

307 N Main Street
Simpsonville, SC



HIGHLIGHTS

- Greenville MSA
- 5+ Years Remaining
- (3) 5-Year Options
- NN Lease
- 133% Population Growth
(City of Simpsonville)



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LAND AND INVESTMENT REAL ESTATE

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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Benjy Cooke

Office 843-388-5650

Mobile 843-343-1351

benjy.cooke@oswaldcooke.com

Ruthie Godfrey

Mobile 864-344-1541

ruthie.godfrey@oswaldcooke.com



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Children's Medical Center

Simpsonville, SC

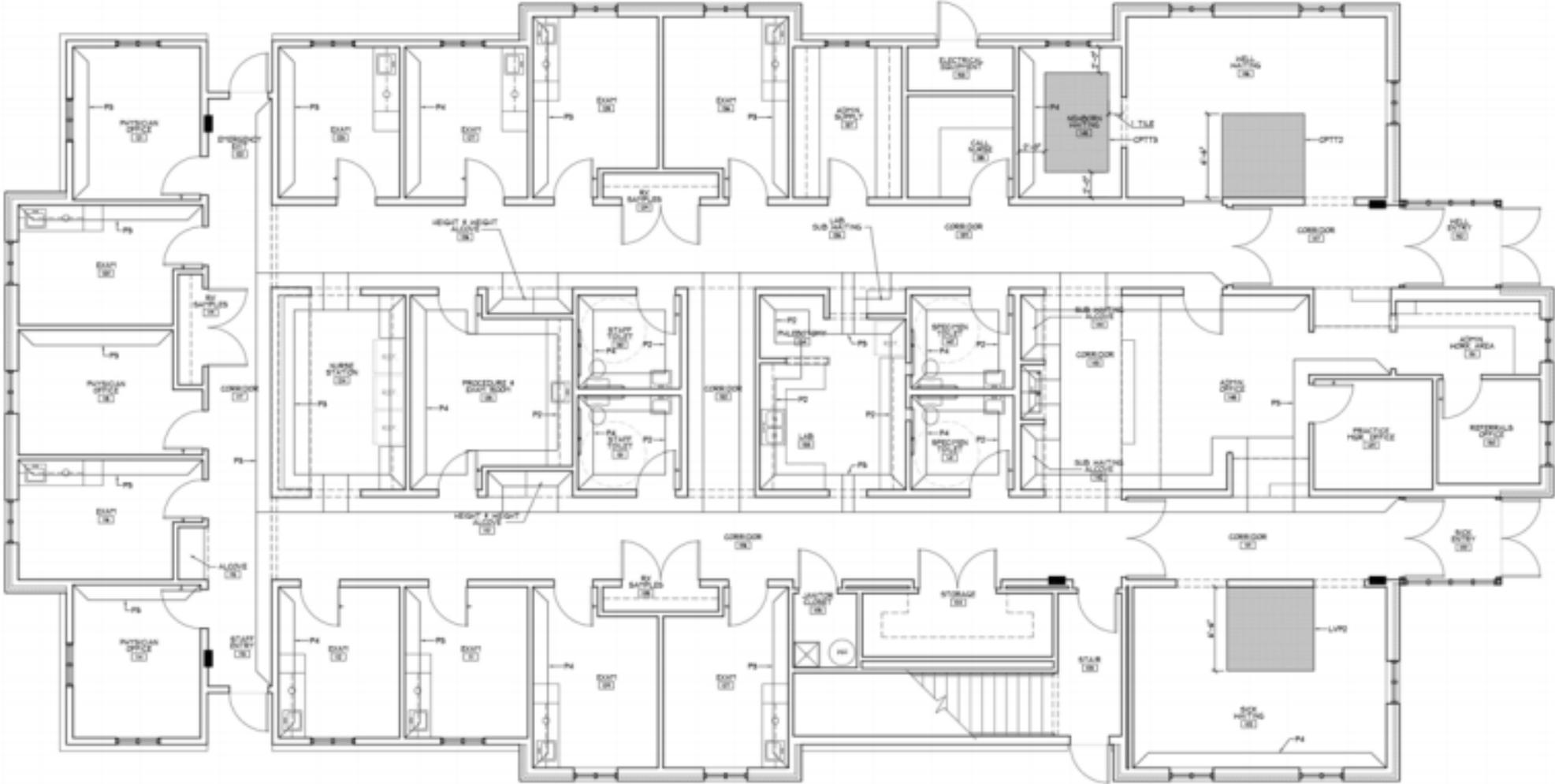
PRICE	\$3,464,039
CAP RATE	6.85%
NOI	\$237,286
LEASE TYPE	NN
LEASE EXPIRATION	March 21, 2031
NEXT RENT BUMP	April 1, 2033
RENEWAL OPTIONS	(3) 5-Year Options
GROSS LEASABLE AREA	7,749 SF
YEAR BUILT	2016
TENANT	Children's Medical Center
TOTAL ACREAGE	0.95 Acres
TMS NUMBER	0307000200400
MUNICIPALITY	City of Simpsonville
GUARANTOR	Personal Guaranty *see agent for details
LANDLORD RESPONSIBILITIES	Roof, Structure, Foundation

