



MEDICAL OFFICE FOR SALE WITH ADDITIONAL PAD READY SITE

2550 Elms Center Road
North Charleston, SC 29406

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COLDWELL BANKER
COMMERCIAL
ATLANTIC

EXECUTIVE SUMMARY



ADDRESS

2550 Elms Center Road
North Charleston, SC 29406



PRICE

\$5,500,000
CAP RATE: 6.75 %



BUILDING SIZE

Building: 14,250 SF
Pad: 9,100 SF



ZONING

City of N Chas: B-2
(General Business)



MUNICIPALITY

North Charleston



ACRES

Total: 2.3 Acres
Pad: 0.2 Acres



TMS

486-00-00-174



VEHICLES PER DAY

SCDOT 49,300 VPD
2023 on University Blvd



YEAR BUILT

2006



NOI

\$327,025



TENANT

Palmetto Primary Care
Physicians



LEASE TERM

December 31st, 2028

PROPERTY OVERVIEW

This offering is for the sale of the Palmetto Primary Care's (PPCP) Urgent Center and Radiology Clinic. Located in close proximity to Trident Medical Center, which includes a 24 hour emergency room and Level II trauma Center. PPCP is the largest outpatient group in South Carolina which includes over 90 clinics in the state with over 32 physician offices in 7 counties. Lease recently renewed through 2028. This sale includes an outparcel pad site that was previously engineered for approval to construct an additional of-fice building. ***Cap Rate calculated based on outparcel value of \$500,000.00***

SITE SURFACES:

TOTAL PRE-DEVELOPMENT IMPERVIOUS AREA= 0.00 ACRES
 TOTAL PRE-DEVELOPMENT PERVIOUS AREA= 2.30 ACRES
 TOTAL POST DEVELOPMENT IMPERVIOUS AREA= ±1.49 ACRES (65% OF SITE)
 POST DEVELOPMENT IMPERVIOUS AREA (BUILDING)= ±0.48 ACRES (20% OF SITE)
 POST DEVELOPMENT IMPERVIOUS AREA (PARKING)= ±1.02 ACRES (45% OF SITE)
 TOTAL POST DEVELOPMENT PERVIOUS AREA= ±0.81 ACRES (35% OF SITE)

GENERAL SITE NOTES:

- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DETERMINE IF THERE ARE ANY DISCREPANCIES FROM THE PLANS PRIOR TO CONSTRUCTION. IF ANY PROBLEMS ARE FOUND, CONTRACTOR IS TO CONTACT ENGINEER.
- CONTRACTOR TO VERIFY ALL DIMENSIONS WHICH ARE TYPICALLY TO EDGE OF ASPHALT, FACE OF CURB, OR FACE OF BUILDING.
- CONTRACTOR TO USE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS OF BUILDING.
- ALL PARKING LOT STRIPING SHALL BE SHERWIN WILLIAMS "PRO-MAR" TRAFFIC MARKING PAINT OR EQUIVALENT. WHITE PAINT IS TO BE USED ON ALL PARKING STALLS, DIRECTIONAL ARROWS, STOP BARS, AND WALKWAYS. YELLOW PAINT TO BE USED TO DELINEATE HANDICAP RAMP AND AS SPECIFIED ELSE WHERE.
- CONTRACTOR TO FOLLOW AND UTILIZE ALL SCOOT SAFETY AND TRAFFIC CONTROL GUIDELINES SET FORTH BY MUTCD FOR ALL WORK PERFORMED IN THE RIGHT-OF-WAY. CONTRACTOR TO COORDINATE AND CALL FOR INSPECTIONS AS SPECIFIED IN PERMIT.
- CONTRACTOR IS TO CUT A CLEAN EDGE ALONG EXISTING PAVEMENT PRIOR TO TIEING IN NEW DRIVE, NEW ASPHALT, BASE MATERIAL, AND PAVEMENT CONSTRUCTION METHODS SHALL MEET MINIMUM REQUIREMENTS OF THE CITY OF NORTH CHARLESTON.
- TRAFFIC SIGNAGE AND STREET MARKINGS IN THE RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH THE S.C.M.U.T.C.D. LATEST EDITION.

