



WEST COLUMBIA, SOUTH CAROLINA

CONFIDENTIAL OFFERING MEMORANDUM

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INVESTMENT OVERVIEW

Executive Summary



PROPERTY SUMMARY

Address	110 Medical Circle, West Columbia, SC 29169
Ownership	Fee Simple
Building Size	10,840 SF
Parcel Size	±0.97 Acres
Parking	38 Spaces
Year Built / Building Addition	1980 / 2012

INVESTMENT SUMMARY

Asking Price	\$4,000,000
Cap Rate	7.50%
NOI	\$300,305
Lease Type	NNN
Lease Term	±7.5 Years
Rent Increases	2% Annually
Remaining Options	(2) 5 - Year

PROPERTY HIGHLIGHTS

NOI Upside via Lease-Up Opportunity: With a current vacancy of 28.1% (3,047 SF unit), this opportunity provides NOI upside through lease-up, allowing a new owner to increase NOI.

Lexington Medical Center: This property is strategically located directly across Sunset Blvd from Lexington Medical Center, a 607-bed teaching hospital that is ranked the #2 hospital in SC and #1 in the Columbia Metro.

Prime Traffic Corridor with Excellent Interstate Access: Strategically located on the bustling Sunset Blvd (±28,700 VPD) and adjacent to I - 26 (±86,100 VPD), this property benefits from excellent traffic exposure and superb interstate access.

Proximity to Downtown Columbia: Ideally situated just ±5.3 miles from Downtown Columbia and the University of South Carolina (~36,000 students), this property benefits from capturing both daytime and evening traffic from students, professionals, commuters, and more.

Abundant Healthcare Market Growth: The healthcare job market in South Carolina grew by 14.4% from 2019 to 2024, and it is expected to grow an additional 9.5% by 2029, demonstrating the area's strong market fundamentals for the future of its healthcare industry.

Strong Population Density: With a 5-mile population density of ±140,000 people, the property is ideally located for excellent customer exposure through its proximity to a large and affluent customer base.

Rapidly Developing Market: Columbia, South Carolina's capital city, has gained recognition as a prime destination and rapidly growing city, attracting major employers like Scout Motors, Michelin, Samsung, Prisma Health, BlueCross BlueShield, Aflac, and many more.