Rent Schedule

Year 1-5	\$189,950
Year 6-10	\$212,303
Year 11-17	\$237,286
Year 18-22	\$265,209
Year 23-27	\$296,418



FLOOR PLAN



MAIN LEVEL INTERIOR FINISH PLAN
SCALE 1/2" = 1'-0"

AERIAL



EL CIELO
MEXICAN RESTAURANT & BAR



UNITED STATES
POSTAL SERVICE®



*Main Street
Dental*
REBECCA H. HOLMES, D.M.D.



Simpsonville Municipal
Offices



FIRST BAPTIST SIMPSONVILLE
UPSTATE CHURCH



HERITAGE CANNON
Funeral Homes & Memorial Park



Davis
AUDIOLOGY
Hear your world.

Downtown Simpsonville



gerber
COLLISION & GLASS



FAMILY
DOLLAR



FAMOUS
Bojangles
Chicken 'n biscuits



Luna's Cafe



United
Community



EGGS UP
GRILL



Sealed Air Corporation
(1,300 Employees)



children's
MEDICAL CENTER

AERIAL

Hillcrest Middle School

Town of Simpsonville Offices

Heritage Park

Brookwood Church



19,400 VPD N Main Street

Downtown Simpsonville



PRISMA HEALTH
Hillcrest Campus

Hillcrest High School



Sealed Air Corporation
(1,300 Employees)

Regal Imax Theater



Bryson Middle School

Milliken

KEMET



91,000 VPD



TENANT OVERVIEW



- 5 Upstate Locations
- 50+ Years in operation
- First Steps Newborn Support
- Parent Education Classes
- Same-day Sick Appointments
- Extended Hours for Well Visits
- On-site Laboratory Services
- Immunizations
- School and Sports Physicals