SPECIAL SITE NOTES:

- STOP BAR TO BE A MINIMUM OF 15' FROM THE EDGE OF ROADWAY AND WILL BE INSTALLED WITH WHITE THERMOPLASTIC. SEE DETAIL SHEET C-5 FOR DETAIL.
- THE SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCOOT'S ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
- CONTRACTOR TO REPLACE SIDEWALK IN RIGHT-OF-WAY TO CITY OF NORTH CHARLESTON STANDARDS.

BENCH MARK DATA:

- BM #1 - ELEVATION=45.08
ELEVATIONS ARE BASED ON NAD 83 DATUM
- BM #2 - ELEVATION=45.08
ELEVATIONS ARE BASED ON NAD 83 DATUM
- BM #3 - ELEVATION=45.08
ELEVATIONS ARE BASED ON NAD 83 DATUM

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY
- BUFFER
- SETBACK
- EDGE OF ROADWAY
- PROPOSED PARKING
- EXISTING FENCE
- PROPOSED ASPHALT PARKING
(1.02 ACRES= 45% OF SITE)

SITE DATA:

LOT SIZE (TOTAL): 2.30 ACRES
 ZONED: B-2 GENERAL BUSINESS
 TMS #: 486-00-00-174
 FLOOD ZONE: X
 FIRM PANEL#: 45019 C 0280 J
 NOVEMBER 17, 2004

BUFFERS:
 FRONT: 15 FEET
 REAR: NONE
 SIDE: NONE

SETBACKS:
 FRONT: 10 FEET
 SIDES: 10 FEET
 REAR: 10 FEET

MAXIMUM BUILDING HEIGHT ALLOWED= 2-STORY

BUILDING AREA:
 CORPORATE CENTER=12,430 SQ.FT.
 MEDICAL= 7,400 SQ.FT.
 OFFICE= 5,030 SQ.FT.
 FUTURE MEDICAL=9,100 SQ.FT.

PARKING REQUIRED:
 CORPORATE CENTER
 MEDICAL (1:200 SQ.FT.)= 37 SPACES
 OFFICE (1:300 SQ.FT.)= 20 SPACES
 57 SPACES

FUTURE MEDICAL:
 MEDICAL(1:200 SQ.FT.)= 46 SPACES
 TOTAL = 103 SPACES

PARKING PROVIDED:
 REGULAR = 101 SPACES
 HANDICAP = 5 SPACES
 TOTAL = 106 SPACES

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	20.23	30.00	20.00	S62°02'30"E
C2	48.28	80.00	44.50	N80°34'17"E
C3	51.68	25.00	33.87	S62°02'30"E
C4	318.71	530.00	277.86	N81°34'49"E