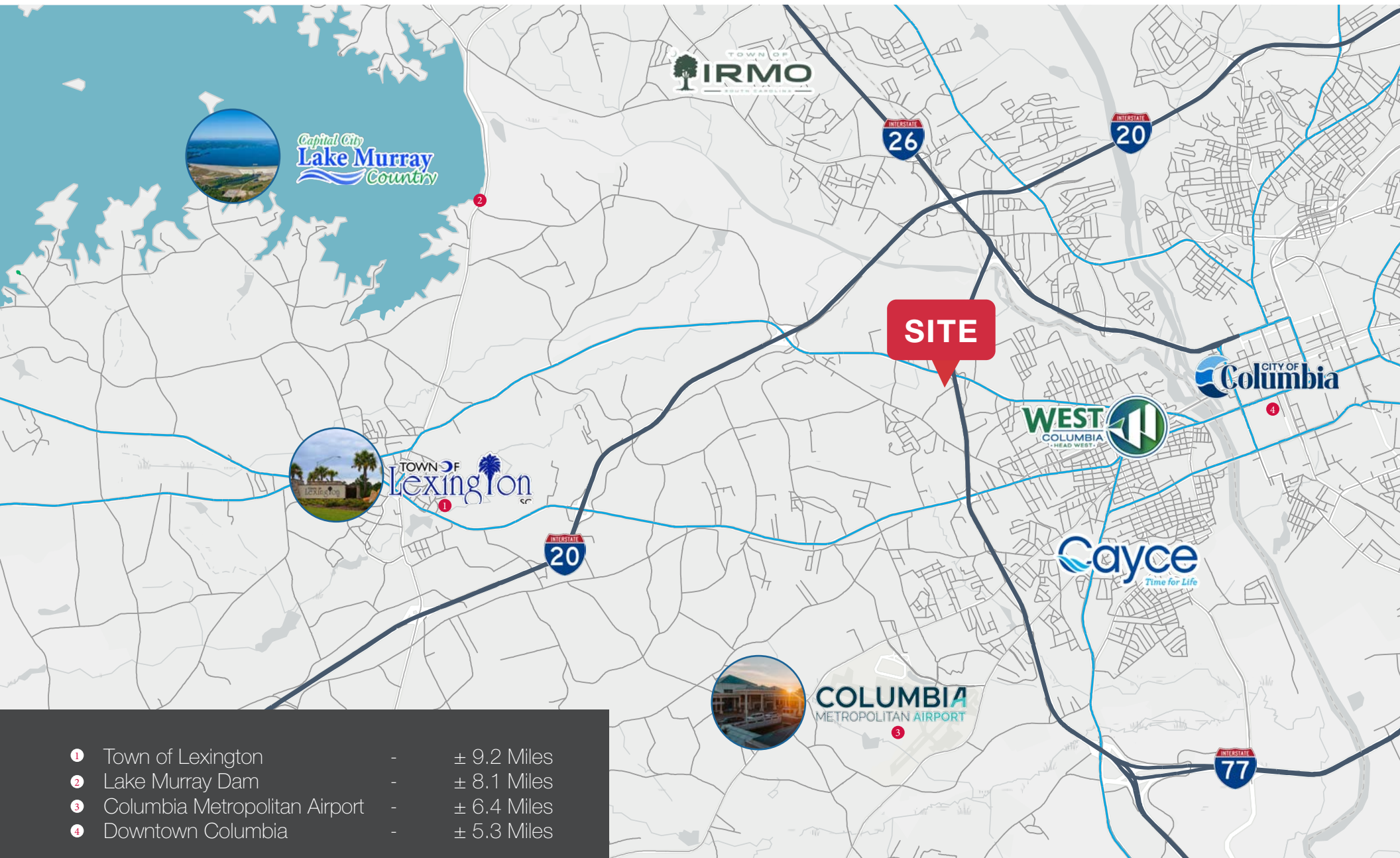
PROPERTY OVERVIEW

Regional Map



PROPERTY OVERVIEW

Market Map



- | | | |
|--|---|-------------|
| 1 Town of Lexington | - | ± 9.2 Miles |
| 2 Lake Murray Dam | - | ± 8.1 Miles |
| 3 Columbia Metropolitan Airport | - | ± 6.4 Miles |
| 4 Downtown Columbia | - | ± 5.3 Miles |

PROPERTY OVERVIEW

Submarket



LEXINGTON MEDICAL CENTER

Lexington Medical Center is a 607-bed teaching hospital in West Columbia, S.C., anchoring a robust healthcare network with six community medical centers and more than 8,500 healthcare professionals. It is ranked the #2 hospital in South Carolina and best in the Columbia Metro by U.S. News & World Report.

South Carolina District Assemblies

PROPERTY OVERVIEW

Site Aerial



PROPERTY OVERVIEW

Property Photos



PROPERTY OVERVIEW

Aerial Site Plan



*Site lines are approximate

TENANT OVERVIEW

Lease Summary & Rent Schedule



LEASE SUMMARY

Tenant	UCG South Carolina, LLC
Lease Guarantor	Urgent Care Group, LLC
Tenant Classification	Corporate
Lease Type	NNN
Unit Size	7,793 SF
Original Lease Term	15 Years
Rent Commencement Date	6/1/2018
Lease Expiration Date	5/31/2033
Rent Increases	2% Annually
Remaining Lease Term	±7.5 Years
Options	(2) 5 - Year
Property Taxes	Tenant Responsible for PRS
Insurance	Tenant Responsible for PRS
Repairs and Maintenance	Tenant Responsible for PRS
HVAC Repairs and Replacement	Tenant Responsible
Parking Lot Repair & Replacement	Tenant Responsible for PRS
Roof & Structure	Landlord Responsible

