

SINGLE TENANT NNN

Investment Opportunity



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



311 Hampton Avenue

GREENWOOD SOUTH CAROLINA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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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 over 9 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

Price	\$4,882,000
Net Operating Income	\$390,543
Cap Rate	8.00%
Guaranty	Corporate
Tenant	BioTek America, LLC dba Freedom Plasma
Lease Type	NNN
Landlord Responsibilities*	Roof, Structure, Utility Lines, Exterior Walls, Insurance*

*All Subject to Tenant Reimbursement

PROPERTY SPECIFICATIONS

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

9+ Years Remaining | Options To Extend | Scheduled Increases | Corporate Guaranteed | \$3.55M Renovation in 2021

- Over 9 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



AutoZone
State Farm

SELF REGIONAL
MEDICAL CENTER

the

USPS.COM

NAPA

Ina on the Square

Read's
UNIFORMS

POWERS LAW, L.L.C.

ASB
APPLY, SETTLEMENT & BANK, P.C.
ATTORNEYS AT LAW

Countybank

main &
maxwell

VOILA BRIDAL
Locally owned with love

FedEx

greenwood
SOUTH CAROLINA

Habitat for Humanity
ReStore

The Golf Fix

sweet teas
CHILDREN'S BOUTIQUE

gct
GREENWOOD
COMMUNITY THEATRE

greenwood
SOUTH CAROLINA

First Citizens Bank

Edward Jones

GFP

EATON
Powering Business Worldwide

WELLS FARGO

Big Mac's
Tire Store

REAGAN
FLOORING

UP TOWN
GREENWOOD

The Mill House

Greenwood SC
Chamber of Commerce



EGGS UP
GRILL

Add &
subtract
design
HOME DECOR BOUTIQUE

DOLLAR GENERAL

MERLE NORMAN
cosmetics

FREEDOM
PLASMA

10,900
VEHICLES PER DAY

HAMPTON AVE.

LUCKY
PRINTING

STATE HIGHWAY 72



ANDREWS AVE.





EMERALD PLACE SHOPPING MALL

KOHL'S
PET SMART
ROSS DRESS FOR LESS
ULTA

WESTWOOD PLAZA

Walmart Supercentre
SALLY'S SPORTS
HIBBETT
Great Clips
it's fashion metro
DOLLAR TREE

GREENWOOD MALL

T.J. MAXX
HIBBETT
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

SHRIMP & DONUTS

enterprise

W

TRACTOR SUPPLY CO
Office DEPOT
OfficeMax

BIG LOTS!
HOBBY LOBBY
AutoZone

State Farm

SouthState

whole life dental

SHERWIN-WILLIAMS

FRANK'S CAR WASH

LANDER UNIVERSITY - GREENWOOD, SC

STATE HIGHWAY 72

U.S. HIGHWAY 258/178 BUS.

