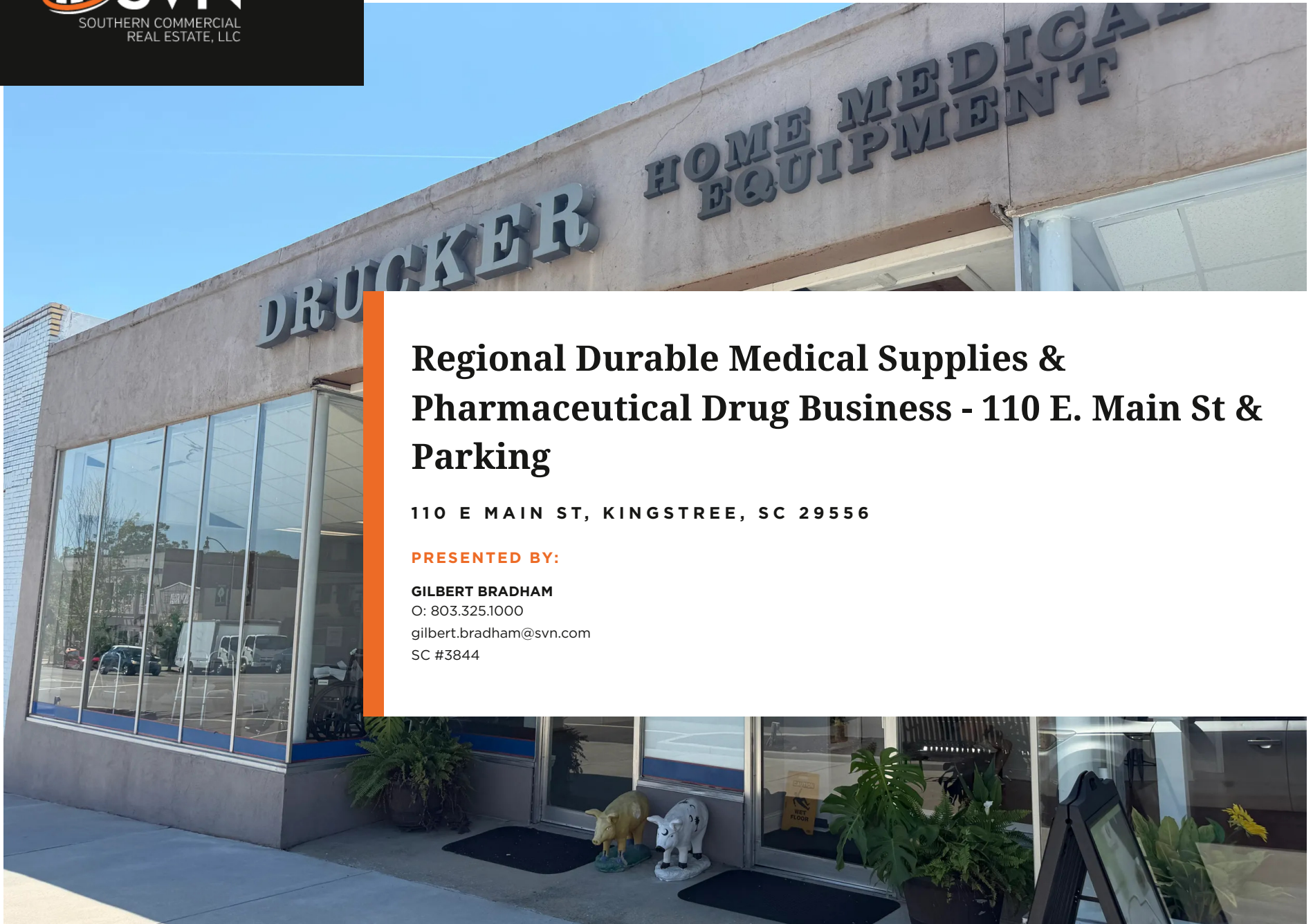




# Offering Memorandum



## Regional Durable Medical Supplies & Pharmaceutical Drug Business - 110 E. Main St & Parking

110 E MAIN ST, KINGSTREE, SC 29556

**PRESENTED BY:**

**GILBERT BRADHAM**

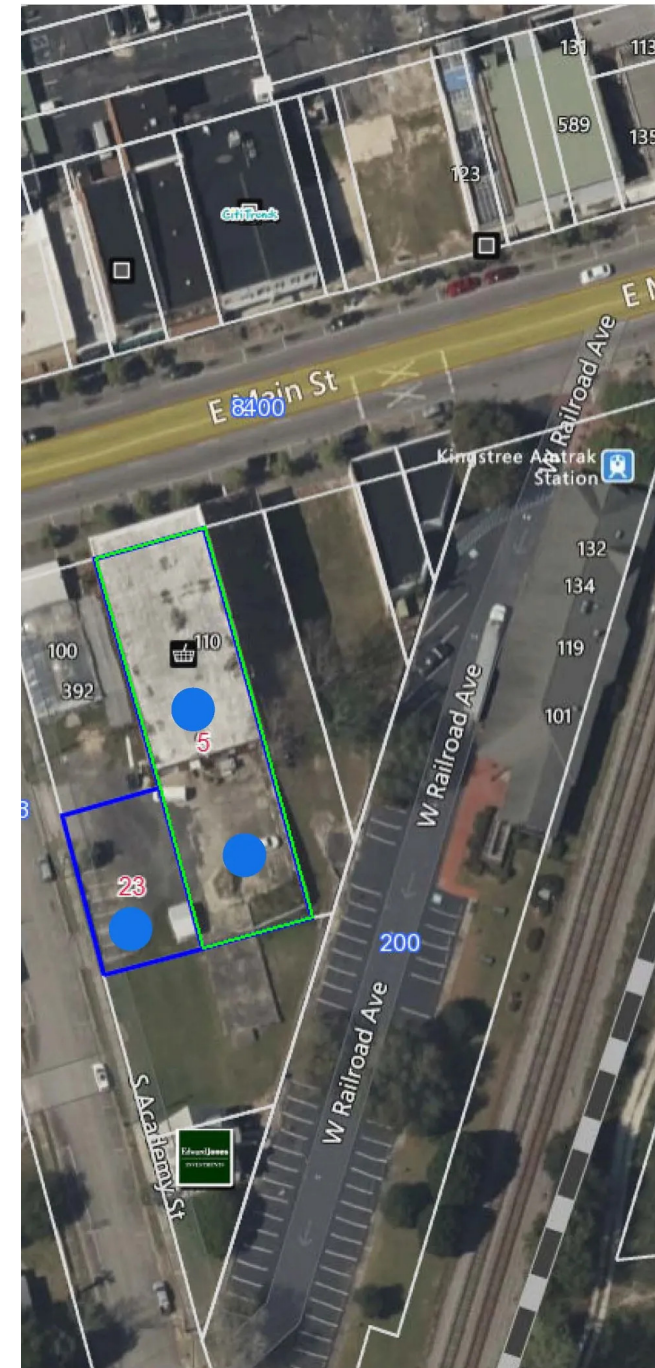
O: 803.325.1000

[gilbert.bradham@svn.com](mailto:gilbert.bradham@svn.com)

SC #3844

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# MEET THE TEAM



**Gilbert Bradham**

O: 803.325.1000

[gilbert.bradham@svn.com](mailto:gilbert.bradham@svn.com)

SC #3844



**GILBERT BRADHAM**

Senior Advisor

[gilbert.bradham@svn.com](mailto:gilbert.bradham@svn.com)

Direct: **803.325.1000** | Cell: **843.532.1641**

SC #3844

## PROFESSIONAL BACKGROUND

**Collective Strength = Accelerated Growth** is the focus embodied by SVN | Southern Commercial Real Estate, LLC, and my path endeavors to bring a wealth of experience, dedication, and a strong work ethic to deliver exceptional value to clients in the Charleston Lowcountry, across South & North Carolina, and beyond through Broker of Record collaboration. <https://svn-scre.com/> Cell Number Direct: (843) 532-1641

I am delighted to say that work ethic and a collaborative focus are now my path with SVN Southern Commercial Real Estate, and we bring collaboration and cooperation to you through a stellar team in Commercial Real Estate, delivered through personal engagement tempered by expertise. Client or CRE Broker, get in touch with me. So, what is my focus? Trust is built personally through a handshake—reach out and connect. Artificial Intelligence and bullet points do not control our lives; they are tools. Making informed decisions requires real people, and that will be me, you, and our team.

Let's engage, collaborate, and explore new directions to leverage our combined capacity, in person or through other methods, to foster teamwork rather than siloed focuses. Get in touch, and let's close the loop.

## EDUCATION

Citadel Alumni 2020 Bachelor of Arts in Political Science with Pre-Law & Legal Subfield  
Summa Cum Laude Institutional Honors  
CGC M.A. in Intelligence & Securities Studies Graduate May 2023


SVN | Southern Commercial Real Estate, LLC  
116 E. Main Street, Suite 201  
Rock Hill, SC 29730  
803.325.1000

## Gilbert B. Bradham, Jr. | *SVN Senior Advisor*




**OFFICE** | 803.325.1000

**CELL** | 843.532.1641

 @gilbradhamjr29487

 gilbert.bradham@svn.com

 [www.svn-scre.com](http://www.svn-scre.com)