RENT SCHEDULE

Initial Term	Monthly	Annually
6/1/2025 - 5/31/2026	\$26,334	\$316,008
6/1/2026 - 5/31/2027	\$26,857	\$322,289
6/1/2027 - 5/31/2028	\$27,391	\$328,695
6/1/2028 - 5/31/2029	\$27,936	\$335,229
6/1/2029 - 5/31/2030	\$28,491	\$341,894
6/1/2030 - 5/31/2031	\$29,058	\$348,692
6/1/2031 - 5/31/2032	\$29,636	\$355,627
6/1/2032 - 5/31/2033	\$30,225	\$362,700
Option 1		
6/1/2033 - 5/31/2034	\$30,829	\$369,954
6/1/2034 - 5/31/2035	\$31,446	\$377,353
6/1/2035 - 5/31/2036	\$32,075	\$384,900
6/1/2036 - 5/31/2037	\$32,716	\$392,598
6/1/2037 - 5/31/2038	\$33,371	\$400,450
Option 2		
6/1/2038 - 5/31/2039	\$34,038	\$408,459
6/1/2039 - 5/31/2040	\$34,719	\$416,628
6/1/2040 - 5/31/2041	\$35,413	\$424,960
6/1/2041 - 5/31/2042	\$36,122	\$433,460
6/1/2042 - 5/31/2043	\$36,844	\$442,129

TENANT OVERVIEW

Rent Roll & Underwriting Summary



RENT ROLL

Tenant	Unit	Unit Size	Commencement Date	Expiration Date	BASE RENT			Lease Structure	Rent Increases	Option Periods
					\$/SF	Monthly	Annual			
UCG South Carolina, LLC		7,793	6/1/2018	5/31/2033	\$40.55	\$26,334	\$316,008	NNN	2% Annually	(2) 5 - Year
Vacant		3,047	N/A	N/A	\$0.00	\$0	\$0	N/A	N/A	N/A
TOTAL PROPERTY		10,840			\$29.15	\$26,334	\$316,008			

UNDERWRITING SUMMARY

INCOME - ANNUALIZED

UCG South Carolina, LLC dba MedCare	\$319,672
Vacant 3,047 SF Unit	\$0
Tenant Reimbursements	\$45,621
Effective Gross Income	\$365,292

EXPENSES

Real Estate Taxes	\$27,486
Property Insurance	\$6,121
Operating Expenses	\$15,143
Management Fees (4% of EGI)	\$14,612
Reserve Allowance (\$0.15 PSF)	\$1,626
Operating Expenses	\$64,988

NET OPERATING INCOME	\$300,305
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LEXINGTON MEDICAL CENTER is a **607-bed** teaching hospital in West Columbia, S.C. It anchors a healthcare network that includes six community medical centers and **employs a staff of more than 8,500 healthcare professionals.**

The hospital is ranked best hospital in the Columbia Metro and **#2 hospital in South Carolina** by U.S. News & World Report. It was also named one of the “Best Places to Work in South Carolina” by SC Biz News, in partnership with the South Carolina Chamber of Commerce and Best Companies Group.

LMC’s Cancer Center is an accredited Cancer Center of Excellence and has a clinical research and education **affiliation with MUSC Hollings Cancer Center.** The network includes a cardiovascular program **recognized by the American College of Cardiology** as South Carolina’s first HeartCARE Center.

The network also has an occupational health center, the **largest skilled nursing facility in the Carolinas**, an Alzheimer’s care center, and more than **70 physician practices.**

Lexington Medical Center **operates one of the busiest Emergency departments in South Carolina**, treating nearly 100,000 patients each year. The hospital delivers **more than 4,000 babies annually and performs more than 25,000 surgeries.** Its postgraduate medical education programs include family medicine and transitional year residencies.

