041	\$199,865.35

AVG. RETURN OVER 9.75-YEAR REMAINING LEASE TERM: 6.65%

AVG. RETURN THROUGH 5-YEAR OPTION: 6.77%

# Property Overview

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ADDRESS: 2475 Broad Street, Sumter, SC 29150

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SUMTER COUNTY TMS: 203-07-01-016

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BUILDING SIZE: 6,204 SF

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YEAR CONSTRUCTED: 2007 as a Build-to-Suit for Doctors Care

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SITE: 2.27 Acres

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SITE ACCESS: (1) curb cut from Broad Street (U.S. Hwy 378) into the Novant parking lot and a non-exclusive access easement across the rear and front parking lot of the adjoining IHOP property to a Common Access Drive accessing Broad Street.

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PARKING SPACES: 48 Spaces (7.7 spaces per 1,000 RSF)

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STORMWATER: On-site Dentention Pond

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ZONING: PD (Planned Development) City of Sumter

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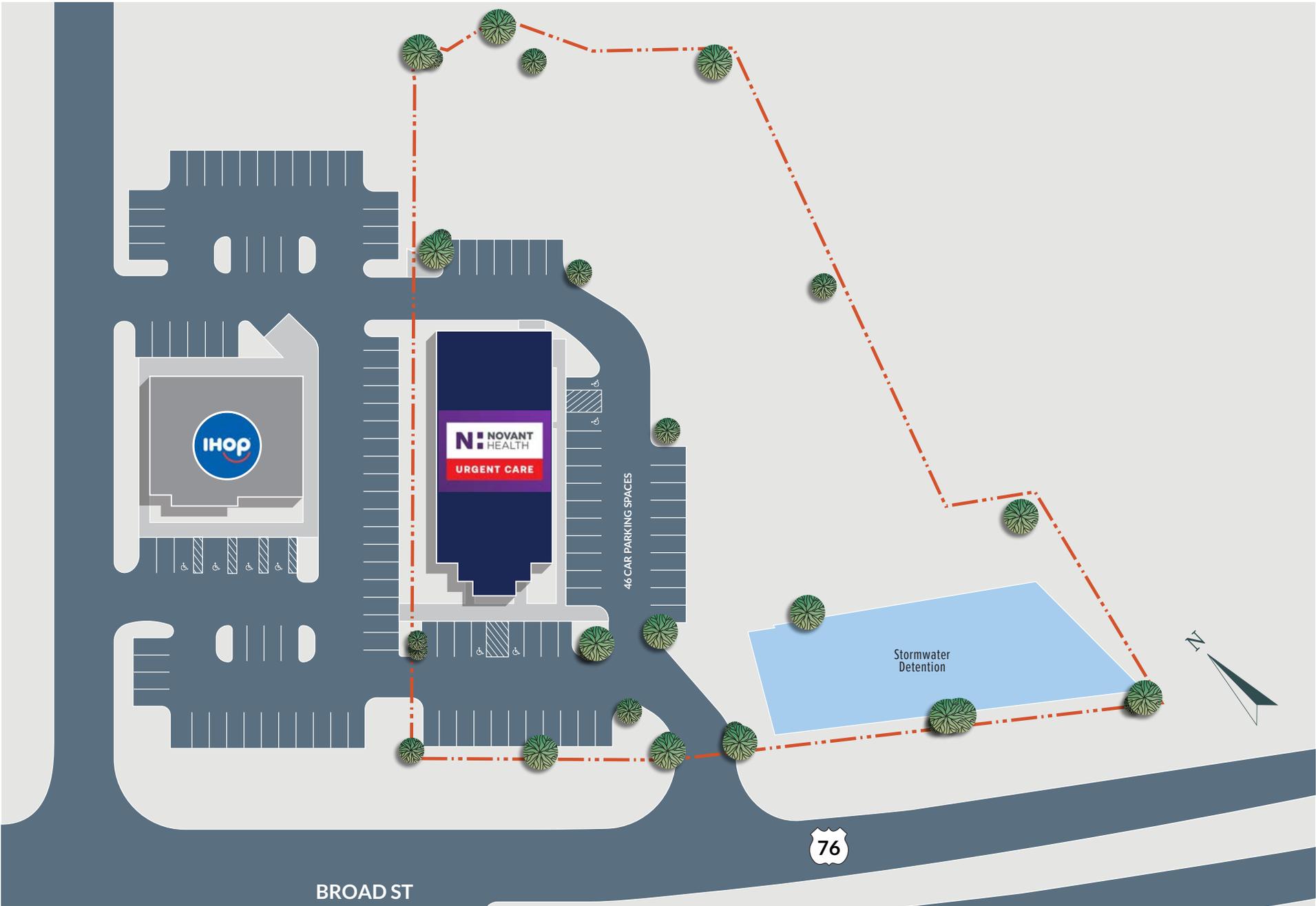
TRAFFIC COUNT: 31,200 VPD

