

# SINGLE TENANT NNN

Investment Opportunity



11 Years Remaining | Near Lander University (4,300+ Students) | Self Regional Medical Center



311 Hampton Avenue

**GREENWOOD** SOUTH CAROLINA

ACTUAL SITE



**EXCLUSIVELY MARKETED BY**



**MICHAEL BERK**

**First Vice President  
National Net Lease**

michael.berk@srsre.com

D: 770.402.3432

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

GA License No. 385824

**JARRETT SLEAR**

**Associate  
National Net Lease**

jarrett.slear@srsre.com

D: 813.683.5115

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. SL3602815

**PATRICK NUTT**

**Senior Managing Principal &  
Co-Head of National Net Lease**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. BK3120739



**NATIONAL NET LEASE**

Broker in Charge: Scott Tiernan, SRS Real Estate Partners-Southeast, LLC | SC License No. 129027



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Rent Roll  
Pricing Summary  
Brand Profile

# PROPERTY PHOTO





SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN, freestanding, corporate guaranteed Freedom Plasma investment property located in Greenwood, South Carolina. The tenant, BioTek America, LLC, has 11 years remaining on its lease with 4 (5-year) options to extend. The lease features 10% rental increases in year 11 and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is NNN with limited landlord responsibilities making it an ideal, low management investment opportunity for a passive investor. Freedom Plasma was developed and is managed by ImmunoTek Bio Centers, LLC, the largest independent plasma collection center operator.

The subject property has excellent visibility, and multiple points of access, at the signalized, hard corner intersection of Hampton Avenue and E. Cambridge Avenue (combined 33,200 VPD). Hampton Avenue serves as the primary retail thoroughfare for the city of Greenwood, featuring national/credit tenants including Walmart Supercenter, Lowe's, Publix, Kohl's, Planet Fitness, Chick-fil-A, and Starbucks, all within 2-miles of the site. The asset receives crossover exposure from the nearby retailers in addition to Lander University, a rapidly growing public university with 4,300+ students within walking distance from Freedom Plasma. Furthermore, the asset is 2-miles from the Self Regional Medical Center, the largest healthcare provider and employer in the city with 2,000+ staff and 358 patient beds. The medical center, as well as the nearby Greenwood Regional Rehabilitation Hospital, serve as pillars in the healthcare sector of Greenwood's economy. The 5-mile trade area is supported by a population of over 47,300 residents and 26,800 employees with an average household income of \$71,161.

## PROPERTY PHOTOS





## OFFERING

<b>Price</b>	\$5,462,000
<b>Net Operating Income</b>	\$390,543
<b>Cap Rate</b>	7.15%
<b>Guaranty</b>	Corporate
<b>Tenant</b>	BioTek America, LLC dba Freedom Plasma
<b>Lease Type</b>	NNN
<b>Landlord Responsibilities</b>	Roof, Structure, Utility Lines, Exterior Walls, Insurance*

\*All Subject to Tenant Reimbursement

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	11,891 SF
<b>Land Area</b>	1.48 Acres
<b>Property Address</b>	311 Hampton Avenue Greenwood, South Carolina 29646
<b>Year Built / Remodeled</b>	1999/2021
<b>Parcel Number</b>	6846-770-129
<b>Ownership</b>	Fee Simple (Land & Building Ownership)

## **11 Years Remaining | Options To Extend | Scheduled Increases | Corporate Guaranteed | \$3.55M Renovation in 2021**

- 11 years remaining with 4 (5-year) option periods to extend
- The lease features 10% rental increases in year 11 and at the beginning of each option period, steadily growing NOI and hedging against inflation
- Prior to tenant's opening for business, landlord completed an extensive renovation of the property totaling in over \$3.55M in improvements
- Freedom Plasma is managed by ImmunoTek Bio Centers, the largest independent plasma collection center operator

## **NNN | Fee Simple Ownership | Limited Landlord Responsibilities**

- Tenant pays for CAM, taxes, and maintains most aspects of the premises
- Landlord responsibilities include roof, structure, utility lines, exterior walls, and insurance, all of which are subject to tenant reimbursement
- Ideal, low-management investment for a passive investor