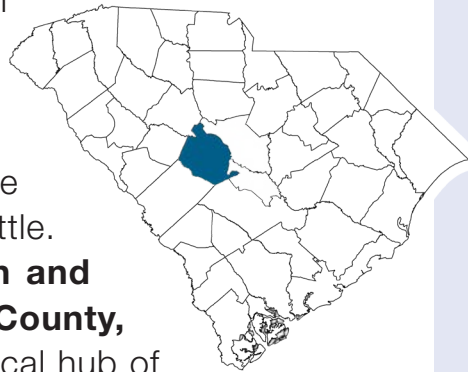


MARKET OVERVIEW

Lexington, South Carolina



The historic Town of Lexington, South Carolina, traces its roots back to the old Royal Township of Saxe Gotha, established in 1735. In 1785, it was renamed Lexington to honor the Massachusetts Revolutionary War battle. Today, Lexington is the **largest town and the county seat of Lexington County, South Carolina**, and remains the political hub of the county. According to Niche.com, **Lexington is the top-rated place to raise a family in the Columbia area**. The town boasts numerous popular attractions, including Lake Murray, the Icehouse Amphitheater, and the Lexington County Museum.



FAST FACTS

- Lexington's population has exploded in recent decades. In 1990, the population was around 9,000. By the 2020 census, it had reached 23,568, more than doubling in size.
- Lake Murray is a 50,000-acre man-made lake, offering 649 miles of shoreline for recreation.
- Lexington's population has exploded in recent decades. In 1990, the population was around 9,000. By the 2020 Census, it had reached greater than 23,000, more than doubling in size.
- Lexington is located near several major highways, including I-20 and I-26, providing easy access to Columbia (just 12 miles away) and other regional destinations.
- Lexington is attracting major companies like Nephron and Amazon, leading to increased job opportunities and drawing in new residents.
- Lexington County boasts award-winning schools, making it a desirable place for families to settle down and raise their children.

LEXINGTON COUNTY MAJOR EMPLOYERS



MARKET OVERVIEW

Columbia, South Carolina



FAST FACTS

- Capital city of South Carolina and the second largest city in the state of South Carolina - 5 Million people live within a 60-minute drive
- Columbia MSA population exceeds 870,000 people and is expected to exceed one million by 2035
- Columbia is a city on the rise with a booming downtown, growing population, declining unemployment rate, and diversifying economy
- The number of visitors to the Columbia region increased from 16.4 million to 17.3 million in 2024
- South Carolina achieved a capital investment of \$8.19 billion in 2024, with existing industries making up for \$5.38 billion of the total investments.
- Unparalleled transportation network with access to five major interstates, The Columbia Metropolitan Airport, the Port of Charleston, and an extensive railroad system
- Fort Jackson, the largest military basic training installation in the country, is in Columbia. The military brings more than 250,000 people to Columbia and more than \$4 million a year.

Columbia is anchored by a stable and diversified industry base. Primary industries include manufacturing, agribusiness, higher education, military and defense, transportation and logistics, government entities as the capital city of South Carolina, and alternative energy. The business friendly state ranks second in the country as the best state to conduct business by Area Development magazine due to the lucrative incentives and tax environment, smallest workforce affiliated with unions, and superb quality of life. New industry continues to relocate to Columbia, but the city remains anchored by extremely stable industries as the home of the University of South Carolina, State Capitol, and Fort Jackson Army Base.

- #1** **BEST PLACE TO LIVE IN SOUTH CAROLINA**
Redfin (2025)
- #2** **TOP STATE FOR DOING BUSINESS OVERALL**
Area Development (2025)
- #5** **TOP U-HAUL GROWTH STATE**
U-Haul (2025)
- #5** **SOUTH'S BEST CITY ON THE RISE**
Southern Living (2024)
- #5** **BEST STATE TO START A SMALL BUSINESS**
Lendio (2024)
- #5** **BEST CITY TO RAISE A FAMILY IN AMERICA**
Niche.com (2024)
- #6** **BEST PLACE TO LIVE IN SOUTH CAROLINA**
U.S. News & World Report (2025-2026)
- #18** **BEST STATE FOR BUSINESS**
CNBC (2025)
- #24** **BEST PLACES TO LIVE IN THE SOUTHEAST**
Livability (2025)

MARKET OVERVIEW

Columbia, South Carolina



As home to both the state's capital and its largest university, Columbia is a vibrant city and creative hub that's bursting with ideas, forward thinkers and modern attitudes.

