



2246 HIGHWAY 17
Little River, SC (Myrtle Beach MSA)

OFFERED FOR SALE
\$1,822,000 | 5.50% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Novant Health in Little River, South Carolina. The Premises is leased Novant Health for 10 year initial term with three (3) - five (5) year options. The Asset is well positioned fronting both US Hwy 17 and US Hwy 179 with a strong corporate guarantee.



10-YR
LEASE



POSITIONED IN
MEDICAL NODE



HIGH GROWTH
MYRTLE BEACH

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$100,234
Rental Increase	6-10	\$105,246
1st Option Term	11-15	FMV
2nd Option Term	16-20	FMV
3rd Option Term	21-25	FMV

NOI	\$100,234
CAP	5.50%
PRICE	\$1,822,000

ASSET SNAPSHOT

Tenant Name	Novant Health
Address	2246 Highway 17, Little River, SC 29566
Building Size (GLA)	4,358 SF
Land Size	0.80 Acres
Year Built/Renovated	2012
Signator/Guarantor	Novant Health Inc
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	11/1/2024
Lease Expiration	10/31/2034
Rental Increases	5% in 2029 & FMV in Options
Remaining Term	9 Years
Current Annual Rent	\$100,234



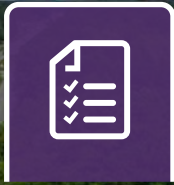
ACTUAL PROPERTY

 44,299 PEOPLE
IN 5 MILE RADIUS

 \$97,242 AHHI
IN 5 MILE RADIUS

 32,200 VPD
HWY 17





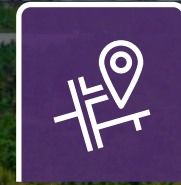
ATTRACTIVE LEASE FUNDAMENTALS WITH BELOW MARKET RENT AND FAIR MARKET VALUE OPTIONS

New 10 year Abs. NNN lease | 5% in 2029 & FMV in Options | Zero landlord responsibilities



CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

This Novant Health location is backed by the Novant Health credit (S&P: AA-) | The tenant Novant Health Urgent care is a subsidiary of Novant Health with over \$8.3 Billion in annual revenue | The whole system has over 18 hospitals, 850 outpatient centers, and over 40,000 employees



HIGH-VISIBILITY, EASILY ACCESSIBLE LOCATION

Prominent frontage and monument signage along U.S. 17 with multiple points of ingress/egress | High daytime traffic from nearby retail, schools, and residential communities | Less than 2 miles from the North Carolina state line and a direct feeder to Myrtle Beach tourist traffic



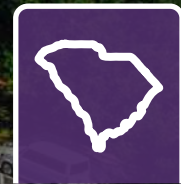
POSITIONED ON A MAJOR COSTAL CORRIDOR

Located directly along U.S. Highway 17 (+32,200 VPD), the primary commercial artery through the Myrtle Beach metropolitan area | Surrounded by more than 1.1 million SF within a 3-mile radius of including Walmart, Publix, Lowe's Foods, Target, Home Depot, and numerous QSR and service retailers



