



BLUEPEARL VETERINARY OFFICE

319 E 3RD NORTH ST
SUMMERVILLE, SC



ROADSTEAD
REAL ESTATE ADVISORS, LLC

5 Sumar Street // Charleston, SC 29407
843.577.7732 // roadstead.com

BRYAN DELGADO
843.277.5390
bryan@roadstead.com

BLUEPEARL VETERINARY OFFICE

319 E 3RD NORTH ST, SUMMERVILLE, SC 29483



ROADSTEAD
REAL ESTATE ADVISORS, LLC



OFFERING SUMMARY

Sale Price:	\$6,800,000
Building Size:	15,175 SF
Lot Size:	2.29 Acres
Cap Rate:	6.62%
NOI:	\$450,000
Year Built:	2020
Zoning:	G-B
County:	Dorchester
TMS#:	137-04-07-015 & 137-04-07-012

PROPERTY OVERVIEW

Presenting an exceptional opportunity to acquire a single tenant net leased medical office, currently operating as a veterinary hospital. The esteemed tenant, BluePearl, is one of the nation's leading vet clinic operators. With approximately 5 years and 9 months remaining on their lease, featuring 2% annual increases, this investment promises a stable and growing income stream. The property's annual rent currently stands at \$450,000, which includes the additional \$2,500 per month from the lease of the 1-acre parking lot included in the sale.

PROPERTY HIGHLIGHTS

- Annual Rent is \$450,000 (this includes the parking lot)
- The 1 acre property next door that serves as the parking lot is included in the sale
- Two 5 year options to renew
- Landlord is responsible for roof, structure
- MARS Inc. owns BluePearl Operations, LLC
- Located on Berlin G Myers Parkway - 35,000+ VPD

BRYAN DELGADO
843.277.5390
bryan@roadstead.com

ROADSTEAD REAL ESTATE ADVISORS LLC
5 Sumar Street // Charleston, SC 29407
843.577.7732 // roadstead.com

BLUEPEARL VETERINARY OFFICE

319 E 3RD NORTH ST, SUMMERVILLE, SC 29483



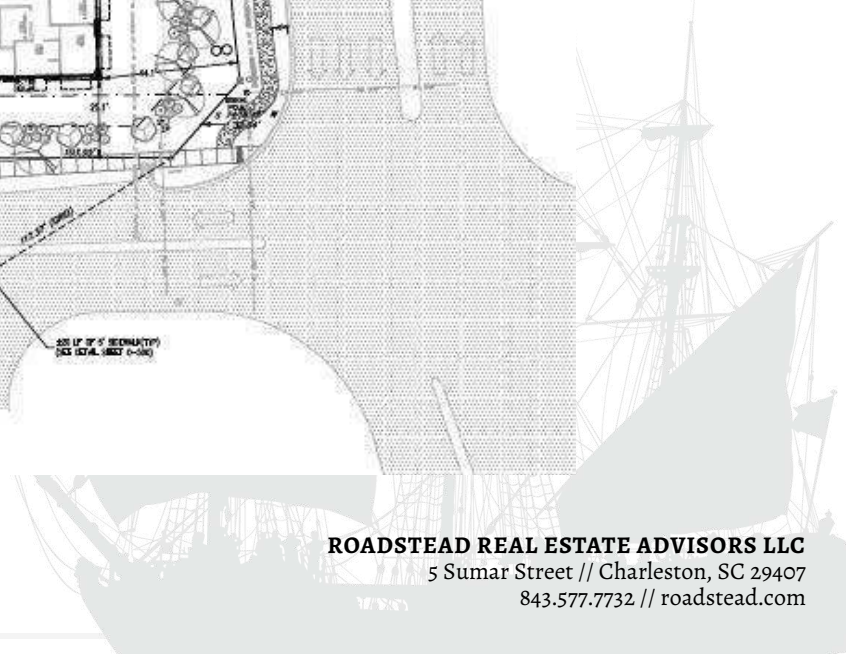
ROADSTEAD
REAL ESTATE ADVISORS, LLC



BRYAN DELGADO
843.277.5390
bryan@roadstead.com

ROADSTEAD REAL ESTATE ADVISORS LLC
5 Sumar Street // Charleston, SC 29407
843.577.7732 // roadstead.com

319 E 3RD NORTH ST, SUMMERVILLE, SC 29483



ROADSTEAD REAL ESTATE ADVISORS LLC
5 Sumar Street // Charleston, SC 29407
843.577.7732 // roadstead.com

BLUEPEARL VETERINARY OFFICE

319 E 3RD NORTH ST, SUMMERVILLE, SC 29483



ROADSTEAD
REAL ESTATE ADVISORS, LLC

BLUEPEARL TENANT OVERVIEW

BluePearl Veterinary Partners operates over 100 specialty and emergency hospitals nationwide and is part of the Mars Veterinary Health family. Since joining Mars Petcare in 2015—the world's largest pet nutrition and healthcare provider—BluePearl has expanded rapidly through strategic acquisitions. As part of a global network of 2,500 clinics in 20+ countries, BluePearl focuses on delivering high-quality specialty and emergency care while maintaining strong partnerships with primary care veterinarians.