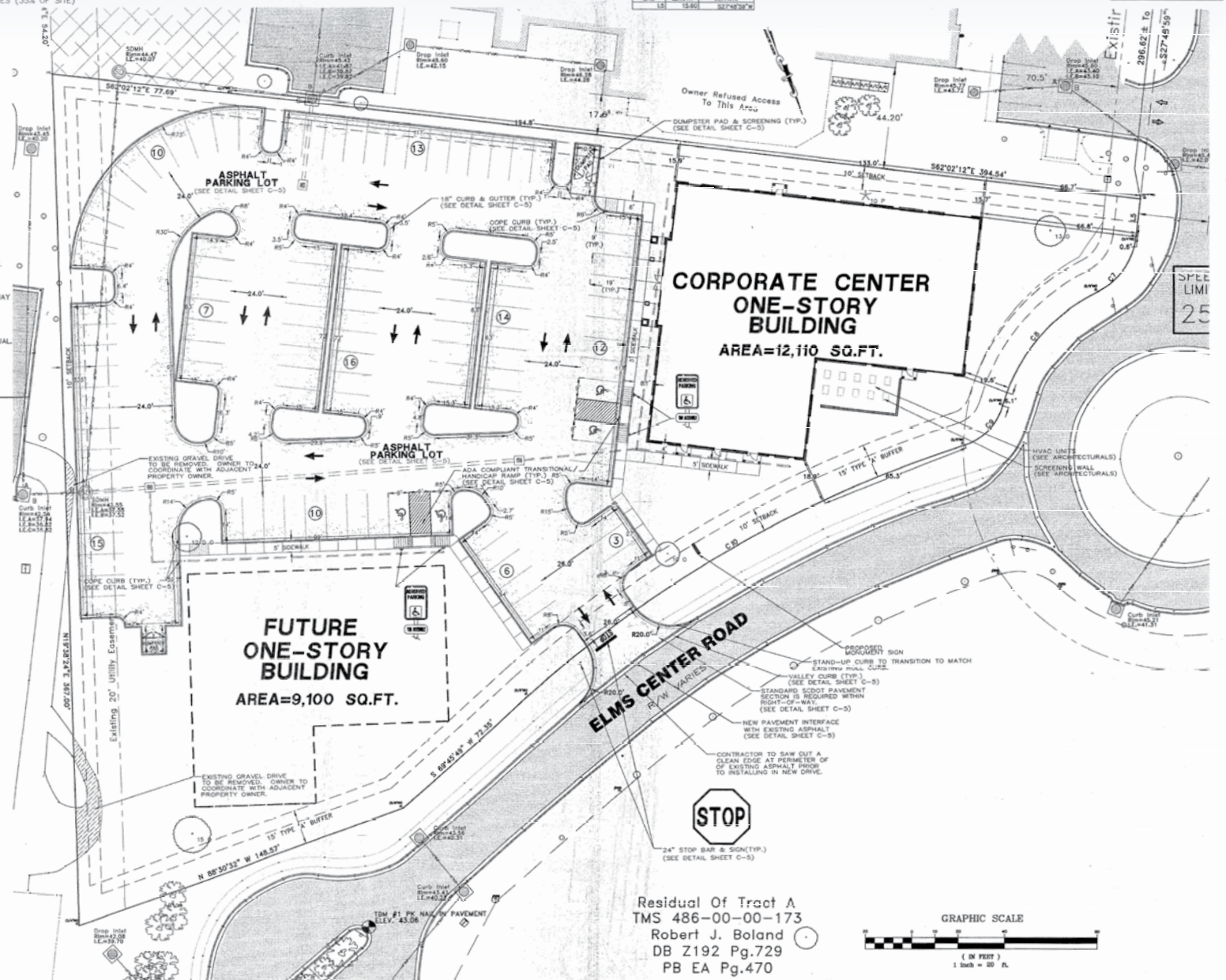
LINE	LENGTH	BEARING
L1	15.80	S87°48'39"E



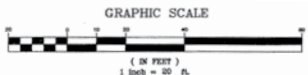
EARTHSOURCE ENGINEERING
 CIVIL ENGINEERING
 LANDSCAPE DESIGN
 SITE PLANNING
 818-D LANDING DRIVE
 MOUNT PLEASANT, SC 29464
 (843)881-0808 (TEL)
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 EMAIL: EARTHSOURCE@EARTHSOURCE.COM



