

# SINGLE TENANT MOB

NNN Investment Opportunity



9+ Years Remaining | Corporate Guaranteed | Scheduled Rental Increases | Dense Retail Trade Area



236 S. Pike W.

**SUMTER** SOUTH CAROLINA

ACTUAL SITE



**EXCLUSIVELY MARKETED BY**



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Pricing Summary  
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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 leased, corporate guaranteed, Freedom Plasma investment property located in Sumter, SC. The tenant, Biotek America, LLC (dba Freedom Plasma) has just under 10 years of term remaining with an additional 4 (5-year) option periods left to extend. The lease features 10% rental increases in year 11 and at the beginning of each option period, growing NOI and hedging against inflation. The lease is guaranteed by Grifols Shared Services North America, Inc. and is NNN with limited landlord responsibilities, making this an ideal, low-management investment opportunity for a passive investor.

Freedom Plasma is strategically located along U.S. Highway 378 with clear visibility and access to an average of 13,900 vehicles passing by daily. The property also benefits from nearby access onto U.S. Highway 521 (28,800 VPD), making it a centralized location with easy commutes. The asset is ideally situated within a dense retail trade area and is within proximity to Wesmark Plaza (214K+ SF) and Sumter Mall (376K+ SF). The surrounding national/credit tenants include ALDI, Walmart Supercenter, Lowe's, Staples, Piggly Wiggly, T.J. Maxx, Big Lots!, and others. The strong tenant synergy drives a loyal, local consumer base to the area, promoting crossover exposure and contributing to the local economy. Furthermore, the property is near numerous single-family communities and multi-family complexes including Palmetto Towers (96 units), The Flats at 915 (100 units), Poplar Square (100 units), and others, providing a direct residential consumer base. The 5-mile trade area is supported by over 57,000 residents and 32,300 daytime employees, with a healthy average household income of \$87,198.

# PROPERTY PHOTOS





## OFFERING

<b>Price</b>	\$5,608,000
<b>Net Operating Income</b>	\$406,608
<b>Cap Rate</b>	7.25%
<b>Guaranty</b>	Grifols Shared Services North America, Inc.
<b>Tenant</b>	Biotek America, LLC (dba Freedom Plasma)
<b>Lease Type</b>	NNN
<b>Landlord Responsibilities</b>	Roof, structure, and insurance.

**Note:** Landlord is to carry all risk property, commercial general liability, and property damage insurance, subject to tenant reimbursement.

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	12,100 SF
<b>Land Area</b>	1.57 Acres
<b>Property Address</b>	236 S. Pike W. Sumter, South Carolina 29150
<b>Year Built</b>	2019
<b>Parcel Number</b>	229-03-02-006
<b>Ownership</b>	Fee Simple (Land & Building)

## **9+ Years Remaining | Scheduled Rental Increases | Corporate Guaranteed Lease | Well-Known & Established Brand**

- The tenant has just under 10 years of term remaining with an additional 4 (5-year) option periods left to extend
- The lease features 10% rental increases in year 11 and at the beginning of each option period, growing NOI and hedging against inflation
- The lease is guaranteed by Grifols Shared Services North America, Inc.
- With 150 years in the industry, Freedom Plasma is an established plasma donation center

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

- Tenant pays for CAM & taxes, reimburses insurance, and maintains most aspects of the premises
- Landlord is to carry all risk property, commercial general liability, and property damage insurance
- Landlord is also responsible for the roof, structure, and utility lines
- Ideal, low-management investment for a passive investor

## **Direct Residential Consumer Base | Demographics in 5-Mile Trade Area**

- The property is near numerous single-family communities and multi-family complexes, providing a direct residential consumer base
- The nearby multi-family complexes include Palmetto Towers (96 units), The Flats at 915 (100 units), Poplar Square (100 units), and others
- More than 57,000 residents and 32,300 employees support the trade area
- \$87,198 average household income

## **Major Nearby Shopping Centers | Strong Tenant Presence**

- The asset is ideally situated within a dense retail trade area
- The property is within proximity to Wesmark Plaza (214K+ SF) and Sumter Mall (376K+ SF), two major shopping centers
- The surrounding national/credit tenants include ALDI, Walmart Supercenter, Lowe's, Staples, Piggly Wiggly, T.J. Maxx, Big Lots!, and others
- The strong tenant synergy drives a loyal, local consumer base to the area, promoting crossover exposure and contributing to the local economy

## **Signalized, Hard Corner Intersection | Centralized Location | Excellent Visibility & Access**

- Strategically located along U.S. Highway 378 with clear visibility and access to an average of 13,900 vehicles passing by daily
- The property also benefits from nearby access onto U.S. Highway 521 (28,800 VPD), making it a centralized location with easy commutes
- The asset has excellent visibility and multiple points of ingress/egress



