

FURMAN  
CAPITAL ADVISORS



**CHASE** 

COLUMBIA, SOUTH CAROLINA

CONFIDENTIAL OFFERING MEMORANDUM

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## PROPERTY SUMMARY

Address	2300 Decker Blvd, Columbia, SC 29206
Ownership	Fee Simple
Building Size	3,271 SF
Parcel Size	0.82 Acres
Parking	26 Spaces
Year Built	2025

## INVESTMENT SUMMARY

Asking Price	\$2,000,000
Cap Rate	4.50%
NOI	\$90,000
Lease Type	Absolute Net Ground Lease
Remaining Lease Term	±14.5 Years
Rent Increases	10% Every 5 Years
Remaining Options	(6) 5 - Year

## PROPERTY HIGHLIGHTS

**Zero Landlord Responsibilities:** This attractive Absolute Net Ground Lease structure leaves the Landlord with no maintenance, insurance, or property tax obligations, offering a truly passive investment.

**Investment-Grade Corporate Tenant:** The Tenant, JPMorgan Chase Bank, N.A., is the primary consumer and commercial banking arm of JP Morgan Chase & Co, one of the largest and most financially secure banking institutions in the world.

**Dominant U.S. Presence:** JPMorgan Chase, the largest US bank by assets (\$4.0 trillion as of 2024), operates a vast nationwide retail network with more than 5,000 branches and approximately 16,000 ATMs across the United States, underscoring the tenant's deep market penetration and long-term commitment to physical banking locations.

**Strong Lease Terms:** ±14.5 years remaining on the initial lease term with an additional 30 years in option periods, along with the scheduled 10% rent increases every five years, ensure long-term reliable income and cash flow stability.

**High Traffic Corridor and Excellent Interstate Access:** Located along Decker Blvd (±23,300 VPD), a highly trafficked retail corridor, and situated just ±2.0 miles from I-20 (±73,100 VPD) and ±2.6 miles from I-77 (±96,100 VPD), providing the tenant with strong daily exposure, excellent interstate access, and a strong, reliable customer traffic base.

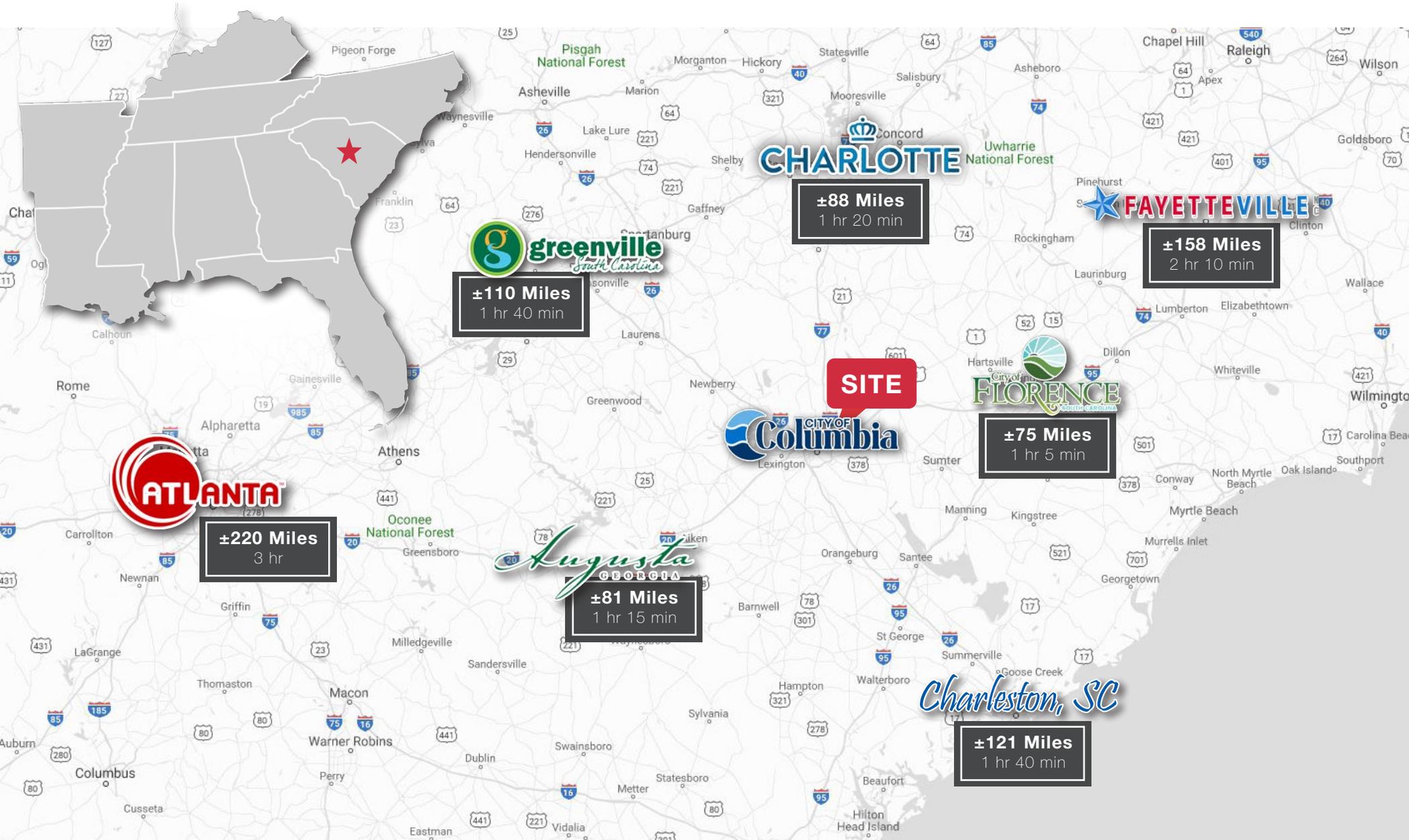
**Excellent Demographics:** With a 5-mile population density of ±121,000 people and a respective average household income of \$96,834, this property is ideally situated for excellent customer exposure through its proximity to a large and affluent customer base.