**116 E. Main Street, Suite 201 | Rock Hill, SC 29730**



# Property Information

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# PROPERTY SUMMARY

## REGIONAL DURABLE MEDICAL SUPPLIES & PHARMACEUTICAL DRUG BUSINESS - 110 E. MAIN ST & PARKING

110 E MAIN ST  
KINGSTREE, SC 29556

### OFFERING SUMMARY

## PROPERTY SUMMARY

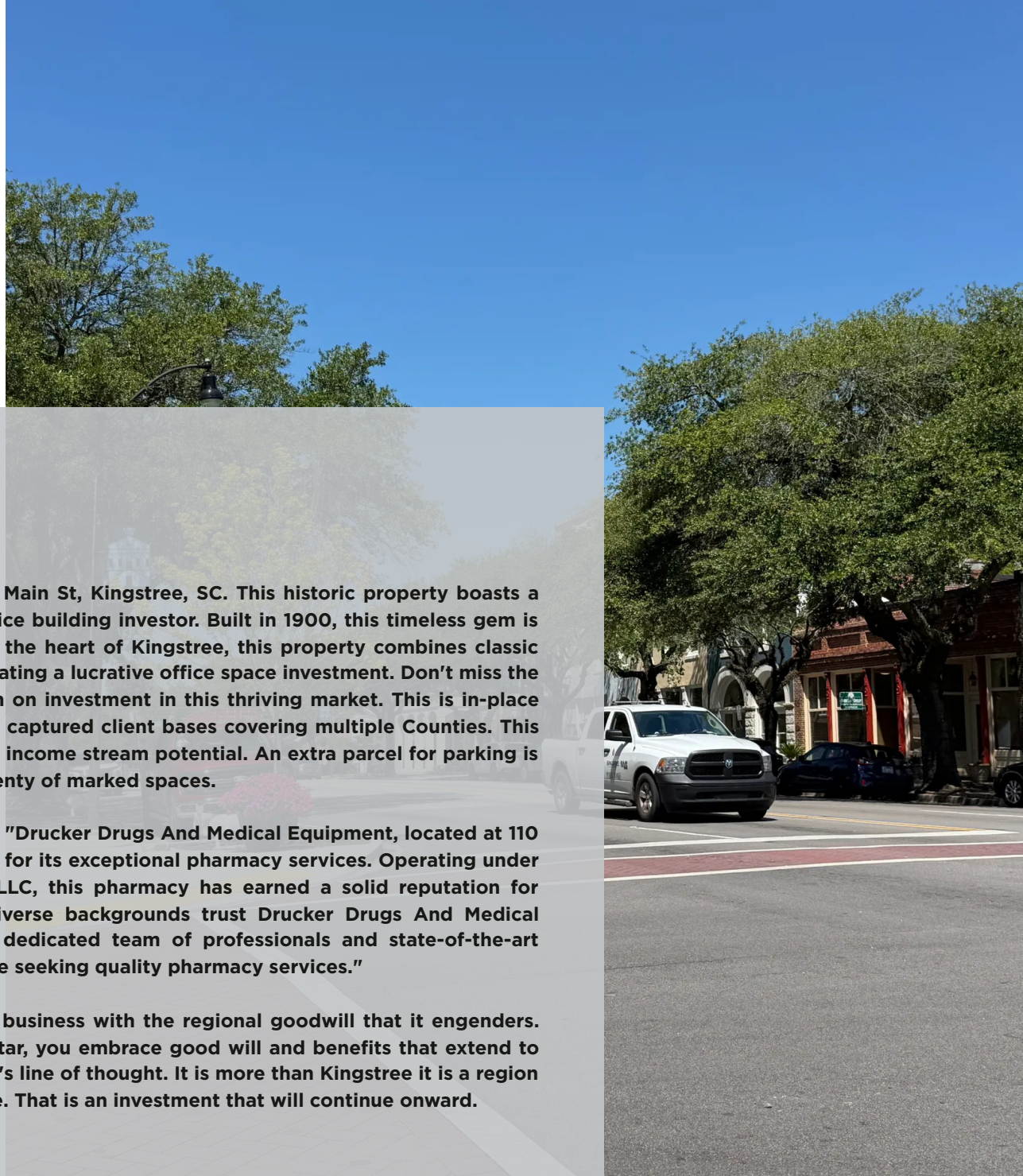
SALE PRICE: \$715,000

BUILDING SIZE: 7,076 SF

Introducing an exceptional investment opportunity at 110 E Main St, Kingstree, SC. This historic property boasts a 7,076 SF building with two units, perfect for an office or office building investor. Built in 1900, this timeless gem is zoned CC and currently enjoys 100% occupancy. Nestled in the heart of Kingstree, this property combines classic charm with modern potential, offering a prime canvas for creating a lucrative office space investment. Don't miss the chance to own a piece of history and secure a strong return on investment in this thriving market. This is in-place income yield of ongoing businesses generating returns from captured client bases covering multiple Counties. This is the sale of the real estate, business structure, and ongoing income stream potential. An extra parcel for parking is include in the deal with on-street parking out front also in plenty of marked spaces.

