

PRISMA HEALTH

CONFIDENTIAL OFFERING MEMORANDUM

**140 SAINT JAMES AVENUE
GOOSE CREEK, SC 29445**

CHARLESTON MSA
(#1 City in the South - Southern Living - 2017-2026)

PRISMA HEALTH
URGENT CARE

PRISMA HEALTH
URGENT CARE

BRAND NEW CONSTRUCTION • LONG-TERM CORPORATE LEASE
HIGH VOLUME TRAFFIC COUNTS • GROCERY ANCHORED OUTPARCEL

**TRINITY
PARTNERS**

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INVESTMENT OVERVIEW



OFFERING INTRODUCTION

Trinity Partners is proud to serve as exclusive advisor and offer the marketplace this net lease medical-retail investment opportunity in Goose Creek, SC. Prisma Health Urgent Care is a growing provider operating over 30 clinics across the state. They deliver walk-in services as part of Prisma Health, South Carolina's largest private, nonprofit health system, which serves approximately 1.6 million patients annually. The platform operates in partnership with WellStreet, an urgent care management company based in Atlanta, GA and is affiliated with over 130 clinics nationwide.

The Property includes a newly developed 3,768 square foot building with access to 21 parking spaces on a high profile outparcel to a fully leased 60,000 square foot retail center anchored by one of the top performing Food Lion's in the chain (top 12% - placer.ai). The site benefits from strong consumer traffic generated by the surrounding trade area with 42,900 VPD on St. James Avenue and US 176 and 44,900 VPD on North Goose Creek Boulevard and US 52. Well positioned 3 miles from I-26, 11 miles from Charleston International Airport, and 18 miles from Downtown Charleston.

The Property is leased on a double net basis providing passive ownership with minimal landlord responsibilities. The lease features a 12-year primary term with multiple renewal options and 10% rental increases throughout the term providing long-term income growth and inflation protection. It's guaranteed by a corporate subsidiary of Prisma Health.

Located within the Charleston MSA with a population of nearly 900,000 (~9% growth since 2020), Goose Creek thrives from a diverse economy supported by Joint Base Charleston (22,000+ employees / 79,000+ personnel), the Port of Charleston (#7 container port in US), and Google's Berkeley County data center, part of Google's \$9 billion South Carolina expansion through 2027. Continued population growth, residential development, and expanding employment throughout Berkeley County support long-term demand for healthcare services and reinforce the Property's investment fundamentals.



OFFERING HIGHLIGHTS

- Prisma Health Urgent Care by WellStreet operating under the Prisma Health system brand serving approximately 1.6 million patients annually
- 2026 development in the Charleston MSA, a Top 10 U.S. Growth Metro (U-Haul 2025 Growth Index)
- 12-year NN lease with three 5-year options providing passive ownership with minimal landlord responsibilities
- 10% rent bumps throughout base term and options providing income growth and inflation protection
- High profile location at the convergence of US 176 and US 152 with a combined traffic count of nearly 70,000 VPD
- Outparcel to a top 12% ranked Food Lion (placer.ai) in a retail corridor anchored by other grocers Publix, Walmart Neighborhood Market, ALDI, and Lidl
- Major nearby employers include Joint Base Charleston (25,000 jobs), Medical University of SC (16,000 jobs), Boeing South Carolina (9,000 jobs), Berkely County School District (6,000 jobs), and Trident Health System (3,500 jobs)
- 10 minute drive from Google's Berkley County data center, part of Google's \$9B South Carolina expansion thru 2027
- Positioned 3 miles from I-26 (113,500 VPD), 11 miles from Charleston International Airport (6.34M passengers in 2025), and 18 miles from Downtown Charleston (7.9 million tourists/year)
- Dense and affluent submarket with over 127,800 residents and an average household income of nearly \$100,000 within a 5-mile radius
- Across the street from Westview Elementary, Middle, and Primary School with over 2,000 students combined