## **Near Self Regional Medical Center | Dense Retail Corridor | Direct Consumer Base | Lander University (4,300+ Students)**

- Freedom Plasma has excellent visibility at the signalized, hard corner intersection of Hampton Ave and E. Cambridge Ave (combined 33,200 VPD)
- The site is within a 2-mile radius featuring national/credit tenants including Walmart Supercenter, Lowe's, Publix, Kohl's, Planet Fitness, and Chick-fil-A
- The asset is just blocks away from Lander University, a rapidly growing public university with 4,300+ students on campus
- Nearby the Self Regional Medical Center, the largest healthcare provider and employer in the city with 2,000+ staff and 358 patient beds

## **Strong Demographics In 5-Mile Trade Area**

- More than 47,300 residents and 26,800 employees support the trade area
- \$71,161 average household income





## LOCATION



Greenwood, South Carolina  
Greenwood County

## ACCESS



Hampton Avenue: 1 Access Point  
Andrews Avenue: 1 Access Point

## TRAFFIC COUNTS



Hampton Avenue: 22,300 VPD  
W. Cambridge Avenue/State Hwy 72: 10,900 VPD  
U.S. Highway 25: 23,200 VPD

## IMPROVEMENTS



There is approximately 11,891 SF of existing area

## PARKING



There are approximately 63 parking spaces on the owned parcel.  
The parking ratio is approximately 5.75 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 6846-770-129  
Acres: 1.48  
Square Feet: 64,251

## CONSTRUCTION



Year Built: 1999  
Year Renovated: 2021

## ZONING



GC - General Commercial



**FREEDOM PLASMA**

**10,900**  
VEHICLES PER DAY

HAMPTON AVE.

ANDREWS AVE.

STATE HIGHWAY 72



EMERALD PLACE SHOPPING MALL

**KOHL'S**  
**PET SMART**  
**ROSS** DRESS FOR LESS  
**ULTA** BEAUTY

WESTWOOD PLAZA

**Walmart** Supercenter  
**SALLY'S**  
**HIBBETT** SPORTS  
**CAFO** planet fitness  
**Great Clips** IT'S GONNA BE GREAT  
**DOLLAR TREE** it's fashion metro

GREENWOOD MALL

**T.J. MAXX**  
**HIBBETT** SPORTS  
**snipes**

**ALDI**  
**goodwill**

**DOLLAR GENERAL**

**LI-HAUL**

**HARBOR FREIGHT**  
 QUALITY TOOLS. LOWEST PRICES.

10,900  
 VEHICLES PER DAY

**PREMIERE CINEMAS**

**LOWE'S**

**Publix**  
**Advance Auto Parts**

**FARM BUREAU** INSURANCE

**Holiday Inn Express**

**SHIPLEY DO-NUTS**

**enterprise**

**W**

**TSC TRACTOR SUPPLY CO**  
**Office DEPOT**  
**OfficeMax**

**BIG LOTS!**  
**HOBBY LOBBY**  
**AutoZone**

**State Farm**

**whole life dental**

**SouthState**

**SHERWIN-WILLIAMS**

**FRANK'S CAR WASH**

STATE HIGHWAY 72

U.S. HIGHWAY 258/178 BUS.