To understand the scope read it in the business's own words, "Drucker Drugs And Medical Equipment, located at 110 East Main Street in Kingstree, SC, United States, is renowned for its exceptional pharmacy services. Operating under the ownership of Drucker Drugs And Medical Equipment LLC, this pharmacy has earned a solid reputation for providing top-notch healthcare solutions. Patients from diverse backgrounds trust Drucker Drugs And Medical Equipment for their pharmaceutical needs, thanks to the dedicated team of professionals and state-of-the-art facilities. It stands as a beacon of reliability and care for those seeking quality pharmacy services."

Effectively, this encapsulates the real estate and the stellar business with the regional goodwill that it engenders. Purchasing this asset incorporates more than brick and mortar, you embrace good will and benefits that extend to many people. Incorporating that is a solid pathway in anyone's line of thought. It is more than Kingstree it is a region of good people who rely on these products to live a good life. That is an investment that will continue onward.

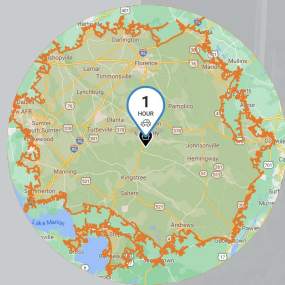


# PROPERTY HIGHLIGHTS

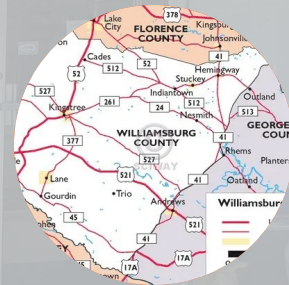
- 7,076 SF building
- Two units
- Built in 1900
- Zoned CC
- Located in Kingstree
- 100% occupancy
- In-Place Income Yield & Real Estate Asset w/ Captured Clientele Paid Via the Government