OFFERING SPECIFICS

LISTING PRICE	\$2,990,500
LISTING CAP RATE	6.30%
BASE RENT / NOI	\$188,400.00 (Years 1-5) \$205,240.00 (Years 6-10) \$227,964.00 (Years 11-12)
TENANT CREDIT	Corporate/Private
LEASE TYPE	NN
BASE LEASE TERM	12 Years
COMMENCEMENT DATE	October 2026
EXPIRATION DATE	October 2038
RENEWAL OPTIONS	3-5 Years each
RENT INCREASES	10% in Year 6, 11 and Year 1 of each option
BUILDING AGE	October 2026 completion
BUILDING SIZE	±3,768 SF
LAND SIZE	±0.27 AC
PARKING SPACES	21 (10 on-site/11 shared)
ZONING	VN - Village Node



August 24, 2026

DEMOGRAPHIC SUMMARY 2025	1 MILE	3 MILES	5 MILES
2025 POPULATION	7,156	61,657	127,835
2025-30 ANNUAL RATE	1.66%	1.62%	1.68%
2025 HOUSEHOLDS	2,989	24,227	50,257
2025 MEDIAN HOUSEHOLD INCOME	\$86,846	\$85,016	\$79,843
2025 AVERAGE HOUSEHOLD INCOME	\$112,133	\$102,351	\$97,961





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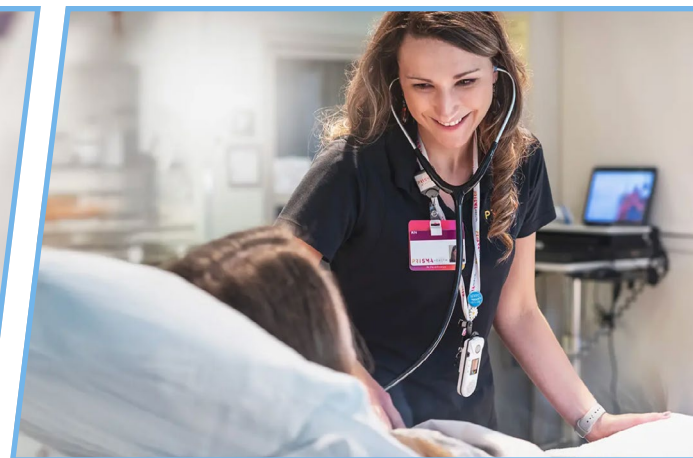
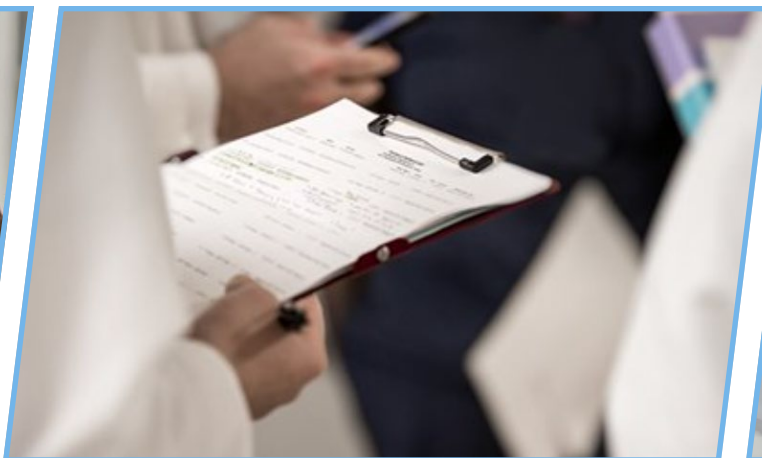
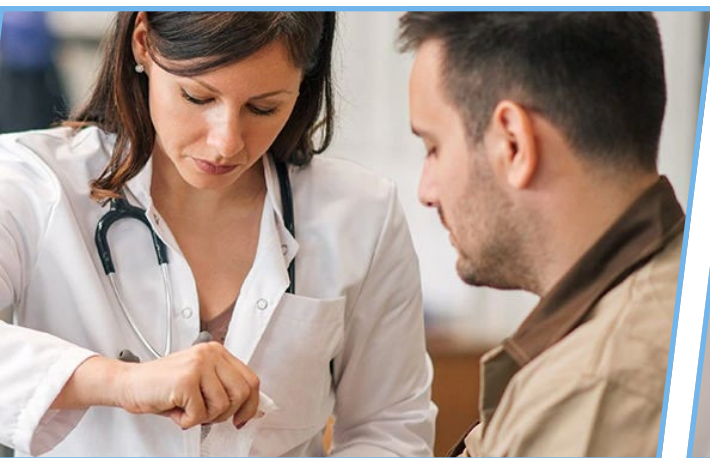
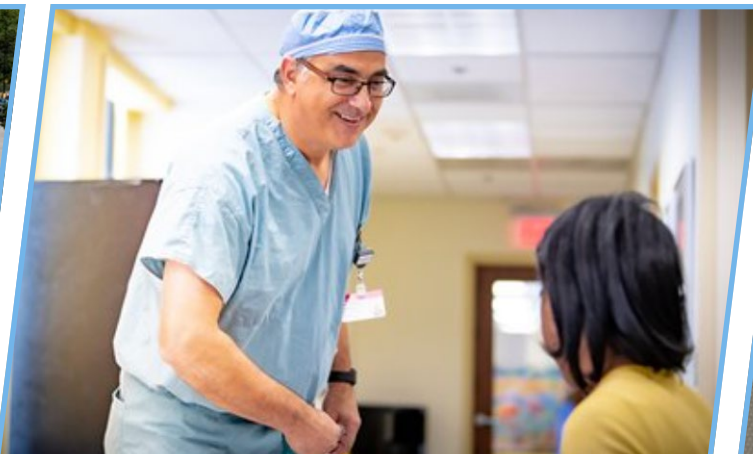
TENANT OVERVIEW