PALMETTO PRIMARY CARE
 ELMS PLANTATION
 NOF TH CHARLESTON, SC
SITE & LAYOUT PLAN



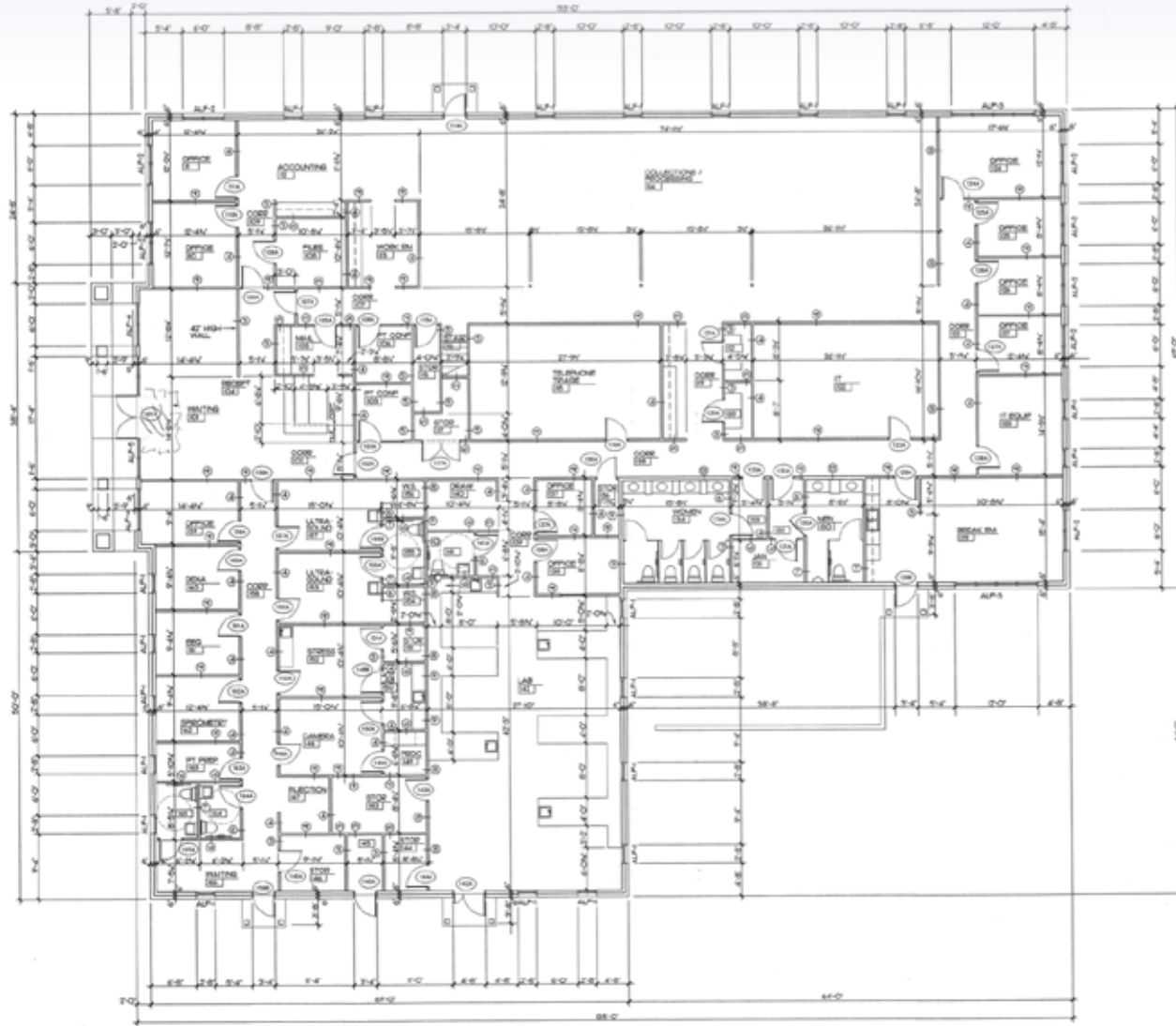
Residual Of Tract A
 TMS 486-00-00-173
 Robert J. Boland
 DB Z192 Pg.729
 PB EA Pg.470