**SOLID COMMUNITY**



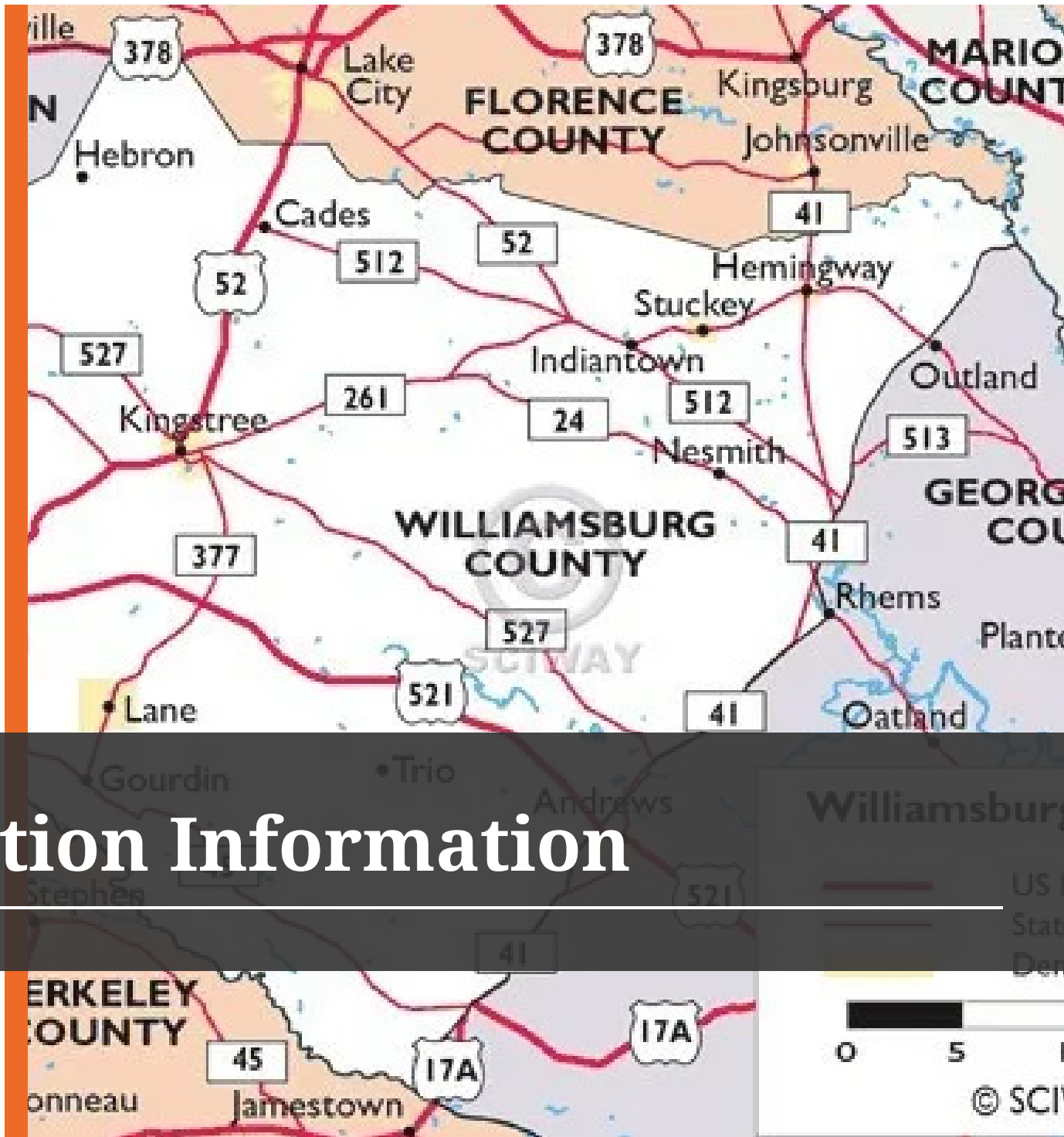
**MULTI-COUNTY  
CLIENTELE**



**CONNECTIVITY**

# MULTI-COUNTY HOME GOV'T MEDICAL SUPPLY BUSINESS





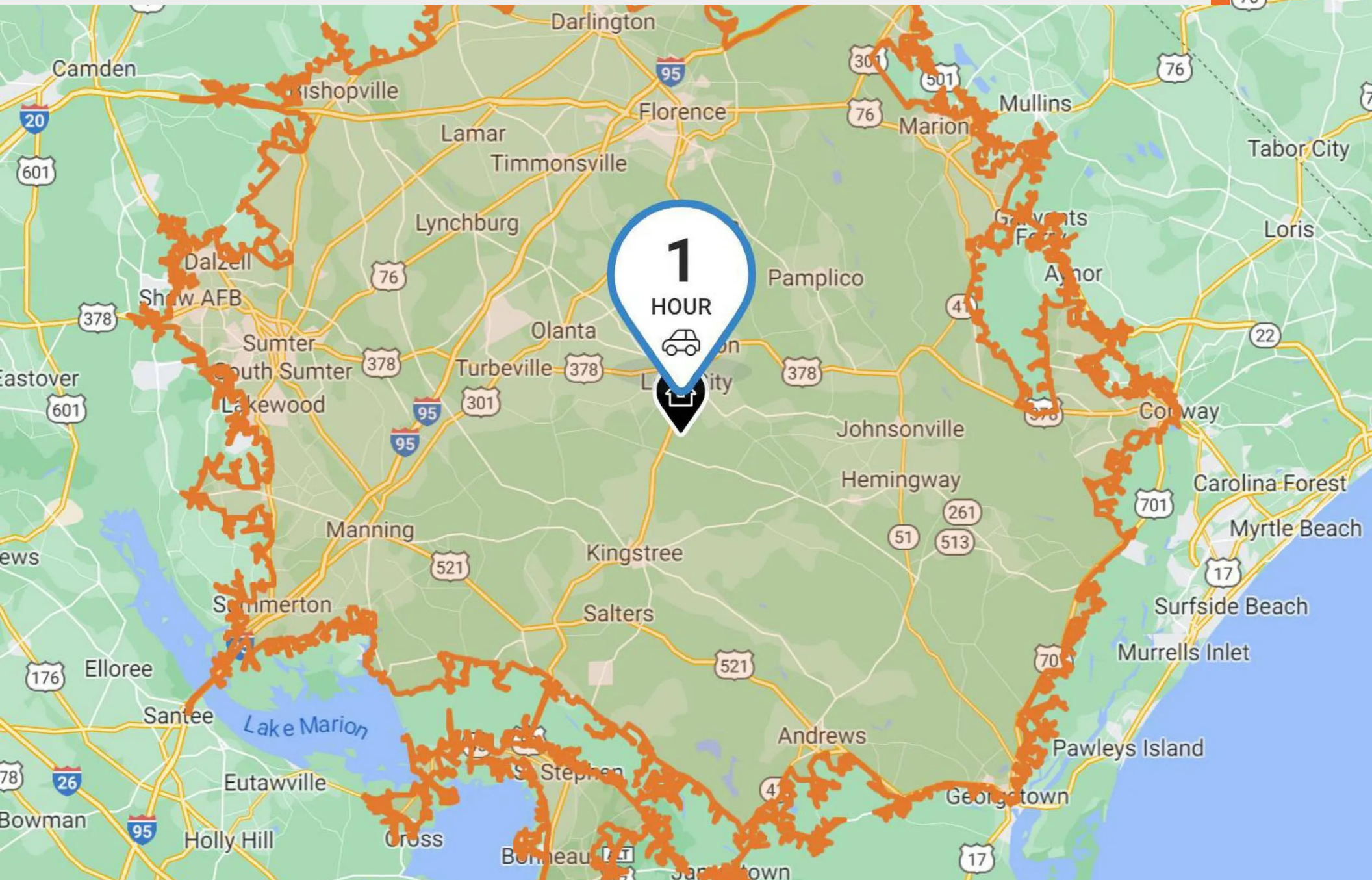
# Location Information

## LOCATION DESCRIPTION

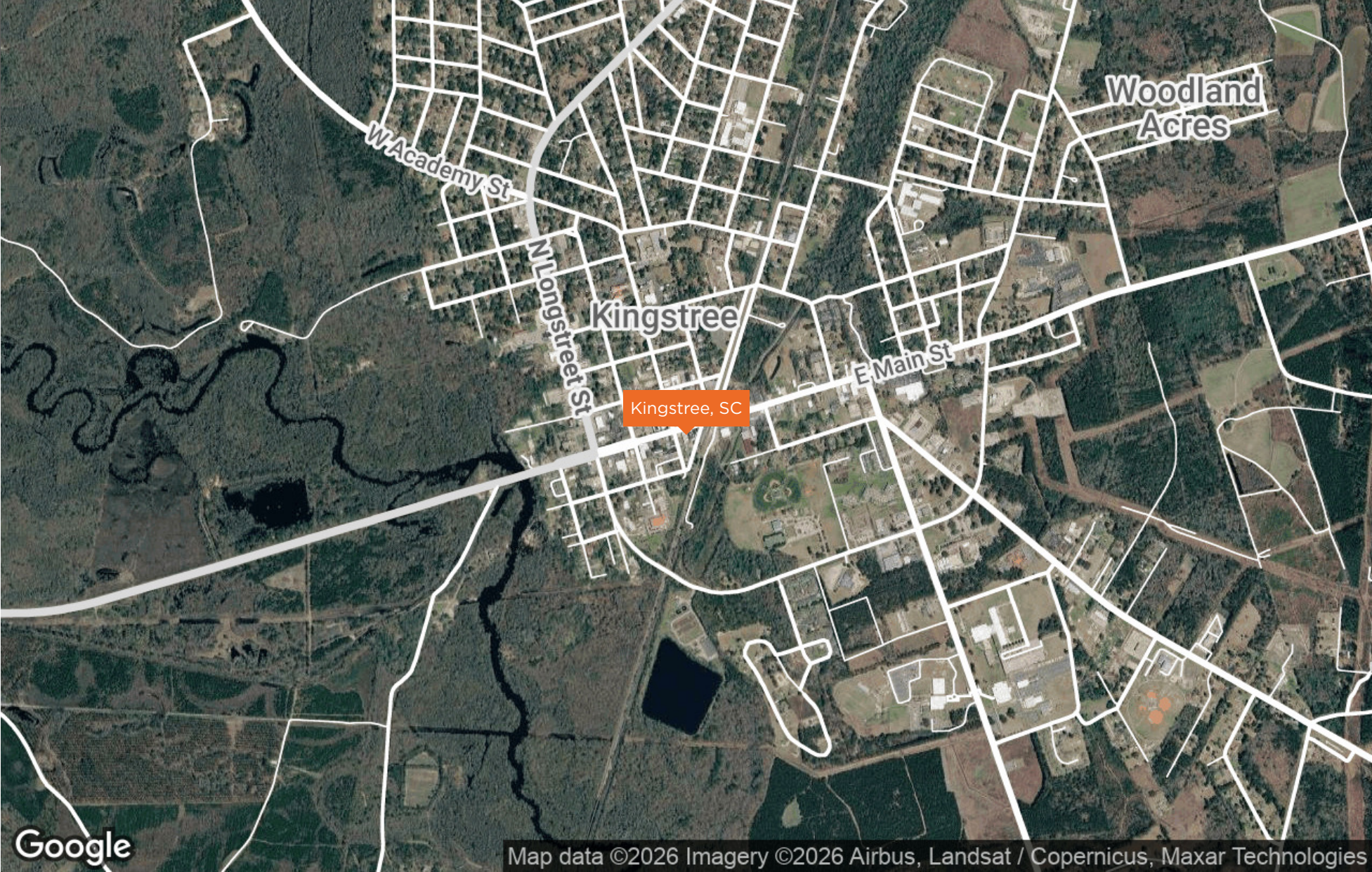
Nestled in the heart of Kingstree, the property offers an investment opportunity for an active Durable Medical Goods Supply Business serving Medicare Recipients across numerous surrounding Counties, with no competing entity. This vibrant area boasts a charming small-town atmosphere and a rich history, making it an ideal location with an established professional presence. The property is conveniently located near the Williamsburg County Courthouse and the Williamsburg Historical Museum, offering a dynamic and culturally rich backdrop for the current operating business as a conjoined deliverable with highly qualified personnel and an established structure. With its proximity to Main Street, a bustling hub of local businesses and amenities, the area provides an attractive setting for operations seeking to immerse themselves in a welcoming community while enjoying access to essential services. This prime location in Kingstree holds great promise for essential business operations paired with real estate investors looking to establish a distinguished presence in a thriving and historically significant area.