TENANT SUMMARY

Prisma Health Urgent Care is a growing urgent care provider throughout South Carolina, operating over 30 locations across the state. The platform is operated in partnership with WellStreet, an experienced urgent care management company affiliated with over 130 urgent care clinics nationwide through partnerships with leading healthcare systems. Prisma Health Urgent Care delivers walk-in care services, providing convenient access to treatment for illnesses, injuries, and other non-emergency medical needs.

Prisma Health Urgent Care is part of Prisma Health, South Carolina's largest private, nonprofit health system. Formed in 2017, Prisma Health serves more than 1.6 million patients annually through an extensive network of hospitals, physician practices, specialty facilities, and outpatient care locations across the state.

For more information, visit www.prismahealthurgentcare.org.



IN THE NEWS



Prisma Health To Begin A \$350M Expansion Of Greer Memorial Hospital:

Prisma Health will soon begin a \$350 million expansion of Greer Memorial Hospital that will double the number of patient beds and expand outpatient care through the development of a medical park, the health system announced July 22.

Site preparation for the project is expected to begin this fall.

The project represents Prisma Health's largest investment in expanding an Upstate medical campus in nearly 20 years.

The expansion will increase Greer Memorial's licensed bed count to 175, a 93-bed jump. The state Department of Public Health approved Prisma's Certificate of Need application in June.

Construction on the \$250 million hospital expansion and renovation will be done in phases. It's expected to be completed in early 2028. It will include construction of a three-story 110,000-square-foot tower adjacent to the existing hospital.

[CLICK TO READ FULL ARTICLE](#)



Why Prisma Health Is Betting Big On Outpatient Expansion:

Greenville, S.C.-based Prisma Health is expanding its operations into the ASC and outpatient space, signaled by a recent joint venture partnership and capital investment.

The nonprofit organization, which operates 19 acute and specialty hospitals serving more than 1.6 million patients each year across South Carolina and Tennessee, cut the ribbon on a \$126 million outpatient campus in October.

Northeast Medical Park in Columbia, S.C., spans 120,000 square feet and includes four advanced operating rooms, a two-room GI center and a four-room ASC.

In February, the organization entered into a joint venture with Atlas Healthcare Partners to develop and operate more than 15 ASCs. The partnership combines Prisma Health's clinical network with Atlas' ASC development and management resources.

Les Jebson, system administrator at Prisma Health, recently connected with Becker's to share the organization's outlook for the rest of this year.