Visit <http://www.cmc-pa.com/> for more information

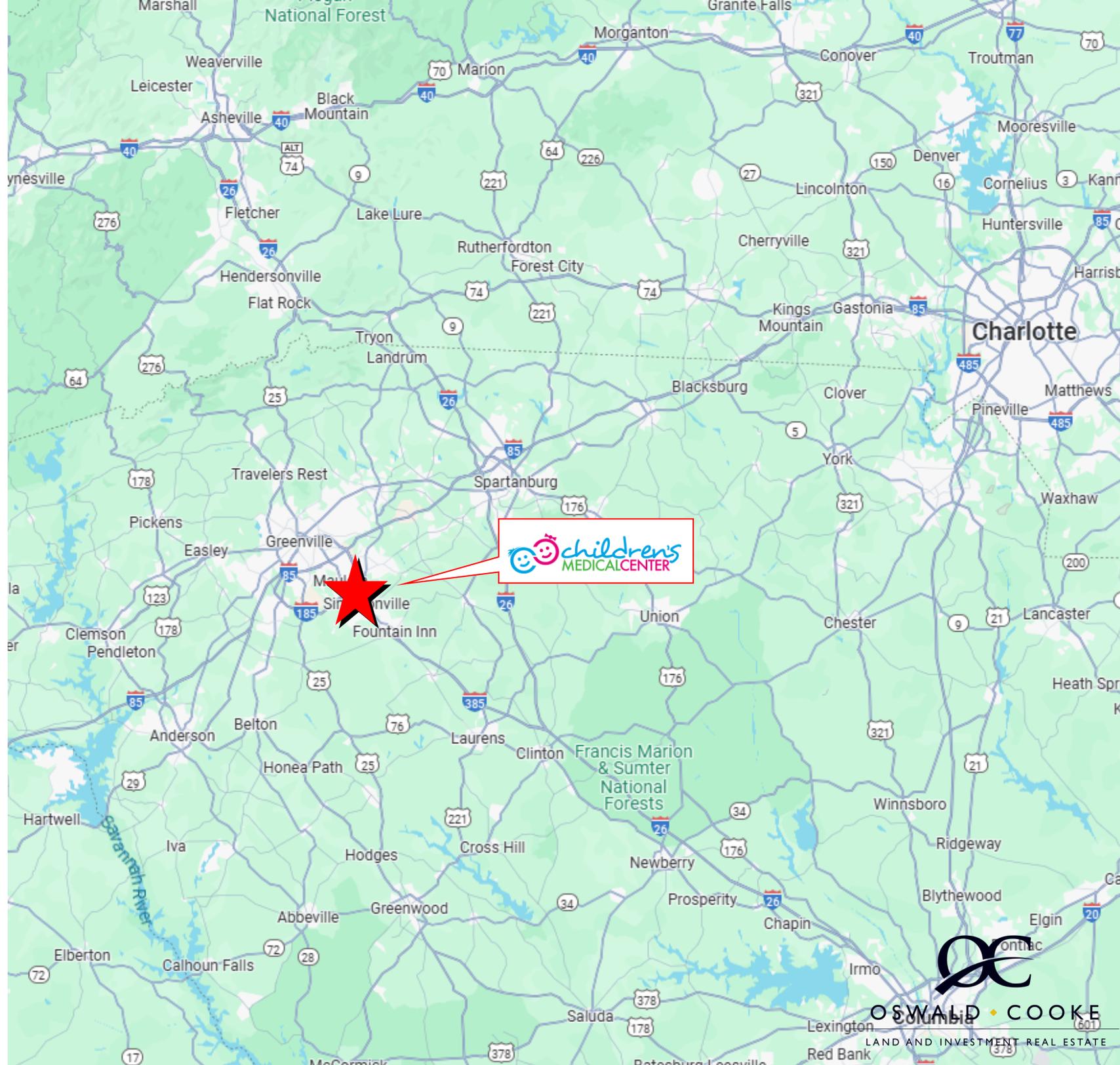
VICINITY

11 Miles to Downtown Greenville, SC

23 Miles to Spartanburg, SC

90 Miles to Columbia, SC

103 Miles to Charlotte, NC

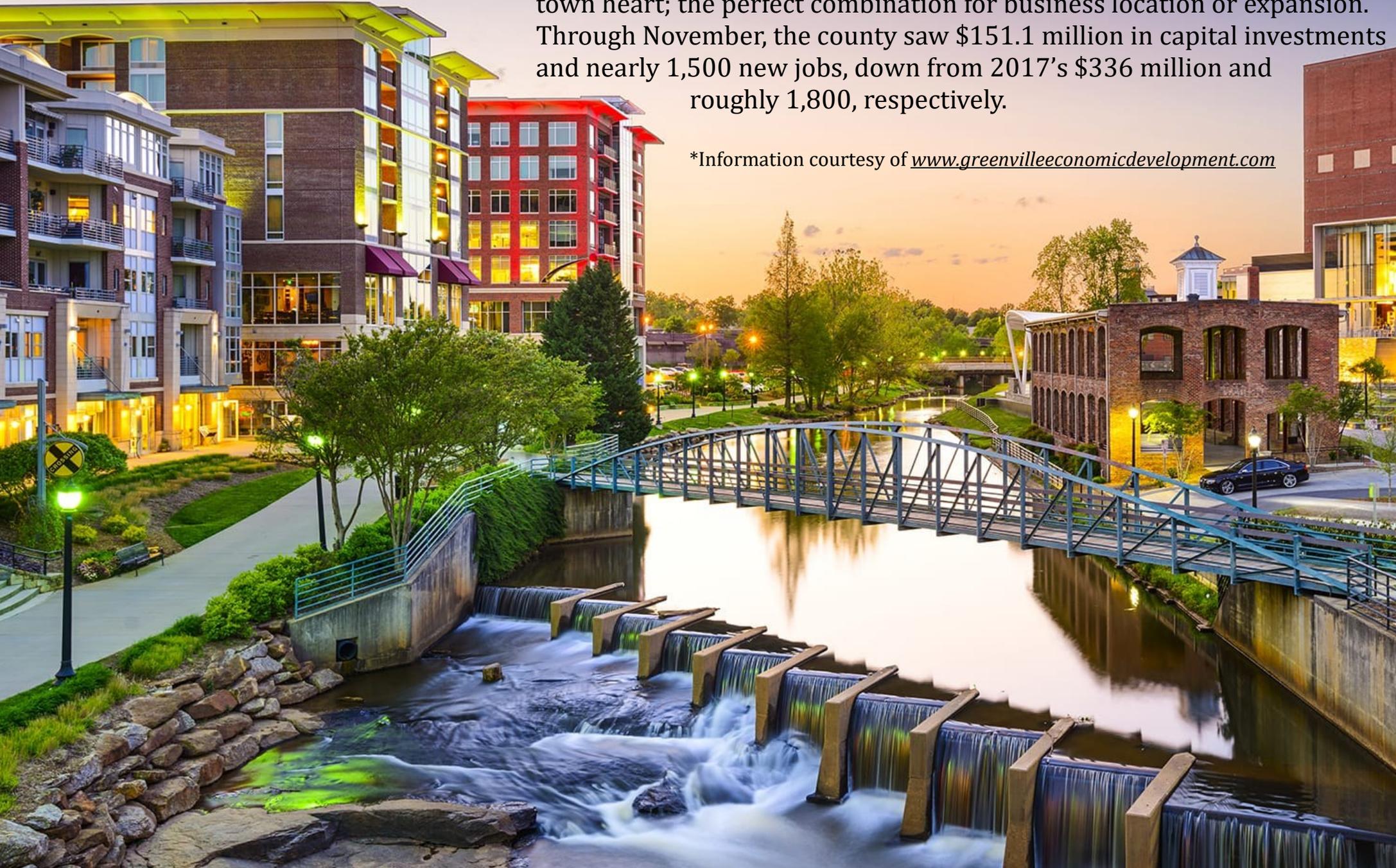


DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 POPULATION	6,374	46,620	123,570
EATIMATED POPULATION GROWTH (2024-2029)	9.43%	10.14%	10.24%
2024 AVERAGE HH INCOME	\$97,948	\$104,612	\$107,475
DAYTIME EMPLOYMENT	2,555	16,430	33,826



ABOUT GREENVILLE



Renowned for its exceptional business climate and superior quality of life, the Upstate of South Carolina is bursting with growth, start-ups, and a robust economy. With its affordable standard of living, low crime, great schools, and a vibrant culture, Greenville is a mid-sized city with a small-town heart; the perfect combination for business location or expansion. Through November, the county saw \$151.1 million in capital investments and nearly 1,500 new jobs, down from 2017's \$336 million and roughly 1,800, respectively.

*Information courtesy of www.greenvilleeconomicdevelopment.com

Greenville MSA Largest Employers (#of Employees)
Greenville Health System (14,787)
BMW (11,000)
Bon Secours St. Francis (5,047)
Michelin North America (4,100)
GE Energy (3,400)
Flour Corporation (2,400)
Bi-Lo Distrubution and Retail (2,089)
TD Bank (1,600)
Concentrix (1,500)
Verizon Call Center (1,360)
Charter Communications (1,345)
Sealed Air Corporation (1,300)
SYNNEX Corporation (1,055)
Windstream (1,000)

For more information contact:

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