# FOOTPRINTS OF FULL MEDICAL SUPPLIES CAPTURED MARKET

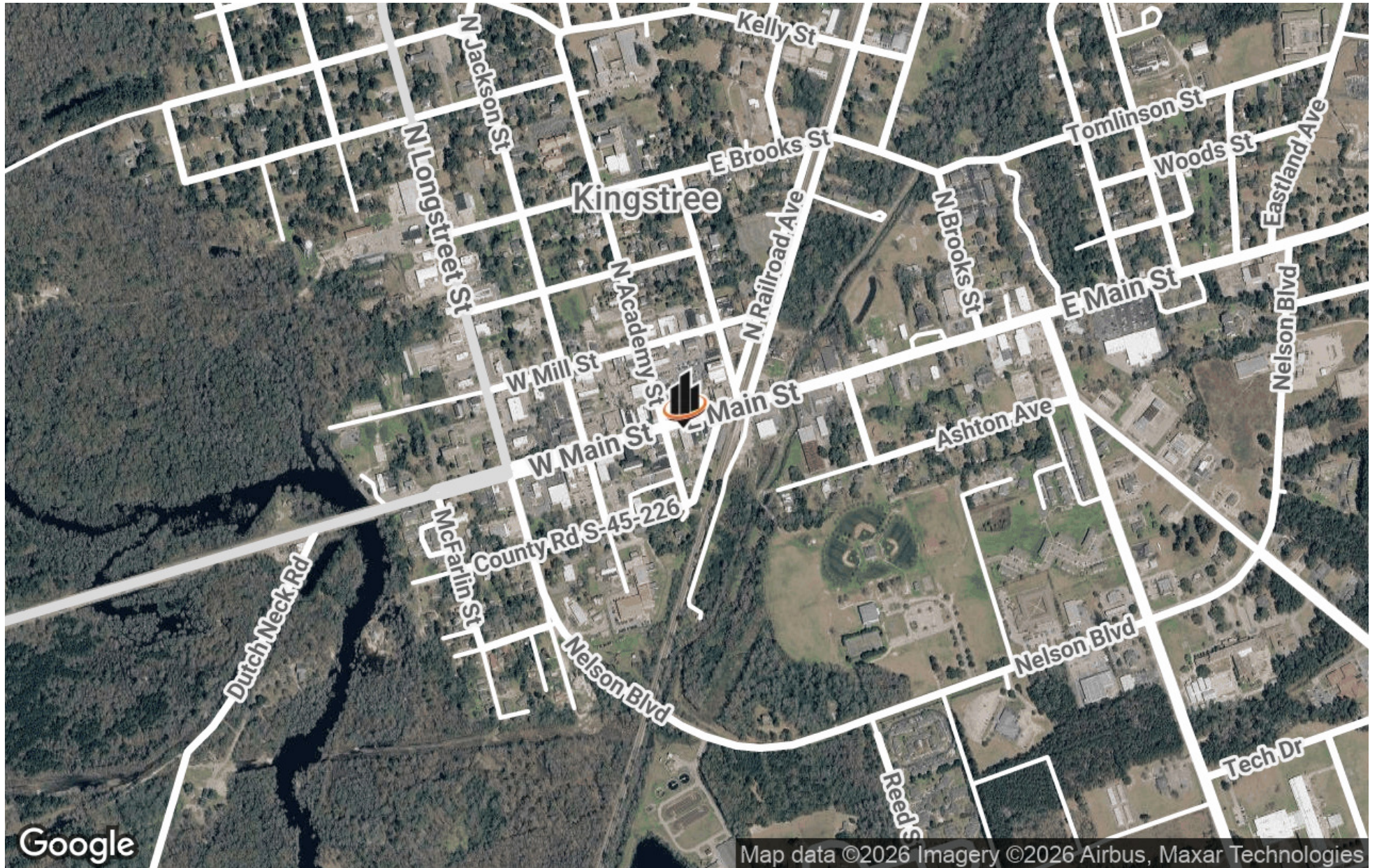


REGIONAL MAP



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

# AERIAL MAP





# Demographics

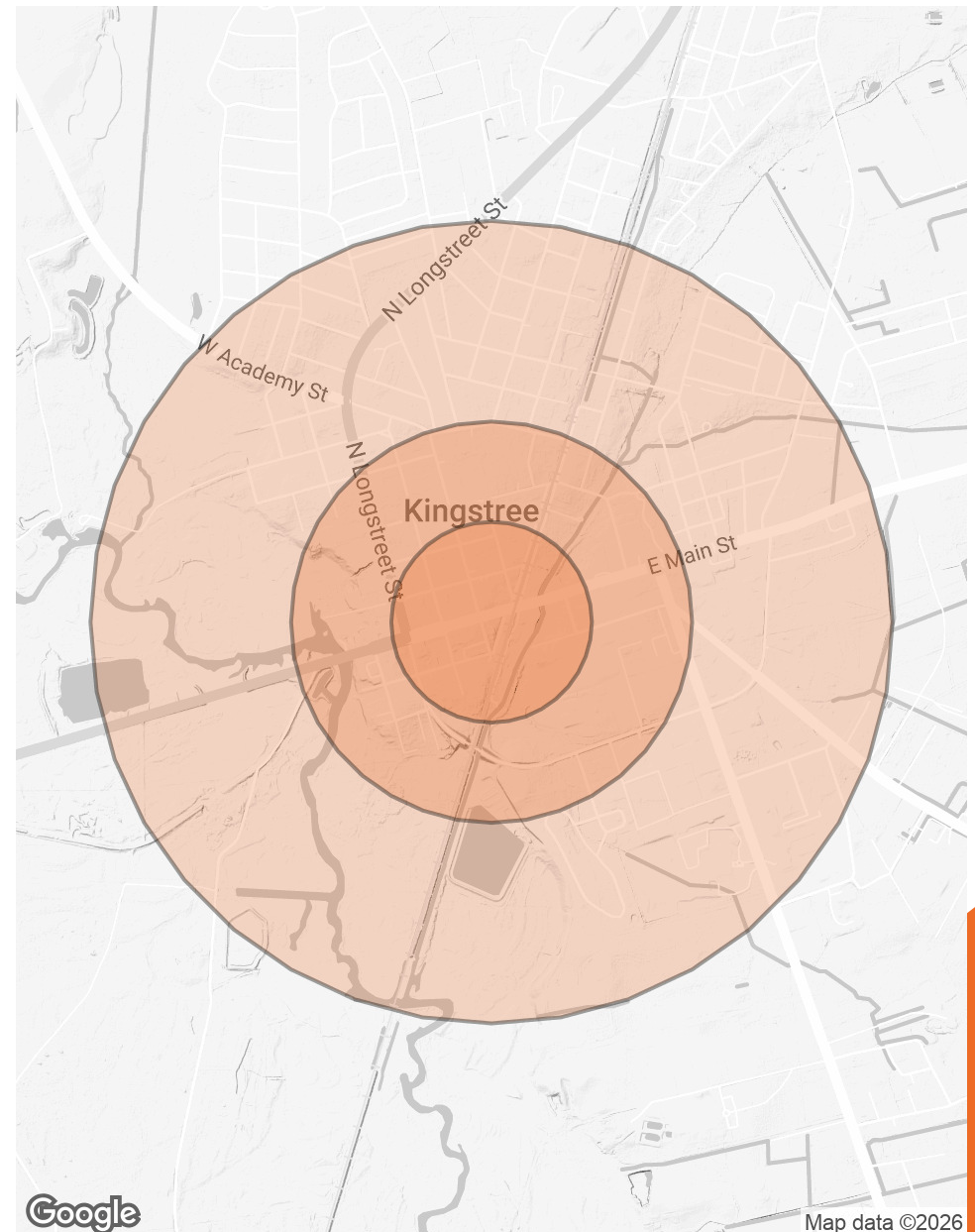
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	210	772	1,890
AVERAGE AGE	40.4	40.2	40.2
AVERAGE AGE (MALE)	39.8	39.7	40.1
AVERAGE AGE (FEMALE)	40.0	39.7	39.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	83	310	771
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$78,797	\$75,980	\$72,195
AVERAGE HOUSE VALUE	\$206,620	\$202,881	\$199,017

2023 American Community Survey (ACS)





## THE SVN BRAND

Founded in 1987

A **globally recognized** brand

Local **independent ownership** combined with a **global support** network