[CLICK TO READ FULL ARTICLE](#)

LEASE SUMMARY

ADDRESS	140 Saint James Avenue, Goose Creek, SC 28445
LOT PREMISE	±0.27 AC
BUILDING PREMISE	±3,768 SF
TENANT/GUARANTOR	Prisma Health Urgent Care by Wellstreet, LLC
BASE LEASE TERM	12 Years
COMMENCEMENT DATE	September 2026
EXPIRATION DATE	September 2038
ANNUAL RENT	\$188,400.00 (Years 1-5) \$207,240.00 (Years 6-10) \$227,964.00 (Years 11-12)
RENEWAL OPTIONS	3 – 5 Years each (180 days written notice)
OPTION 1 RENT	\$250,760.40 (Years 13-17)
OPTION 2 RENT	\$275,836.44 (Years 18-22)
OPTION 3 RENT	\$303,420.08 (Years 23-27)
LANDLORD RESPONSIBILITIES	Roof, structure, parking lot, some HVAC, annual reconciliation (see Lease for other items)
TENANT RESPONSIBILITIES	CAM, Taxes, Insurance, most HVAC, utilities (see Lease for other items)
RIGHT OF FIRST REFUSAL	N/A
FINANCIAL REPORTING	Once per year within 10 days of written request



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PROPERTY OVERVIEW

Top 12% Chainwide (placer.ai)

PRISMA HEALTH

Shared Parking

(Under Construction)

ST. JAMES AVE / 176

42,900 VPD

[illegible]

PROPERTY RENDERING



2 3D VIEW 2
SCALE



1 3D VIEW 1
SCALE



TRADE AREA RETAIL MAP



ZONE 1 - *Prisma Health Urgent Care, Food Lion (in top 15% of US Food Lions), Whitewater Express Car Wash, Truist Bank
ZONE 2 - Saigon Asian Food Market, O’Rielly Auto Parts, Citi Trends, Dollar General, Wells Fargo Bank, Hardee’s, Dairy Queen
ZONE 3 - Publix, Kimbrell’s Furniture, Pet Supplies, Starbucks

ZONE 4 - Aldi, Goodwill, REV FCU
ZONE 5 - 7-Eleven
ZONE 6 - Walmart Neighborhood Market, Domino’s Pizza, Jersey Mike’s Subs
ZONE 7 - Planet Fitness, Dollar Tree, Dunkin’. Palm Branch Tan, Bank of America, South State Bank, Chipotle, Chicken Salad Chick

ZONE 8 - Popeye’s, Subway, Sonic Drive-In, Advance Auto Parts, Auto Zone, Verizon, Burger King, Pizza Hut, McDonald’s, Captain D’s
ZONE 9 - Wendy’s, Quality Inn
ZONE 10 - Taco Bell, Kentucky Fried Chicken, Waffle Home, Sherwin Williams

ZONE 11 - Westview Primary School, Westview Elementary School, Westview Middle School (Almost 2100 students between the three schools)

REGION LOCATION MAP



DRIVING DISTANCE FROM GOOSE CREEK



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MARKET OVERVIEW

GOOSE CREEK SUMMARY

Located in Berkeley County, Goose Creek is one of the fastest-growing communities within the Charleston MSA. Positioned approximately 17 miles from downtown Charleston, the market benefits from strong regional connectivity and access to one of the Southeast's most dynamic economic regions.

Goose Creek has experienced substantial in-migration in recent years, supported by military employment, new housing development, and continued expansion throughout Berkeley County. The area's relative affordability and proximity to Charleston's employment centers have made it an increasingly attractive destination for residents and businesses alike.

Demographically, Goose Creek is anchored by a stable population of working professionals, military personnel, and families. Strong household incomes and a growing residential base support consistent demand for healthcare, retail, and other essential services.

Economically, the market benefits from the diverse employment drivers of the Charleston region, including Joint Base Charleston, the Port of Charleston, advanced manufacturing, healthcare, and logistics. Major employers such as Boeing and Volvo continue to reinforce the area's economic strength and workforce stability.

From a real estate perspective, Goose Creek continues to attract residential and commercial investment as development expands throughout the Charleston metropolitan area. The combination of favorable demographics, a diverse employment base, and strategic regional positioning supports long-term demand for healthcare and service-oriented real estate.