LANDER UNIVERSITY - GREENWOOD, SC

**FREEDOM PLASMA**

**SUNOCO**

22,300  
 VEHICLES PER DAY

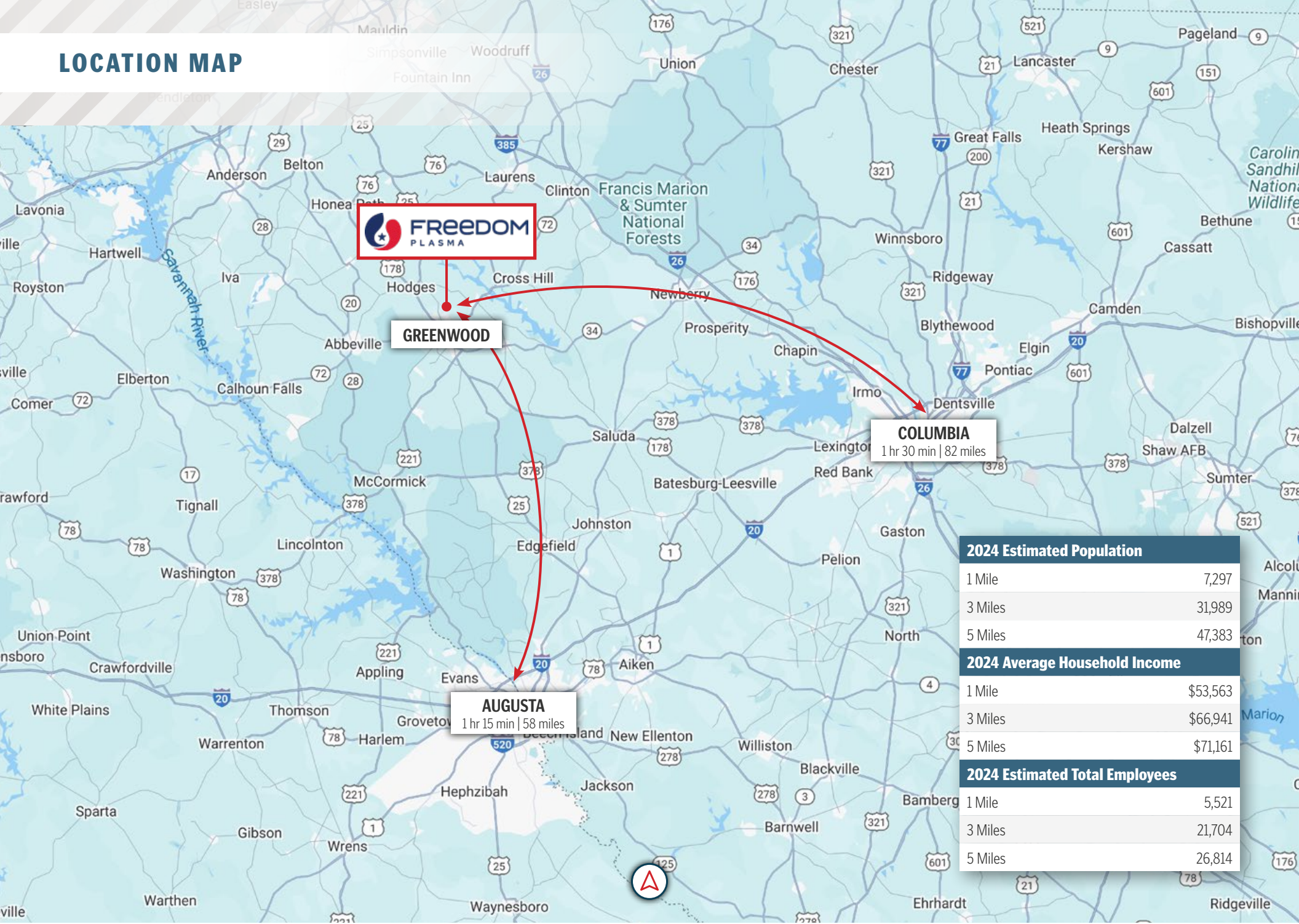
ANDREWS AVE.







# LOCATION MAP



**GREENWOOD**

**COLUMBIA**  
1 hr 30 min | 82 miles

**AUGUSTA**  
1 hr 15 min | 58 miles

### 2024 Estimated Population

1 Mile	7,297
3 Miles	31,989
5 Miles	47,383

### 2024 Average Household Income

1 Mile	\$53,563
3 Miles	\$66,941
5 Miles	\$71,161

### 2024 Estimated Total Employees

1 Mile	5,521
3 Miles	21,704
5 Miles	26,814



## GREENWOOD, SOUTH CAROLINA

Located in Greenwood county, South Carolina, the city of Greenwood is 47 miles South of Greenville and 103 miles Southwest of Charlotte, North Carolina. The City of Greenwood had a population of 22,498 as of July 1, 2023.