## LOCATION



Sumter, South Carolina  
Sumter County

## ACCESS



Carolina Avenue: 2 Access Points

## TRAFFIC COUNTS



S. Pike W.: 12,100 VPD  
U.S. Highway 378: 13,900 VPD  
U.S. Highway 15: 15,700 VPD

## IMPROVEMENTS



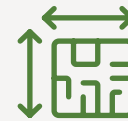
There is approximately 12,100 SF of existing building area

## PARKING



There are approximately 66 parking spaces on the owned parcel.  
The parking ratio is approximately 5.45 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 229-03-02-006  
Acres: 1.57  
Square Feet: 68,389

## CONSTRUCTION



Year Built: 2019

## ZONING



CBD



Wilson  
VAN & STORAGE



FAMILY DOLLAR



FASTENAL



CROSSWELL DRIVE  
ELEMENTARY SCHOOL

MORRIS COLLEGE

U.S. HIGHWAY 15

15,700  
VEHICLES PER DAY

ACE PARKER TIRE



12,100  
VEHICLES PER DAY

6,600  
VEHICLES PER DAY



SHONEYS

FREEDOM  
PLASMA

N. PIKE W

S. PIKE W

U.S. HIGHWAY 378

13,900  
VEHICLES PER DAY

CAROLINA AVE.