REVISIONS	
NO.	DATE

DRAWN: TMB
 CHECKED: KMB
 DATE: 4-22-05
 JOB NO.
04-157
 SHEET NUMBER
C-2

FIRST FLOOR PLAN



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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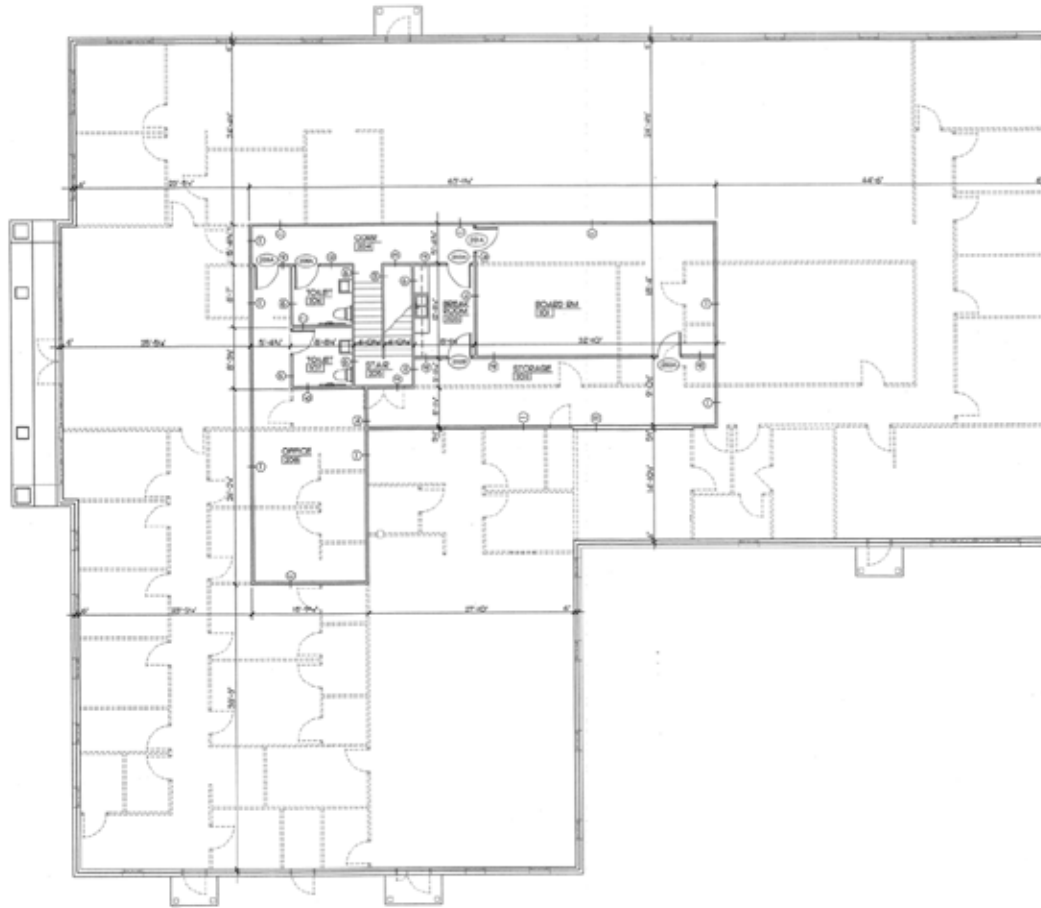


PALMETTO PRIMARY CARE
THE ELMS
NORTH CHARLESTON, SC

Date: 5-27-05
File No.: 0502
Design: J.E. BELL
Drawn: J.E. BELL
Checked: _____
Date | Revision No.:

A.I.I.
Sheet: 01

MEZZANINE FLOOR PLAN



MEZZANINE PLAN

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PALMETTO PRIMARY CARE
 THE ELMS
 NORTH CHARLESTON, SC

Date: 5-27-05
 File No: OSC2
 Design: J.E. BELL
 Drawn: J.E. BELL
 Checked:

Date / Revision No.