HIGHER EDUCATION

The University of South Carolina—one of the best public colleges in America—offers over 350 bachelor's, master's and doctoral degrees as well as career-enhancing certificates and specialties. Benedict College offers accredited degrees in fields like business, social work, studio art, and more. Explore a variety of career paths—like STEM, manufacturing, business, or education—at Midlands Technical College, a two-year community college with multiple campuses throughout the capital. Experience a thriving student life and individual-focused education at Columbia College, one of the best colleges for veterans and best value schools.

THRIVING JOB MARKET

Job growth in Columbia is projected to be 27.4 percent over the next 10 years, with continued low unemployment. Major employers like Prisma Health, BlueCross BlueShield of South Carolina, AT&T, and the University of South Carolina create plenty of job opportunities in Columbia for those who want to work in the healthcare, technology, and education industries. Living in Columbia also provides quick access to Fort Jackson—one of the largest military installations for Basic Combat Training. And with a handful of Fortune 500 companies like CBRE Group, Northwestern Mutual, and IBM, Columbia is a great city for young professionals to grow their careers!



Columbia, S.C. is a traditionally Southern town with a modern twist. The abundance of oak, pecan and magnolia trees help the region retain a rural flavor, while the downtown skyline is representative of the state capital's role as a growing industrial hub. The metro area population of Columbia in 2024 was 870,000+, about a 4% increase from 2023.

CITY OF COLUMBIA MAJOR EMPLOYERS



MARKET OVERVIEW

Columbia, South Carolina



UNIVERSITY OF SOUTH CAROLINA

- Largest university in SC with over 35,000 students located on the main campus in CBD Columbia.
- The University is integral to Columbia's economy and provides the greater Columbia region with a skilled workforce.
- USC is categorized by the Carnegie Foundation for the Advancement of Teaching as having "highest research activity", boasts the #1 ranked undergraduate international business major and the #1 International MBA.



GOVERNMENT

- As the capital city of the state of South Carolina, Columbia is home to countless government agencies for local, state, and national functions.
- Columbia is the central-most point of the state making it the ideal location for state government functions requiring convenient access to cities and towns throughout South Carolina.
- 26% of Columbia's workforce is government related and requires convenient access to the capitol.



MILITARY

- Fort Jackson, which trains more than 50% of the soldiers entering the Army each year, is the largest Army basic training facility and has been a driving economic force in Columbia for the last 100 years.
- The base creates jobs, attracts countless visitors annually, and attracts military retirees to the Columbia region after retirement.
- The base is responsible for a total impact of \$2.2 billion in South Carolina. Approximately \$1.0 billion of that includes labor income from salaries paid by the Army and private jobs generated in the Columbia region.

MARKET OVERVIEW

Demographics



1 MILE RADIUS

Summary

	2025	2030
Population	6,004	6,370
Households	2,792	3,007
Families	1,394	1,468
Average Household Size	2.03	2.00
Owner Occupied Housing Units	1,817	1,984
Renter Occupied Housing Units	975	1,023
Median Age	41.8	42.6
Average Household Income	\$86,625	\$94,683

3 MILE RADIUS

Summary

	2025	2030
Population	49,000	51,567
Households	23,201	24,713
Families	11,729	12,359
Average Household Size	2.08	2.06
Owner Occupied Housing Units	12,714	13,945
Renter Occupied Housing Units	10,487	10,768
Median Age	38.6	40.0
Average Household Income	\$78,478	\$87,867

5 MILE RADIUS

Summary

	2025	2030
Population	139,626	145,992
Households	61,293	65,308
Families	30,119	31,705
Average Household Size	2.11	2.08
Owner Occupied Housing Units	32,522	35,528
Renter Occupied Housing Units	28,771	29,780
Median Age	35.1	36.6
Average Household Income	\$80,865	\$90,250



This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 110 Medical Circle, West Columbia, SC ("Property"). It has been prepared by Furman Capital Advisors ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.



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