**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

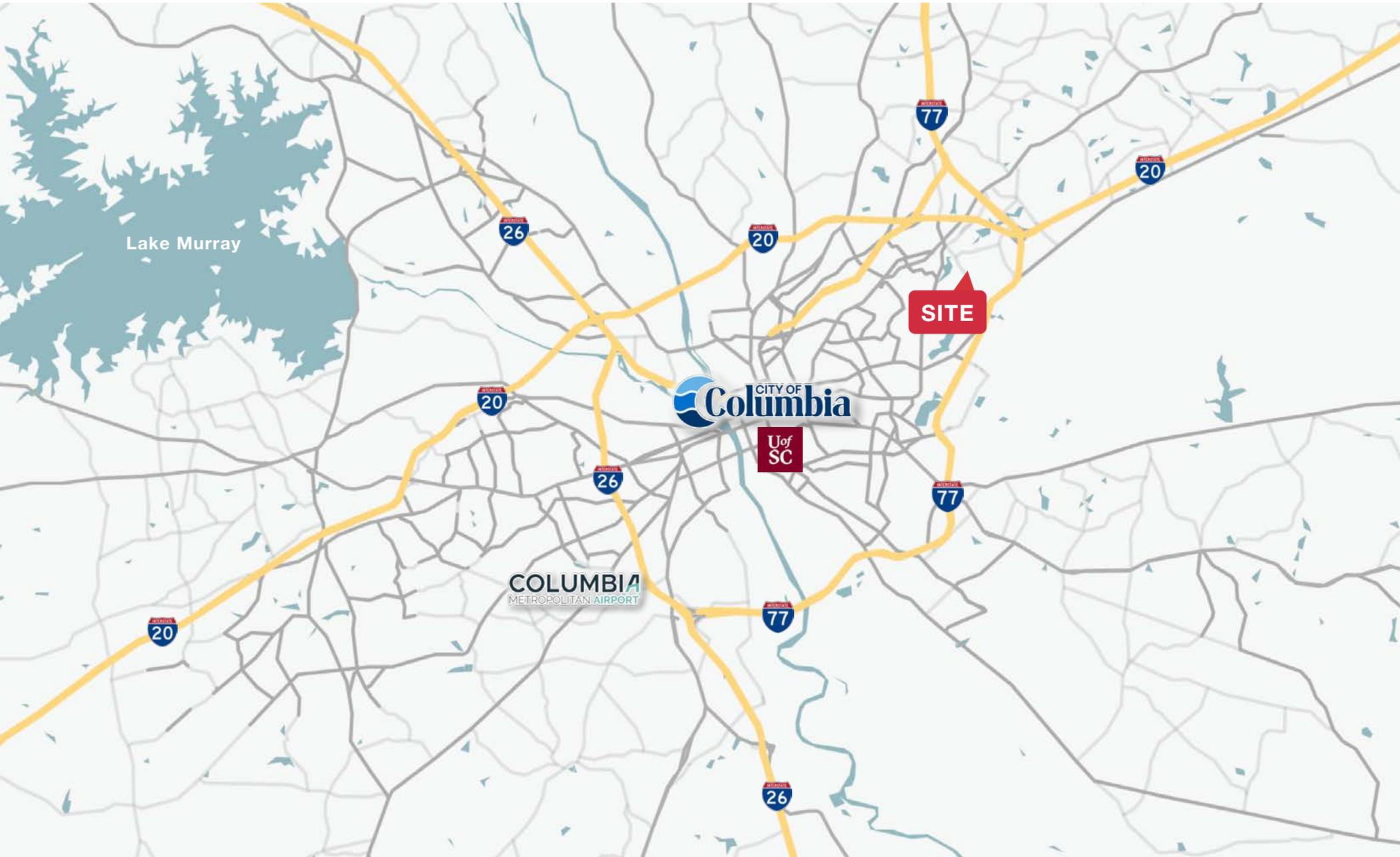


Regional Map



# PROPERTY OVERVIEW

Market Map



# PROPERTY OVERVIEW

Submarket



# 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

<b>Tenant</b>	<b>JPMorgan Chase Bank, National Association</b>
<b>Tenant Classification</b>	Corporate
<b>Lease Type</b>	Absolute Net Ground Lease
<b>Building Size</b>	3,271 SF
<b>Original Lease Term</b>	15 Years
<b>Rent Commencement Date</b>	10/8/2025
<b>Lease Expiration Date</b>	10/31/2040
<b>Rent Increases</b>	10% Every 5 Years
<b>Remaining Lease Term</b>	±14.5 Years
<b>Options</b>	(6) 5 - Year Options
<b>Property Taxes</b>	Tenant Responsible
<b>Insurance</b>	Tenant Responsible
<b>Operating Expenses</b>	Tenant Responsible
<b>Capital Expenses</b>	Tenant Responsible
<b>Right of First Refusal</b>	Yes; 30 Days

## RENT SCHEDULE

<b>Initial Term</b>	<b>Monthly</b>	<b>Annually</b>
10/8/2025 - 10/31/2030	\$7,500	\$90,000
11/1/2030 - 10/31/2035	\$8,250	\$99,000
11/1/2035 - 10/31/2040	\$9,075	\$108,900
<b>First Option</b>		
11/1/2040 - 10/31/2045	\$9,983	\$119,790
<b>Second Option</b>		
11/1/2045 - 10/31/2050	\$10,981	\$131,769
<b>Third Option</b>		
11/1/2050 - 10/31/2055	\$12,079	\$144,946
<b>Fourth Option</b>		
11/1/2055 - 10/31/2060	\$13,287	\$159,440
<b>Fifth Option</b>		
11/1/2060 - 10/31/2065	\$14,615	\$175,385
<b>Sixth Option</b>		
11/1/2065 - 10/31/2070	\$16,077	\$192,923



**JPMorgan Chase Bank, N.A. (Chase Bank)** is the U.S. consumer and commercial banking division of **JPMorgan Chase & Co.**, one of the largest financial institutions in the world that was formed through the merger of **Chase Manhattan Bank with J.P. Morgan & Co. in 2000**, and with roots dating back to the **Manhattan Company in 1799**. Today, Chase operates a vast physical footprint with **more than 5,000 branches across the United States** and approximately **16,000 ATMs**, making it one of the country's largest retail banking networks and a major commercial real estate tenant. Additionally, the