The economy is based on textile manufacturing, supplemented by light industries. The most common employment sectors for residents of Greenwood are manufacturing, retail trade, and healthcare and social assistance. The largest industries include Manufacturing, Retail Trade, and Health Care & Social Assistance, and the highest paying industries are Finance, Insurance, Transportation, Warehousing, and Utilities.

Nearby attractions include the Greenwood Museum, Abbeville-Greenwood Regional Library, Lupo Memorial United Methodist Church, Holy Redeemer Pentecostal Holiness Church, Railroad Historical Center, and the Greenwood Memorial Gardens. The uptown area features many local restaurants, several shopping centers, and an exciting array of annual events.

Some of the nearby colleges that offer higher education to residents of the city are Tri-County Technical College, Bob Jones University, and Greenville Technical College. The nearest international airport to the city is Greenville-Spartanburg International.

Greenwood County, incorporated in 1897, is located in the Upper Savannah Region of the Upstate of South Carolina, includes 456 square miles and serves a population of approximately 69,460 as of July 1, 2023.

Since 1950, Greenwood County has experienced diversified industrial growth with the construction of new factories by major corporations. The county is home to life science industries, food processing industries and advanced materials companies, such as Fujifilm, Eaton Corporation, Teijin, and Colgate Palmolive.

# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated Population	7,297	31,989	47,383
2029 Projected Population	7,240	31,877	47,375
2010 Census Population	7,657	32,098	47,516
<b>Households &amp; Growth</b>			
2024 Estimated Households	2,701	13,375	19,239
2029 Projected Households	2,716	13,543	19,538
2010 Census Households	2,766	13,035	18,672
Projected Annual Growth 2024 to 2029	0.11%	0.25%	0.31%
<b>Race &amp; Ethnicity</b>			
2024 Estimated White	52.03%	52.75%	56.75%
2024 Estimated Black or African American	37.97%	37.86%	34.74%
2024 Estimated Asian or Pacific Islander	0.85%	1.28%	1.24%
2024 Estimated American Indian or Native Alaskan	0.53%	0.37%	0.30%
2024 Estimated Other Races	8.02%	6.41%	5.78%
2024 Estimated Hispanic	13.73%	10.18%	9.10%
<b>Income</b>			
2024 Estimated Average Household Income	\$53,563	\$66,941	\$71,161
2024 Estimated Median Household Income	\$32,883	\$43,020	\$46,799
2024 Estimated Per Capita Income	\$20,203	\$27,814	\$29,237
<b>Businesses &amp; Employees</b>			
2024 Estimated Total Businesses	520	1,650	1,960
2024 Estimated Total Employees	5,521	21,704	26,814





Tenant Name	Square Feet	LEASE TERM				RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
BioTek America, LLC	11,891	Q1. 2021	Q4.2035	Year 1-10	-	\$32,545	\$2.74	\$390,543	\$32.84	NNN	4 (5-Year)
<b>(Corporate Guaranty)</b>				Year 11-15	10%	\$35,800	\$3.01	\$429,597	\$36.13		10% Increases at Beg. of Each Option
				Option 1	10%	\$39,380	\$3.31	\$472,557	\$39.74		

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## FREEDOM PLASMA

**freedomplasma.com**

**Company Type:** Subsidiary

**Locations:** 21+

**Parent:** ImmunoTek Bio Centers LLC

Freedom Plasma was developed and is managed by ImmunoTek Bio Centers LLC in partnership with a global healthcare company and leading manufacturer of plasma-derived medicines. Freedom Plasma provides donors the freedom to improve their financial position and help positively impact patients' lives who rely on plasma-based therapies. With a combined 150 years in the industry, Freedom Plasma and ImmunoTek Bio Centers are positioned to provide the best care and service to enhance lives.

Source: [businesswire.com](https://www.businesswire.com), [freedomplasma.com](https://www.freedomplasma.com)





# THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**2K+**

RETAIL  
TRANSACTIONS

company-wide  
in 2023

**510+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2023

**\$2.2B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2023

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