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DEMOGRAPHICS: 5-Mile Population 54,359  
5-Mile Average HH Income \$85,887

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# Site Plan



# Investment Highlights

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## Investment Grade Tenant

The Novant Health Urgent Cares, LLC lease is guaranteed by Novant Health, Inc. which possesses a Fitch Rating of AA- and a S&P Global Rating of A+.

## Tenant Commitment to the Property

The building was constructed as a build-to-suit for Doctors Care (UCI Medical Affiliates, Inc.) in 2007. Following Blue Cross Blue Shield of South Carolina's acquisition of UCI Medical in 2011, Blue Cross amended the Sumter lease in 2012, extending the Lease Term for an additional 15-years and replacing UCI as the Tenant under the Lease demonstrating Blue Cross' commitment to the location and the Sumter patient base developed over the past 18-years.

17 out of the 48 Novant Urgent Care locations in South Carolina include a Physical Therapy clinic of which Sumter is one. The added revenue source at the Sumter location further ensures the location's profitability and Novant's commitment to the location.

## Long-Term Lease - Minimal Landlord Responsibilities

With 9.75-years remaining on the Lease Term and Landlord responsibilities limited to roof and structure, the Aiken Doctors Care presents a long-term, care-free investment opportunity for investors.

## Desirable Location

The Sumter Novant Urgent Care is located on Broad Street, the primary commercial corridor running through Sumter, making the location easily accessible to all of Sumter's and the surrounding area's residents. With a daily traffic count exceeding 31,000 vehicles per day, Broad Street has been developed with numerous national retailers, hotels, restaurants, and automobile dealerships. Within the past year, a new BJ's Wholesale Club, Tractor Supply, Woodspring Suites Hotel and Hilton have opened within ¼-mile of the Sumter Novant Urgent Care confirming the desirability of the location.