A1.2

ADDITIONAL PAD READY SITE



AREA MAP



SITE

2550 Elms Center Rd

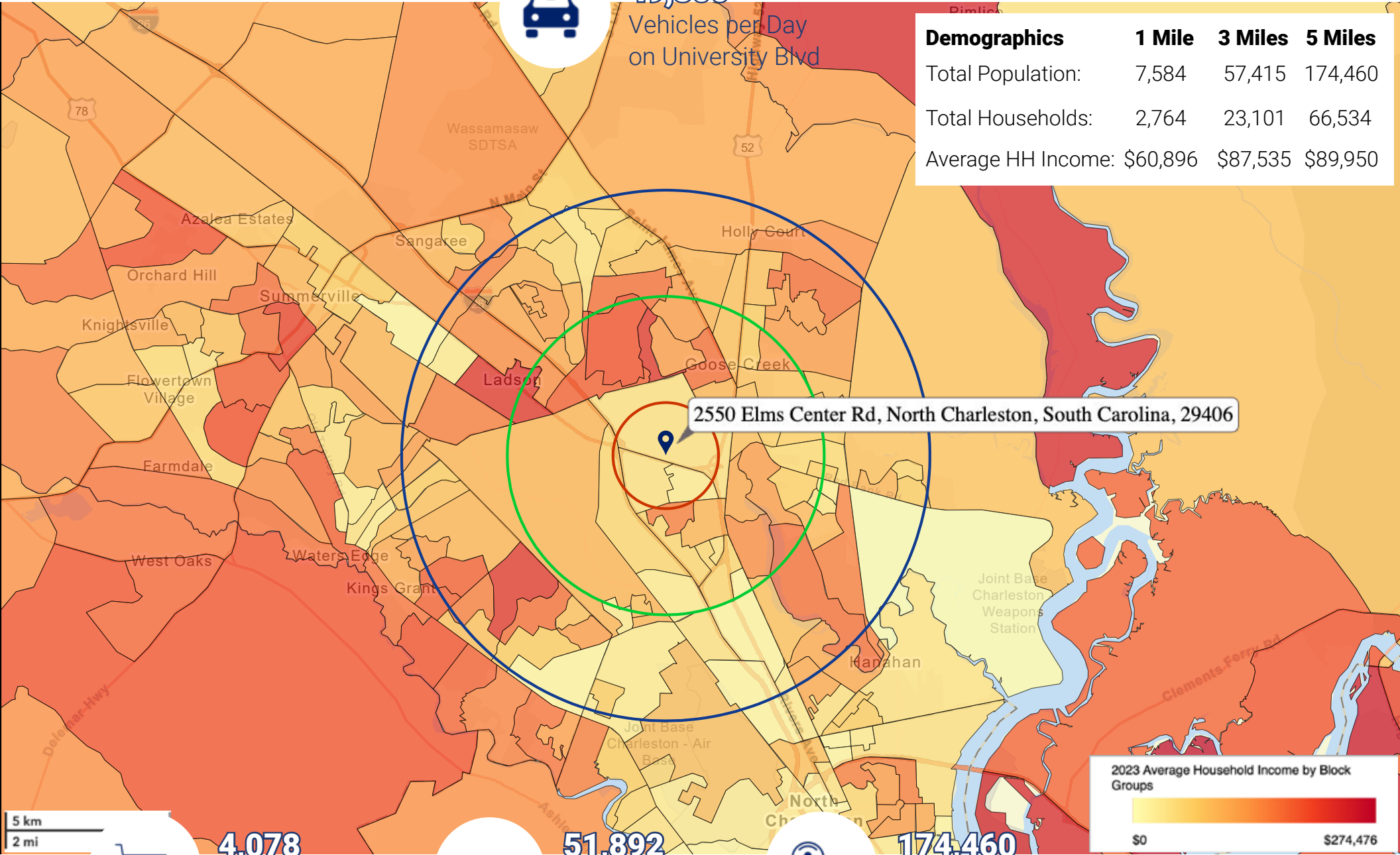


DEMOGRAPHICS

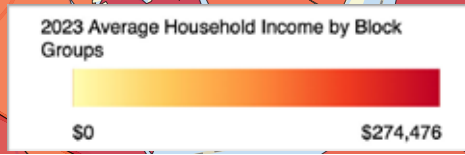


49,300
Vehicles per Day
on University Blvd

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	7,584	57,415	174,460
Total Households:	2,764	23,101	66,534
Average HH Income:	\$60,896	\$87,535	\$89,950



2550 Elms Center Rd, North Charleston, South Carolina, 29406



5 km
2 mi

4,078
Businesses
within 5 Miles



51,892
Employees
within 5 Miles



174,460
Population
within 5 Miles

All demographics based on Esri forecasts for 2023

SCDOT AADT 2023





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