CHARLESTON SUMMARY

Charleston stands as one of the Southeast's most dynamic and diversified metropolitan economies, anchored by a world-class deepwater port, a growing aerospace and advanced manufacturing base, and an expanding technology sector. The Charleston region generates a gross regional product of over \$71 billion.

The Port of Charleston, home to the deepest harbor on the East Coast, ranks among the nation's top ten container ports and serves as the primary engine behind the South Carolina Ports Authority's estimated \$87 billion in annual statewide economic impact, supporting roughly one in nine jobs across South Carolina. As the system's flagship port, Charleston accounts for the substantial majority of this activity, with continued infrastructure investment positioning the port for long-term growth as a gateway for Southeast trade.

Aerospace remains a cornerstone industry as well, led by Boeing's 787 Dreamliner manufacturing campus in North Charleston, where a recent \$1 billion expansion is set to boost production to ten aircraft per month and add approximately 1,000 new jobs, reinforcing the region's manufacturing strength.

Beyond aerospace and logistics, Charleston has diversified into technology and life sciences, earning recognition as the Southeast's "Silicon Harbor," home to more than 1,600 tech companies generating over \$51.7 billion in economic output for the state's tech cluster, including recent major data center investment. The market also supports more than 160 international firms and ranks among the nation's top ten metros for foreign direct investment (Charleston Regional Development Alliance).

Tourism adds further strength to the local economy, with the region generating a record \$14.3 billion in economic impact from tourism in 2025 alone. This combination of port infrastructure, industrial investment, technology growth, and a resilient visitor economy positions Charleston as one of the most economically diverse and stable markets in the Southeast.



DEMOGRAPHICS, GROWTH AND INCOME

POPULATION

	1 MILE	3 MILES	5 MILES
2010 POPULATION	7,299	54,997	102,736
2020 POPULATION	7,231	61,462	121,632
2025 POPULATION	7,156	66,812	138,932
2030 POPULATION	7,771	15,316	35,115
2010-2020 ANNUAL RATE	-0.09%	1.12%	1.70%
2020-2025 ANNUAL RATE	-0.20%	0.06%	0.95%
2025-2030 ANNUAL RATE	1.66%	1.62%	1.68%
2025 MEDIAN AGE	40.4	37.2	34.8

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	2,869	20,200	37,329
2020 HOUSEHOLDS	2,893	23,107	45,472
2025 HOUSEHOLDS	2,989	24,227	50,257
2030 HOUSEHOLDS	3,350	27,047	56,380
2010-2020 ANNUAL RATE	0.08%	1.35%	1.99%
2020-2025 ANNUAL RATE	0.62%	0.91%	1.92%
2025-2030 ANNUAL RATE	2.31%	2.23%	2.33%
2025 AVERAGE HOUSEHOLD SIZE	2.38	2.49	2.47

MEDIAN HOUSEHOLD INCOME

2025 MED. HOUSEHOLD INCOME	\$86,846	\$85,016	\$79,843
2030 MEDIAN HOUSEHOLD	\$96,259	\$94,533	\$88,500
2025-2030 ANNUAL RATE	2.08%	2.14%	2.08%

AVERAGE HOUSEHOLD INCOME

2025 AVG. HOUSEHOLD INCOME	\$112,133	\$102,351	\$97,961
2030 AVG. HOUSEHOLD INCOME	\$122,032	\$112,343	\$108,310

PER CAPITA INCOME

2025 PER CAPITA INCOME	\$45,912	\$40,045	\$38,928
2030 PER CAPITA INCOME	\$51,539	\$45,260	\$44,371
2025-2030 ANNUAL RATE	2.34%	2.48%	2.42%

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DISCLAIMER

Trinity Partners-Greenville, LLC, a South Carolina Limited Liability Company ("Trinity Partners"), has been retained as advisor and broker to Southbound Goose Creek, LLC (the "Owner") regarding the sale of 140 Saint James Avenue, Goose Creek, SC 29445 (the "Property").

This Offering Memorandum has been prepared by Trinity Partners for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Trinity Partners, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, and therefore are subject to variation. No representation or warranty, express or implied, is made by Trinity Partners or the Owner 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. Although the information contained herein is believed to be correct, the Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Trinity Partners, the Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

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