# Points of Interest West View



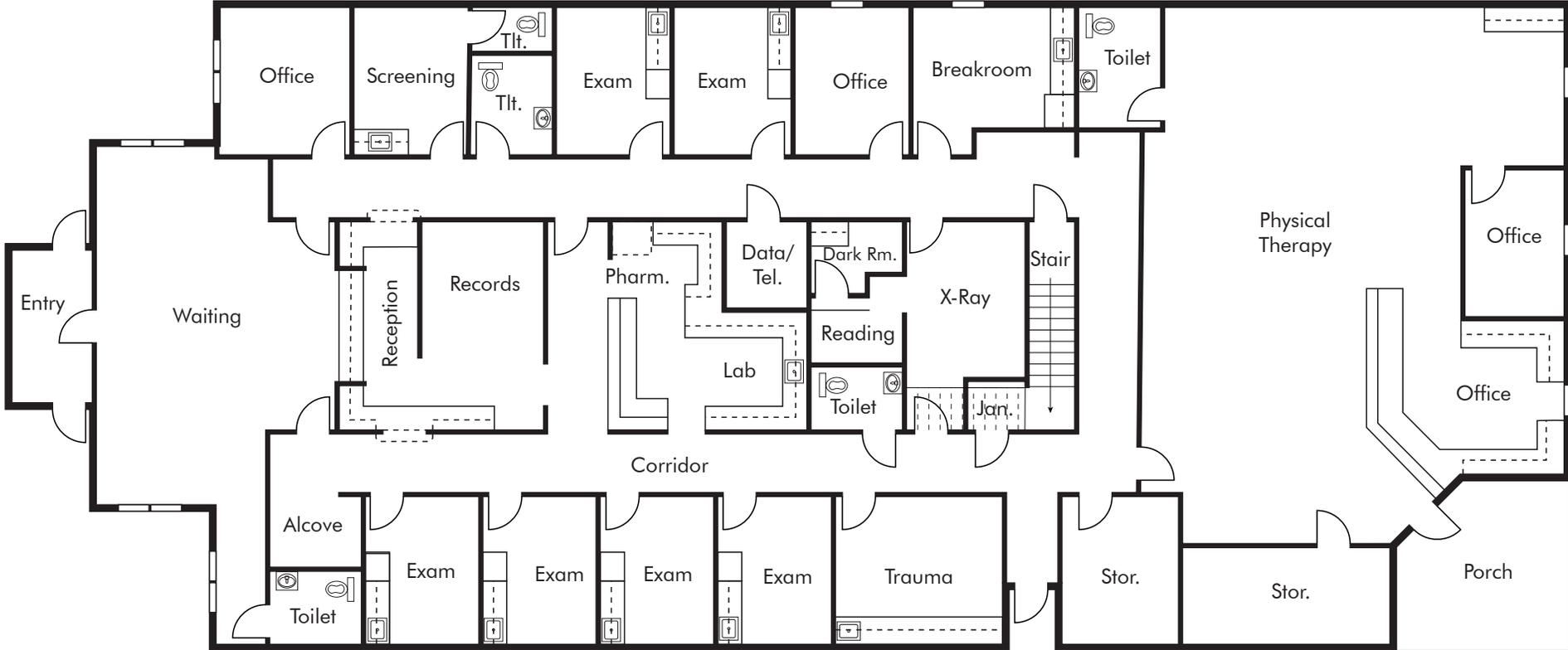
# Construction Details

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FOUNDATION:	Reinforced 4" concrete slab over spread footings
EXTERIOR WALLS:	Concrete board (Hardi-Plank) over wood frame with Lowcountry shutters
ROOF:	Gabled roof covered by 30-yr. limited warranty architectural composition shingles with vinyl soffits and metal gutters and downspouts
WINDOWS:	Clad windows with insulated glass and aluminum storefront
DOORS:	Aluminum storefront doors with insulated, gray-tinted glass
INTERIOR FLOOR COVERING:	LVP and Carpet
INTERIOR CEILINGS:	2' x 2' suspended acoustical tile at 9'
X-RAY ROOM:	Lead-Lined walls
HVAC:	Four (4) pad-mounted split system heat pumps