bank's parent, JPMorgan Chase & Co. operates internationally in more than **100 countries**, extending its corporate, investment, and consumer banking reach well beyond the U.S. JPMorgan Chase & Co. had approximately **\$4.0 trillion in total assets** as of 2024, with assets rising toward about **\$4.56 trillion nearing EOY 2025**, underscoring the scale of the institution's financial base.

[WWW.CHASE.COM](http://WWW.CHASE.COM)



**WORLD'S BEST EMERGING MARKETS BANK**

*Global Finance, 2025*

**BEST GLOBAL PRIVATE BANK**

*Private Wealth Management, 2025*

**#3 WORLD'S BEST COMPANIES OF 2025**

*TIME, 2025*

**#7 WORLD'S MOST ADMIRABLE COMPANY**

*Fortune, 2025*

**#8 TOP COMPANIES 2025**

*LinkedIn, 2025*

# 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.

- #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)*

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.

# 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.

### 1 MILE RADIUS

Summary	2025	2030
Population	9,058	9,122
Households	4,070	4,191
Families	2,375	2,418
Average Household Size	2.22	2.17
Owner Occupied Housing Units	2,325	2,490
Renter Occupied Housing Units	1,745	1,701
Median Age	38.9	40.3
Average Household Income	\$81,243	\$91,222

### 3 MILE RADIUS

Summary	2025	2030
Population	51,047	51,980
Households	20,984	21,865
Families	11,834	12,183
Average Household Size	2.17	2.12
Owner Occupied Housing Units	11,749	12,672
Renter Occupied Housing Units	9,235	9,193
Median Age	36.4	37.7
Average Household Income	\$87,406	\$98,192

### 5 MILE RADIUS

Summary	2025	2030
Population	121,171	122,930
Households	50,519	52,461
Families	28,608	29,354
Average Household Size	2.18	2.14
Owner Occupied Housing Units	29,829	31,951
Renter Occupied Housing Units	20,690	20,509
Median Age	37.9	39.0
Average Household Income	\$96,834	\$108,825

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 2300 Decker Blvd, Columbia, SC 29206 (“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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