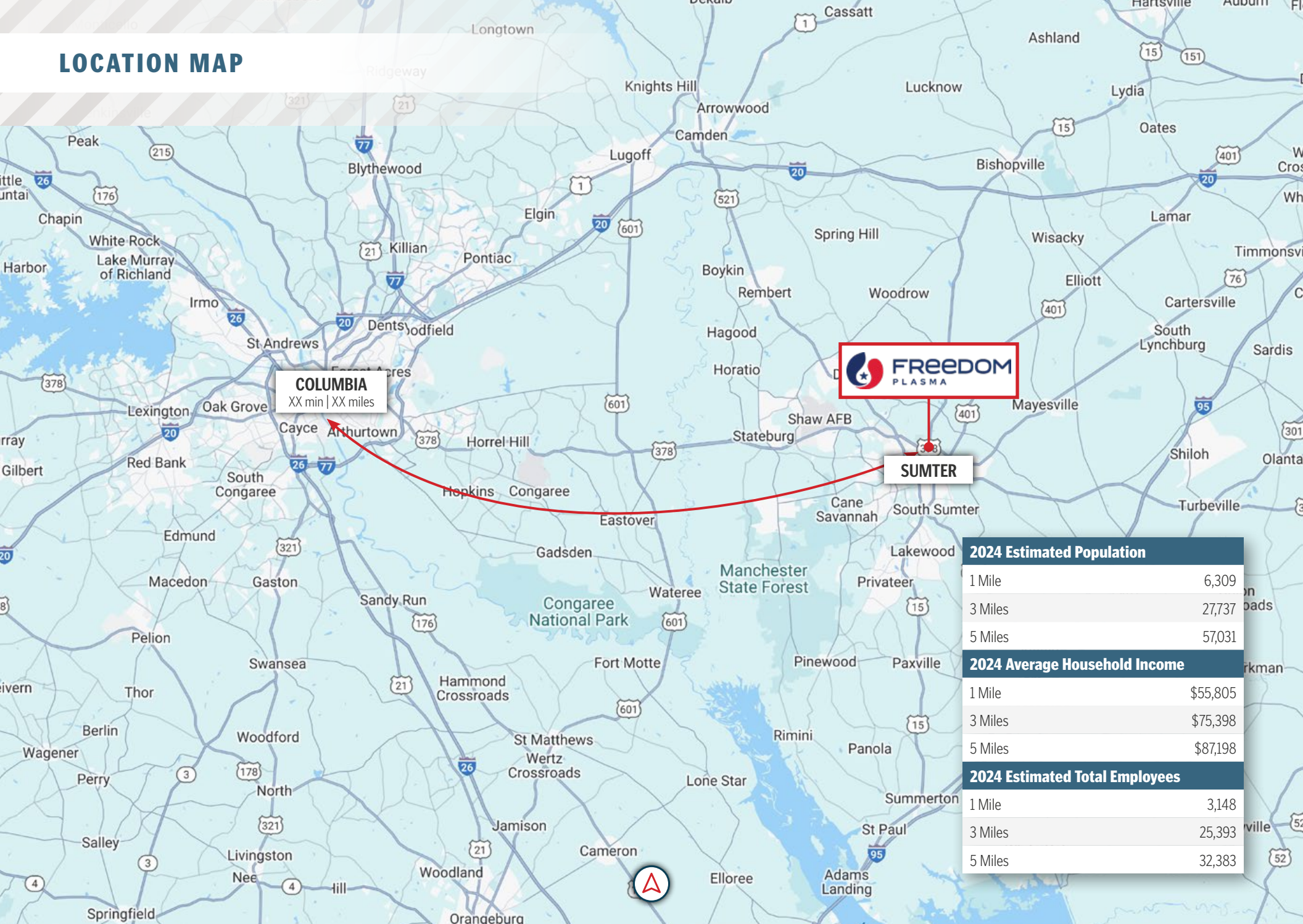








# LOCATION MAP



2024 Estimated Population	
1 Mile	6,309
3 Miles	27,737
5 Miles	57,031
2024 Average Household Income	
1 Mile	\$55,805
3 Miles	\$75,398
5 Miles	\$87,198
2024 Estimated Total Employees	
1 Mile	3,148
3 Miles	25,393
5 Miles	32,383



## SUMTER, SOUTH CAROLINA

Sumter, South Carolina, located in the central part of the state, is approximately 45 miles east of Columbia and 75 miles west of Florence. With a population of about 42,548, Sumter is a key city in the Sumter metropolitan area.

The city's downtown area, anchored around Main Street, features a variety of locally owned shops, restaurants, and cultural venues. Despite challenges from economic shifts and regional competition, downtown Sumter remains active with events such as the Sumter Festival of Trees and the annual Christmas Parade, contributing to its vibrant atmosphere.

Sumter is known for its rich history and diverse heritage. The most critical economic driver for the Sumter area continues to be Shaw Air Force Base. Employing over 9,000 active duty military and civilians, the base is by far the city's largest employer. The city has also seen continued growth in the manufacturing sector, which is Sumter's leading (non-military) sector. After military and manufacturing, the industries in Sumter with the highest workforce employment are healthcare, retail, accommodation and food services, and educational services. The city also benefits from light manufacturing and retail sectors.

Attractions in Sumter include the Swan Lake Iris Gardens, known for its beautiful collection of irises and scenic walking paths, and the Sumter County Museum, which offers insights into the region's history. The city also hosts the Sumter Opera House, a venue for various cultural performances and community events.

Sumter serves a primarily agricultural region with a focus on crops like cotton, soybeans, and corn. Educational opportunities in the city include Central Carolina Technical College and the University of South Carolina Sumter.

For travelers, Sumter is accessible via local highways, with Florence and Columbia providing the nearest major airports. The city's welcoming atmosphere, historical sites, and cultural events make it a distinctive destination in South Carolina.

# AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated Population	6,309	27,737	57,031
2029 Projected Population	6,071	27,016	56,713
2010 Census Population	6,503	29,540	56,261
Historical Annual Growth 2010 to 2020	0.06%	-0.35%	0.09%
<b>Households &amp; Growth</b>			
2024 Estimated Households	2,588	11,556	23,397
2029 Projected Households	2,543	11,481	23,745
2010 Census Households	2,362	11,624	21,789
Historical Annual Growth 2010 to 2020	1.21%	0.14%	0.58%
<b>Race &amp; Ethnicity</b>			
2024 Estimated White	16.53%	37.95%	42.53%
2024 Estimated Black or African American	76.45%	54.39%	49.52%
2024 Estimated Asian or Pacific Islander	0.82%	1.38%	1.64%
2024 Estimated American Indian or Native Alaskan	0.60%	0.35%	0.36%
2024 Estimated Other Races	2.41%	2.19%	1.93%
2024 Estimated Hispanic	3.95%	4.51%	4.42%
<b>Income</b>			
2024 Estimated Average Household Income	\$55,805	\$75,398	\$87,198
2024 Estimated Median Household Income	\$37,130	\$52,431	\$60,555
2024 Estimated Per Capita Income	\$23,182	\$31,988	\$35,967
<b>Businesses &amp; Employees</b>			
2024 Estimated Total Businesses	221	1,946	2,495
2024 Estimated Total Employees	3,148	25,393	32,383





Tenant Name	Square Feet	LEASE TERM		RENTAL RATES							
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Biotek America, LLC	12,100	June 2019	June 2034	Current	-	\$33,884	\$2.80	\$406,608	\$33.60	NNN	4 (5-Year)
<b>(Corporate Guaranteed)</b>				July 2029	10%	\$37,272	\$3.08	\$447,269	\$36.96		10% Increase at the Beg. of Each Option

## FINANCIAL INFORMATION

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**FOR FINANCING OPTIONS AND LOAN QUOTES:**

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)



## 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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