MARS

TEXT HEADLINE

Mars, Inc. is a privately held American multinational headquartered in McLean, Virginia. It operates across various sectors, including confectionery, pet food, and animal care services. In 2020, Mars reported over \$37 billion in revenue, positioning it among the largest privately owned companies in the U.S. The company is entirely owned by the Mars family and is structured into five business segments: Mars Wrigley Confectionery, Petcare, Food, Drinks, and Symbioscience. Mars Petcare, a subsidiary of Mars, Inc., encompasses a broad portfolio of pet healthcare companies, including BluePearl Veterinary Partners and VCA Animal Hospitals. In October 2015, Mars Petcare acquired BluePearl, enhancing its specialty and emergency veterinary services. In January 2017, Mars further expanded its veterinary services by acquiring Los Angeles-based VCA Inc. for approximately \$9.1 billion, including \$1.4 billion in debt. This acquisition solidified Mars Petcare's position as the world's largest provider of pet nutrition and veterinary care.

BRYAN DELGADO
843.277.5390
bryan@roadstead.com

ROADSTEAD REAL ESTATE ADVISORS LLC
5 Sumar Street // Charleston, SC 29407
843.577.7732 // roadstead.com

BLUEPEARL VETERINARY OFFICE

319 E 3RD NORTH ST, SUMMERVILLE, SC 29483



ROADSTEAD
REAL ESTATE ADVISORS, LLC



BUILDING DESCRIPTION

The improvements consist of one 15,175-square-foot, two-story building. The building is a steel-framed structure with metal, stucco, and brick veneer exterior. The 15,175 square feet will be divided into 13,425 square feet on the first floor and 1,750 square feet on the second. The first floor will contain a two-story lobby with reception; four, two-fixture restrooms; twelve exam rooms; laundry room; storage and electrical closets; three surgery rooms with prep area; dog run area with fenced in dog yard; and emergency area. The second floor will contain three office; conference room; one, two-fixture restroom; and one, three-fixture restroom. The second floor will be accessed from a set of interior stairs. The design, construction type, quality, and condition of the improvements are typical for the market. The interior configuration is typical and not unusual for the use.

BRYAN DELGADO
843.277.5390
bryan@roadstead.com

ROADSTEAD REAL ESTATE ADVISORS LLC
5 Sumar Street // Charleston, SC 29407
843.577.7732 // roadstead.com

BLUEPEARL VETERINARY OFFICE

319 E 3RD NORTH ST, SUMMERVILLE, SC 29483



ROADSTEAD
REAL ESTATE ADVISORS, LLC



NEARBY SAWMILL BRANCH DEVELOPMENT

Sawmill will be a mixed-use development in the heart of Summerville where residents can live, work, shop and play. Roper St. Francis Healthcare plans to construct a two-story medical office building and offer a variety of outpatient services by 2025. The non-profit healthcare system with award-winning physicians is the first tenant to be announced in this centrally located development. Construction will begin on the 40,000-square-foot healthcare facility in the next 12 months. "A development project like this allows for Summerville to continue to be a community-oriented environment where people live, work and play," Summerville Mayor Ricky Waring said. "Sawmill responds to the growing demand for walkable, vibrant communities with proximity to jobs and access to nearby public services and destinations. I'm proud of the work that's been done to preserve what we can while adding to our town." The Sawmill property will offer 474 multi-family units with ample green space that's close to the Sawmill Branch Trail and downtown Summerville. In addition to multi-family units, the Sawmill development plan includes offices, retail, self-storage, breweries, restaurants, banks, service amenities and transit solutions.

