



2061 U.S. 52

MONCKS CORNER, SC 29461



ROADSTEAD
REAL ESTATE ADVISORS, LLC

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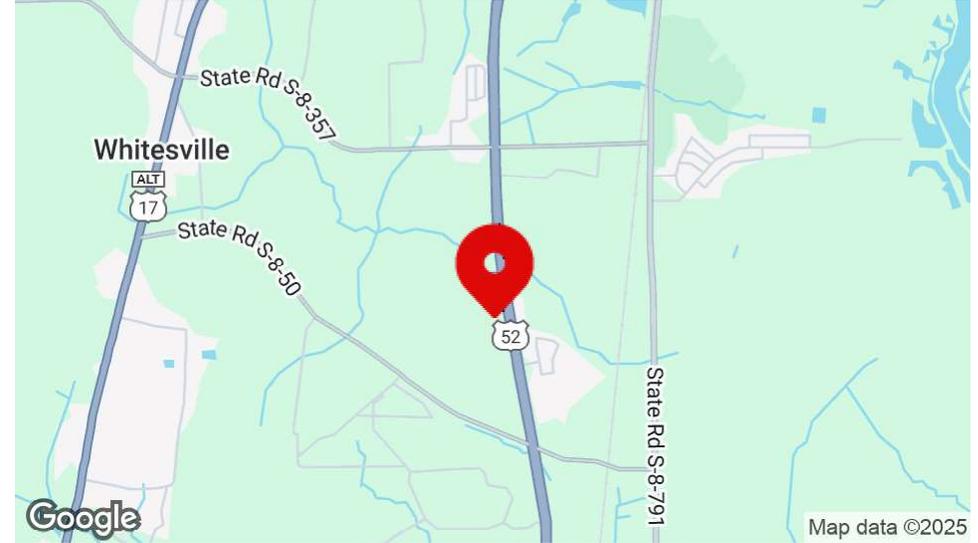
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OFFERING SUMMARY

Sale Price:	\$5,697,000
NOI:	\$433,403
Cap Rate:	7.61%
Building Size:	17,346 SF
Lot Size:	2.06 Acres
Parking Spaces:	108
Traffic Count:	26,100
Zoning:	GC
PIN:	181-00-01-028

FAMILY PRACTICE DOCTORS SERVING BERKELEY COUNTY SINCE 1979

This 17,346 SF medical office building in Moncks Corner, SC presents a prime investment opportunity, offering a NOI of \$433,403 and a sale price of \$5,697,000. The property is anchored by Berkeley Family Practice—Berkeley County's longest-standing family practice, serving the community since 1979—with 22 years remaining on a 25-year lease. Clinical Trials, another established tenant, has 5 years remaining on a 9-year lease, providing strong and stable cash flow. Additional features include a 624 SF covered patient drop-off and pick-up area, 108 parking spaces, and a resurfaced parking lot (May 2025). Zoned GC and well positioned with a substantial daily traffic count of 26,100 vehicles, the property is strategically positioned to serve Moncks Corner, Goose Creek, and the surrounding communities of Macedonia, St. Stephens, Jamestown, Bonneau, Holly Hill, Kingstree, and others in Berkeley County.

PROPERTY HIGHLIGHTS

- Berkeley Family Practice has 22 years remaining on a 25 year lease.
- Clinical Trials remaining term has 5 years remaining on 9+/- year lease.
- 624 s.f. covered patient drop-off area.
- Parking lot resurfaced May 2025.
- 98 regular parking spaces, 10 handicap spaces.

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29461		2,000SF			business license fee
GROSS RENTAL INCOME ACTUAL		NNN 1@ \$409425.48	1@ \$33427.44	VACANT 2,000 SF	
Vacancy ADD \$42000.00 when leased			Monthly BFP	Monthly CT	
EFFECTIVE RENTAL INCOME		\$442853.00	\$34108.79	\$2785.62	
Plus:					
GROSS OPERATING INCOME		\$442853.00			
OPERATING EXPENSES:					
Real Estate Taxes		NNN			
Personal Property Taxes		0.00			
Property Insurance		0.00			
Off Site Management		6000.00			
Payroll- On Site Personnel		0.00			
Expenses/ Benefits		0.00			
Taxes/Worker's Comp.		0.00			
Repair and Maintenance		3450	Attributed	to CT space only	
Utilities:		0.00			
Electric and Gas		0.00			
Water and Sewer		0.00			
Disposal		0.00			
Accounting and Legal					
Real Estate Leasing Commissions					
Advertising/Licenses/ Permits					
Supplies					
Miscellaneous		HOA 0.00			
Contract Services:					
Solid waste fee		included in	RE Taxes	NNN	
Lawn Care		NNN			
Back Flow Prevention		NNN			
TOTAL OPERATING EXPENSES		9450.00			
NET OPERATING INCOME		433403.00			
Less: Annual Debt Services		0.00			
CASH FLOW BEFORE TAXES		433403.00			

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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. 2025 BG, CCIM

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