# Floor Plan



First Floor Plan

# Interior Photos



# The Lease

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<b>TENANT:</b>	Novant Health Urgent Cares, LLC
<b>GUARANTOR:</b>	Novant Health, Inc.
<b>LEASE COMMENCEMENT:</b>	December 7, 2007
<b>LEASE EXPIRATION:</b>	December 31, 2035
<b>TERM REMAINING:</b>	Approximately 9.75 Years
<b>LEASE STRUCTURE:</b>	NN
<b>ANNUAL RENT:</b>	\$181,283.76
<b>RENT/SF:</b>	\$29.22/SF
<b>RENT INCREASES:</b>	January 1, 2027: \$190,347.95/year
<b>RENEWAL OPTIONS:</b>	(1) 5-Year Option: 1-year prior written notice   5% rental escalation
<b>TAXES &amp; INSURANCE:</b>	Tenant agrees to remit to Landlord, concurrent with the payment of Base Rent, an amount equal to 1/12 of the amounts required to pay the current year's taxes and insurance premiums for the Premises.
<b>MAINTENANCE &amp; REPAIR:</b>	<p>Landlord shall be responsible for the maintenance &amp; repair of the roof, exterior walls, and foundation of the improvements.</p> <p>Tenant shall pay for all maintenance and repair of all other components of the Leases Property including (i) all permanent, non-removable improvements or additions made by Tenant, (ii) all interior repairs and improvements including, but not limited to paint, redecoration and renovation, (iii) utility systems, including, but not limited to fixtures, equipment, lines, and connections associated with the heating, air conditioning, ventilating, electrical, plumbing, and sprinkler systems, (iv) all windows, doors (including operational mechanisms and door mountings), (v) floors, (vi) grass, landscaping, and fences, etc. as same become necessary. Tenant shall be required to have the HVAC systems kept under a maintenance service contract and shall keep sidewalks and personnel entranceways free from obstruction, properly swept, and snow and ice removed therefrom.</p>
<b>UTILITIES:</b>	Tenant agrees to arrange for and pay all services and charges for any and all utilities used on the Leased Property
<b>TENANT'S RIGHT OF FIRST REFUSAL:</b>	Landlord shall notify Tenant in writing ("Landlord's Sale Notice") of the person who desires to purchase Landlord's interest in the premises and the purchase price for such sale. Tenant may, within 30-days after receipt of the Landlord's Sale Notice, elect in writing to purchase Landlord's interest in the Premises at the price and on the terms stated in the Landlord's Sale Notice.

# The Tenant

Headquartered in Winston-Salem, N.C., Novant Health is an integrated healthcare system in North Carolina and South Carolina consisting of physician clinics, outpatient centers, and 19 hospitals with over 2,00 physicians and 40,000 employees.

Novant initiated its strategic entry into the South Carolina healthcare market in November 2024 through its \$2.4 billion acquisition of three South Carolina Hospitals from Tenet Healthcare.

- » East Cooper Medical Center in Charleston (140 beds) | 15 Physician Clinics
- » Hilton Head Hospital in Hilton Head (93 beds) | Bluffton Okatie Outpatient Center | 12 Physician Clinics
- » Coastal Carolina Hospital in Hardeeville (44 beds) | Tidewater Free-Standing Emergency Department

As part of its strategic initiative for expanding into the South Carolina healthcare market:

In November 2024,

- » Novant acquired the 50 Doctors Care Urgent Care facilities in South Carolina from Blue Cross Blue Shield of South Carolina adding nearly 200 providers to its network and increasing access to outpatient care and services throughout the state.

In the Spring of 2025,

- » Novant broke ground on the construction of a 10,000 square foot Emergency Department and 40,000 square foot medical office building in Bluffton, S.C. that will include primary care, cardiology, and gastroenterology practices.
- » Started construction on a full-service, 50-bed acute care hospital in Bluffton