BRYAN DELGADO
843.277.5390
bryan@roadstead.com

ROADSTEAD REAL ESTATE ADVISORS LLC
5 Sumar Street // Charleston, SC 29407
843.577.7732 // roadstead.com

BLUEPEARL VETERINARY OFFICE

319 E 3RD NORTH ST, SUMMERVILLE, SC 29483



ROADSTEAD
REAL ESTATE ADVISORS, LLC



BRYAN DELGADO
843.277.5390
bryan@roadstead.com

ROADSTEAD REAL ESTATE ADVISORS LLC
5 Sumar Street // Charleston, SC 29407
843.577.7732 // roadstead.com

BLUEPEARL VETERINARY OFFICE

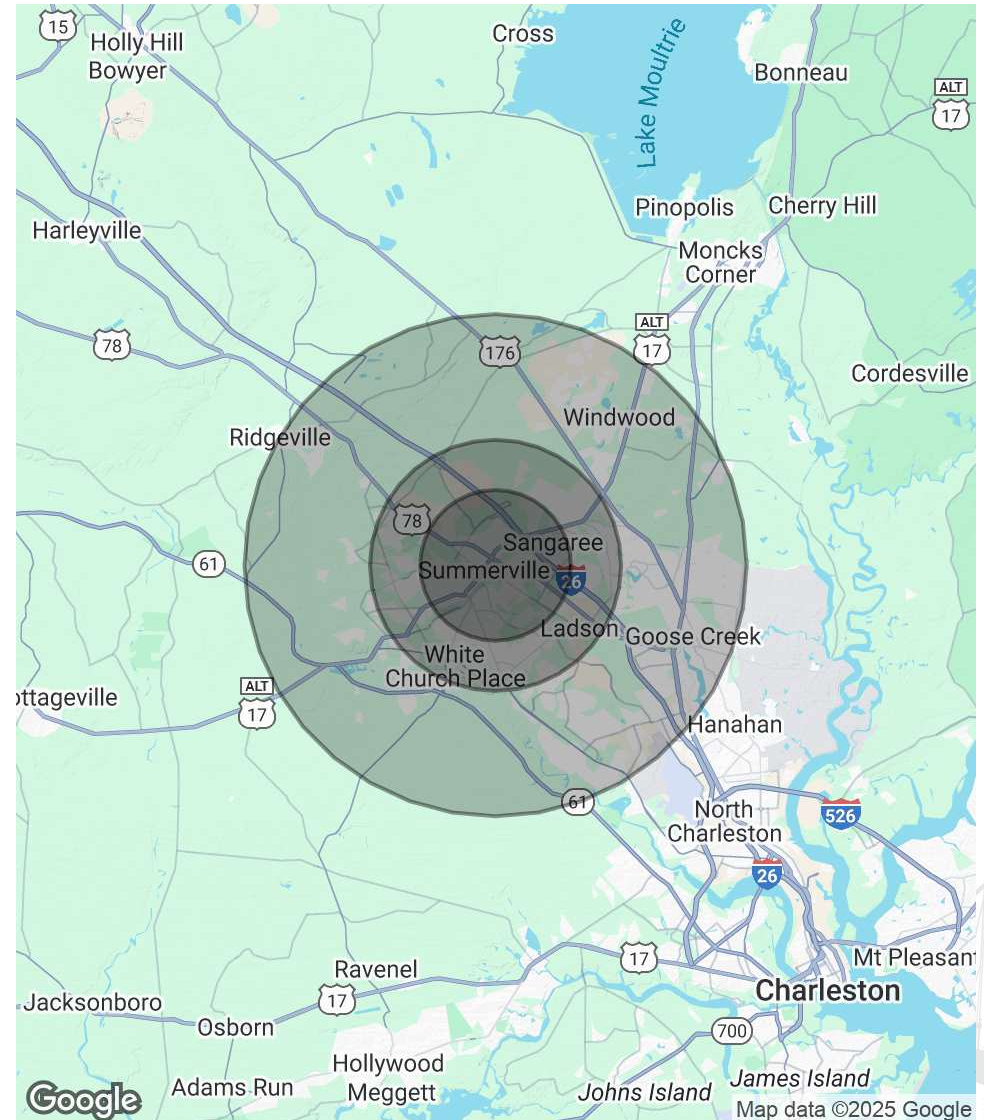
319 E 3RD NORTH ST, SUMMERVILLE, SC 29483



ROADSTEAD
REAL ESTATE ADVISORS, LLC

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	59,904	144,240	354,093
Average Age	40	39	38
Average Age (Male)	39	37	37
Average Age (Female)	41	40	39
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	23,483	54,984	132,643
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$99,113	\$98,185	\$100,332
Average House Value	\$333,610	\$322,274	\$325,810

Demographics data derived from AlphaMap



BRYAN DELGADO
843.277.5390
bryan@roadstead.com

ROADSTEAD REAL ESTATE ADVISORS LLC
5 Sumar Street // Charleston, SC 29407
843.577.7732 // roadstead.com