SUNOCO

FREEDOM PLASMA

22,300
VEHICLES PER DAY

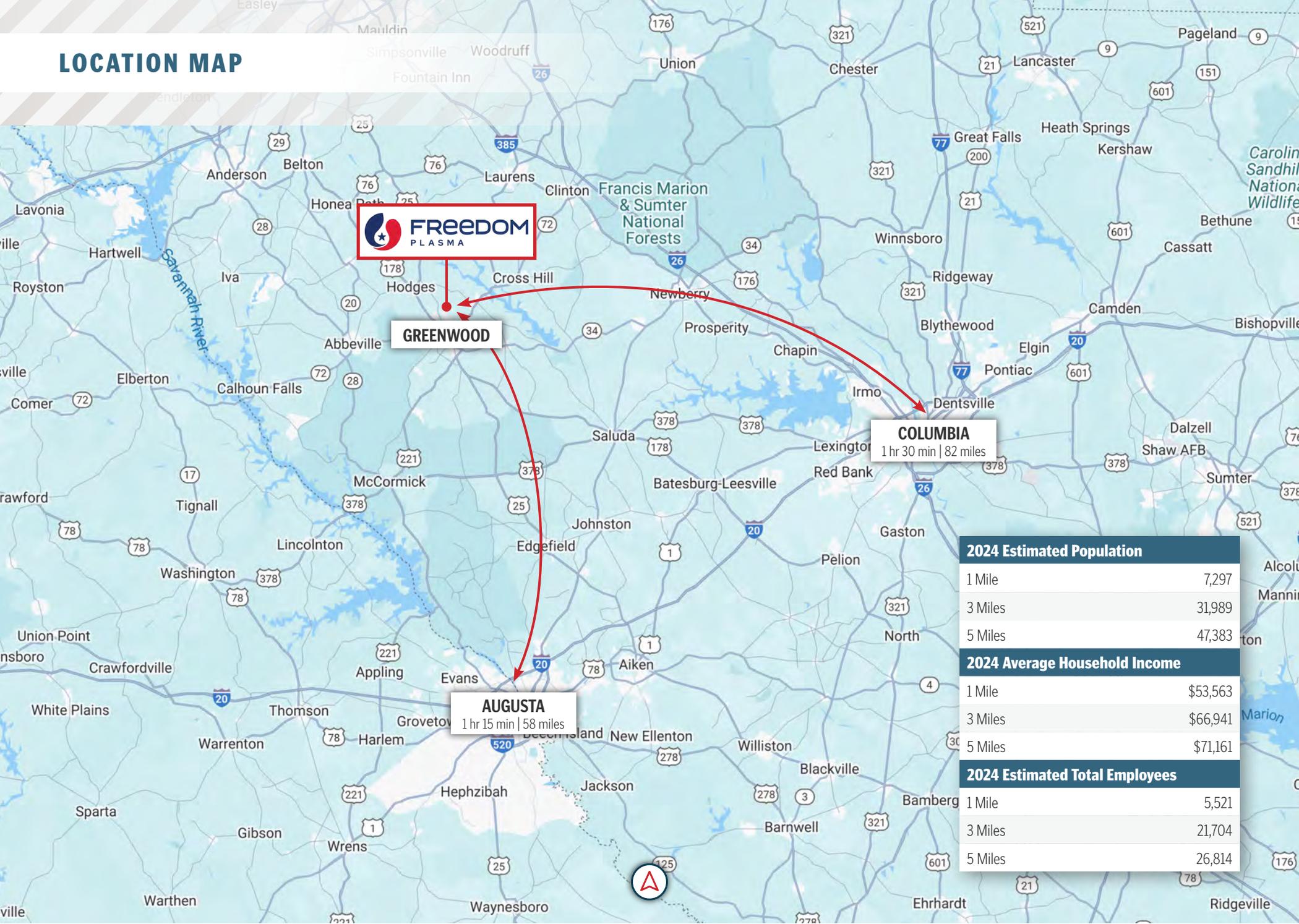
ANDREWS AVE.







LOCATION MAP





GREENWOOD, SOUTH CAROLINA

Located in Greenwood County, the Greenwood market is positioned within South Carolina's Upstate region, approximately 47 miles south of Greenville and 103 miles southwest of Charlotte. As of 2025, the City of Greenwood has an estimated population of approximately 22,780, while Greenwood County serves approximately 71,385 residents across roughly 456 square miles, reflecting steady, incremental growth.

Greenwood's economy is historically anchored in textile manufacturing and has evolved into a diversified industrial base supported by light manufacturing, healthcare, and retail trade. The largest employment sectors include Manufacturing, Retail Trade, and Health Care & Social Assistance, while higher-paying industries include Finance and Insurance, Transportation and Warehousing, and Utilities. Since the mid-20th century, Greenwood County has attracted sustained industrial investment and is home to life sciences, food processing, and advanced materials companies, including Fujifilm, Eaton Corporation, Teijin, and Colgate-Palmolive.



The city offers a stable quality-of-life environment anchored by a revitalized Uptown district featuring local restaurants, neighborhood retail, shopping centers, and a calendar of annual community events. Cultural and civic amenities include the Greenwood Museum, Abbeville-Greenwood Regional Library, and the Railroad Historical Center.

Higher education access is supported by nearby institutions such as Tri-County Technical College, Bob Jones University, and Greenville Technical College, while regional and national connectivity is provided through Greenville-Spartanburg International Airport. Overall, Greenwood benefits from a diversified employment base, an established industrial presence, and a stable population profile within the broader Upstate South Carolina economy.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
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
Households & Growth			
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%
Race & Ethnicity			
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%
Income			
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
Businesses & Employees			
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)
(Corporate Guaranty)				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		

FINANCIAL INFORMATION

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FREEDOM PLASMA

freedomplasma.com

Company Type: Subsidiary

Locations: 21+

Parent: ImmunoTek Bio Centers LLC

Freedom Plasma is a plasma donation center platform developed and operated by ImmunoTek Bio Centers LLC, in partnership with a global healthcare company and a leading manufacturer of plasma-derived medicines. Freedom Plasma currently operates approximately 21+ branded locations, while ImmunoTek's broader platform encompasses 40+ plasma collection centers nationwide, with additional locations in various stages of development. The company focuses on accessible, donor-centric plasma collection services, enabling donors to supplement their income while supporting patients who rely on plasma-based therapies. Backed by more than 150 years of combined industry experience, Freedom Plasma and ImmunoTek Bio Centers are well positioned for continued expansion, operational consistency, and scalable long-term growth across the U.S.

Source: businesswire.com, freedomplasma.com





THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025

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