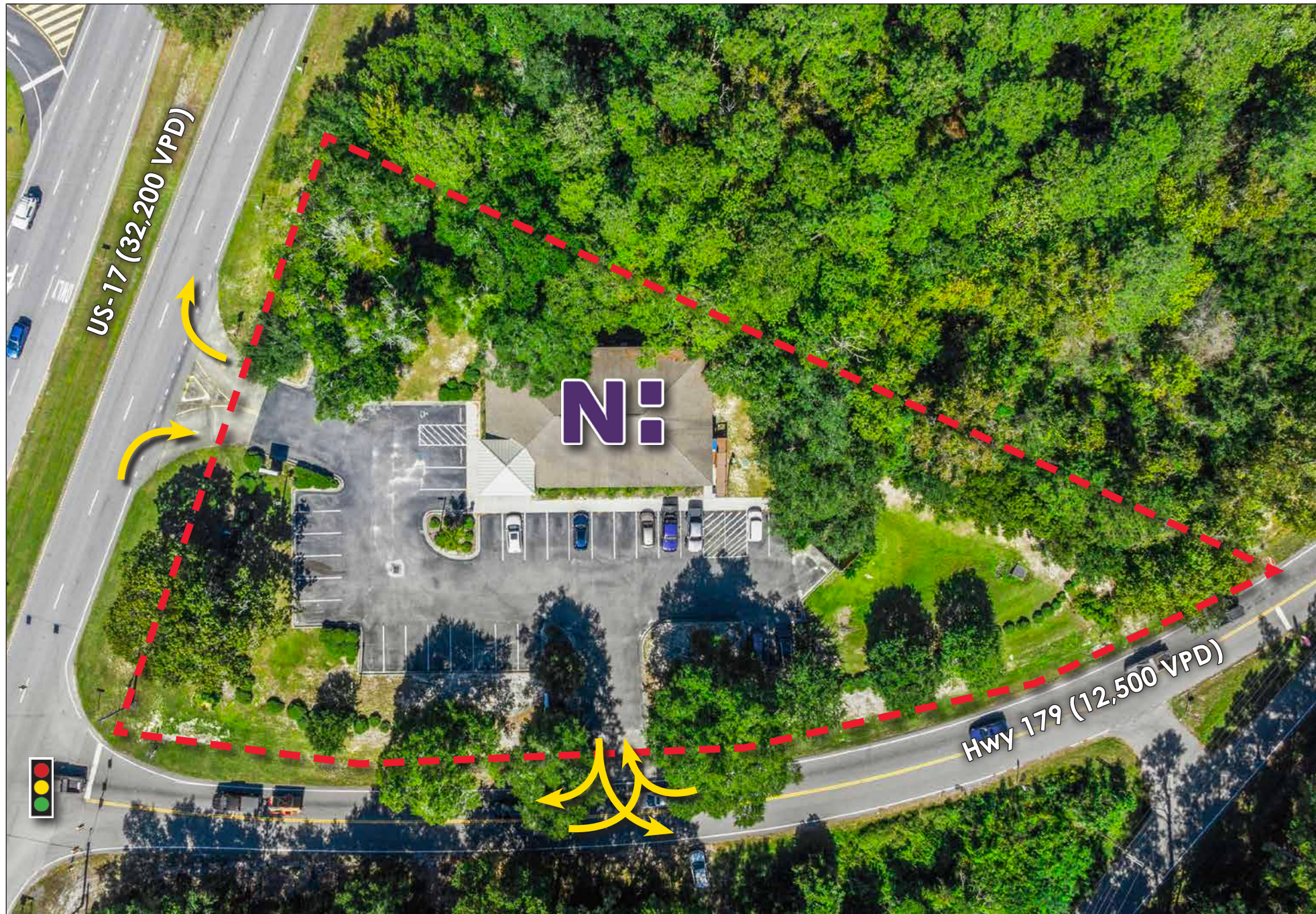
LOCATED IN EXPANDING HEALTHCARE CORRIDOR

Within a rapidly developing medical corridor along U.S. Hwy 17 | Surrounded by complimentary healthcare uses including McLeod Health, Tidelands Health and multiple dental, imaging and primary offices | 54,822 jobs will be added to the Healthcare and Social Assistance sector over the next decade (17.6%)



MYRTLE BEACH MSA

Over 50K people live in a 3-mile radius, which is expected to grow at an annual rate of 4.2% over the next 5 years (According to CoStar.com) | Myrtle Beach has been named fastest grown City in the US for 3rd straight year (U.S. News & World Report 2023) | 42% increases from 2010



Heather Glen
1,000 Homes



US-17 (32,200 VPD)

Hwy 179 (12,500 VPD)



TRUIST 

Advance
Auto Parts



River Oak Villas
190 Units

Heather Glen
1,000 Homes

 **ProSafe**
Storage

Hwy 179 (12,500 VPD)

US-17 (32,200 VPD)

N **NOVANT**
HEALTH

N:

CHARLOTTE

152 MILES
3:10 DRIVE

RALEIGH

130 MILES
2:35 DRIVE

WILMINGTON

51 MILES
1:15 DRIVE

CHARLESTON

104 MILES
2:30 DRIVE

1 MILES

2,839
PEOPLE

\$87,915
AHHI

523
TOTAL
EMPLOYEES

3 MILES

23,963
PEOPLE

\$91,965
AHHI

4,049
TOTAL
EMPLOYEES

5 MILES

44,299
PEOPLE

\$97,242
AHHI

11,276
TOTAL
EMPLOYEES

Little River

N:

Myrtle Beach, located on the Atlantic coast in South Carolina, is a popular vacation destination known for its 60-mile stretch of sandy beaches, vibrant boardwalk, and family-friendly attractions. The area boasts a variety of entertainment options, including amusement parks, golf courses, shopping centers, and a wide range of dining experiences. Myrtle Beach is also famous for its lively nightlife, with numerous bars, clubs, and theaters offering diverse shows and events. The pleasant subtropical climate makes it an ideal spot for outdoor activities like swimming, fishing, and boating throughout much of the year.



TENANT OVERVIEW

Novant Health is a highly reputable and financially stable urgent care retail tenant, backed by one of the Southeast's largest nonprofit health systems. With 19 hospitals, over 850 outpatient facilities, more than 40,000 employees, and \$8.3 billion in annual revenue, Novant provides a deep foundation of operational strength and regional credibility. Its urgent care presence is driven by a strategic partnership with GoHealth Urgent Care, launched in 2018, which now includes approximately 33 locations across key North Carolina markets including Charlotte, the Triad, Asheville, and Black Mountain. This footprint was significantly expanded in late 2024 when Novant acquired UCI Medical Affiliates (Doctors Care), adding 52 urgent care clinics across South Carolina and establishing itself as the largest urgent care provider in the state. Novant's aggressive outpatient growth strategy aligns with national healthcare trends emphasizing accessible, lower-cost treatment options over emergency care. Their clinics benefit from integrated electronic medical records, a strong provider referral network, and trusted brand recognition—making Novant Health an exceptional long-term tenant with high consumer demand and institutional backing.



NOVANT HEALTH QUICK FACTS

Founded:	1997
Ownership:	Private
# of Locations:	850+
Headquarters:	Winston-Salem, NC
Guaranty:	Corporate



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Exclusively Offered By



PRIMARY DEAL CONTACTS

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