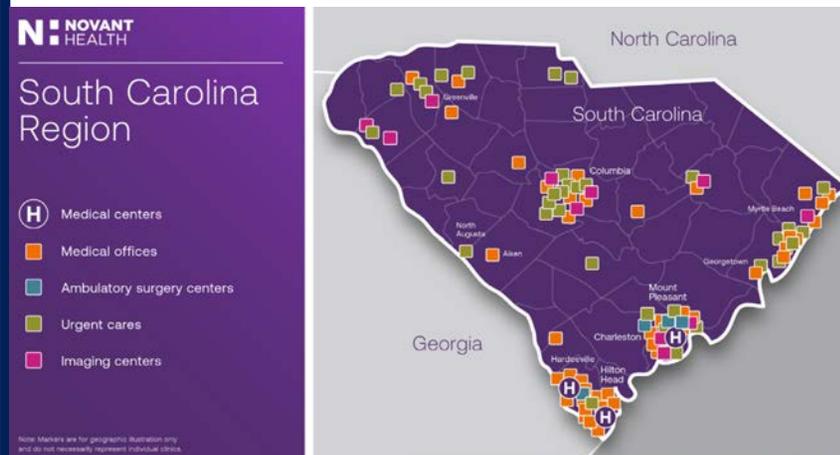


## 2024 PERFORMANCE

OPERATING REVENUE	\$10.2 BILLION
NET INCOME	\$920 MILLION
PHYSICIAN CLINIC VISITS	7.28+ MILLION
INPATIENTS CARED FOR	185,000+
SURGERIES PERFORMED	200,000+
EMERGENCY ROOM VISITS	705,000+

## MID-2025 CREDIT RATING

FITCH RATINGS	AA-
S&P GLOBAL RATINGS	A+



# Sumter Market Overview

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Sumter is a historic and strategically located city situated 45-miles east of the state capital, Columbia. As the County seat for Sumter County, the City has a population of 43,000 while the Sumter County trade area has a population of approximately 105,000. Known for its strong military, manufacturing, and healthcare presence, Sumter offers a blend of economic stability and affordable living, anchored by Shaw Air Force Base, one of the largest military installations in the eastern U.S.

Conveniently accessed via US Highway 378 and within close proximity to I-95, Sumter possesses strong regional connectivity across the southeastern U.S. Recent investments including new hotel developments, BJ's Wholesale Club, the mixed-use Power Village Project, and numerous new manufacturing developments underscore confidence in the area's continued growth.

## Shaw Air Force Base

Shaw Air Force Base, the Air Force's largest F-16 Combat wing, is the primary economic driver for Sumter. The base community consists of more than 8,200 active-duty military members, 12,000 family members and more than 1,200 civilian employees contributing nearly \$2.1 billion in direct and indirect economic impact for the Sumter area.



# Sumter Market Growth

## Industrial and Manufacturing Base

The Sumter area continues to benefit from its designation as an Opportunity Zone as evidenced by recently announced investments in green energy and advanced manufacturing.

Continental Tire	August 2022 -	Continental Tire expanded their two million square foot facility by an additional 126,000 square feet to accommodate additional production equipment.
SEM Wafertech	April 2023 -	SEM Wafertech, 100% owned by SPI Energy Company, announced plans to establish their first South Carolina operations in Sumter with a \$70 million investment that will create 300 new jobs.
eVAC Magnetics	December 2023 -	eVAC announced it would be building its first and the United States' first rare-earth magnet production facility in Sumter, S.C. through an investment of over \$500 million and the creation of 300 new jobs.
Sylvamo	January 2026 -	Sumter's Planning Commission approved Sylvamo's \$145 million investment to modernize existing machinery and expand its Sumter sheeting plant by 300,000 square feet. Sylvamo is the world's largest paper company with mills in Europe, Latin America, and North America. Sylvamo's Sumter mill is one of the most technologically advanced paper mills in the world and the largest producer of uncoated freesheet in North America.
Georg Utz, Inc.	February 2026 -	A wholly owned subsidiary of Switzerland-based Utz Group and manufacturer of plastic containers announced its plans to construct a 90,000 square foot manufacturing facility to produce rigid returnable packaging. The \$40 million investment will create 50 new jobs.

## Population Growth

The recent industrial developments in Sumter have been a catalyst for new home construction with over 1,000 new lots having been approved by the Sumter Planning Commission over the prior 12-months.

» Triple Crown at The Village	139-lots	1991 Stamey Livestock Rd.	November 2025
» Valley Ridge	232 Lots	4865 Peach Orchard Rd	November 2025
» Shenandoah Subdivision	217 Lots	Stamey Livestock Rd.	November 2025
» Sibley Village Subdivision	162 Lots	1560 Alice Dr	December 2025
» Beckwood Estates	262 Lots	1855 Beckwood Rd.	February 2024

CONTACT

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