**225+ Offices** across the globe (and expanding)

**Accelerated growth** through the **collective strength** of our network

**Proactive promotion** of properties and **fee sharing** with the entire commercial real estate industry

Robust **global platform**

Advancing commercial real estate through **cooperation, collaboration and organized competition**

A franchise business model that supports **entrepreneurial growth and autonomy**

Over **2,000 Advisors** and staff

**7+7** Core Services & Specialty Practice Areas

**More offices in the US** than any other CRE company

Comprehensive **training & support**

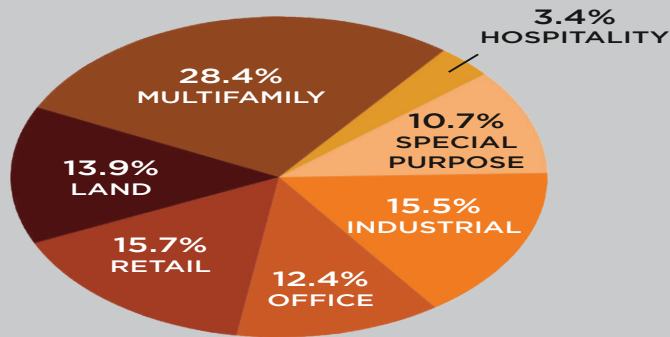
Commitment to working together to creat **amazing value** with our clients, colleagues and our communities

# THE SHARED VALUE NETWORK®

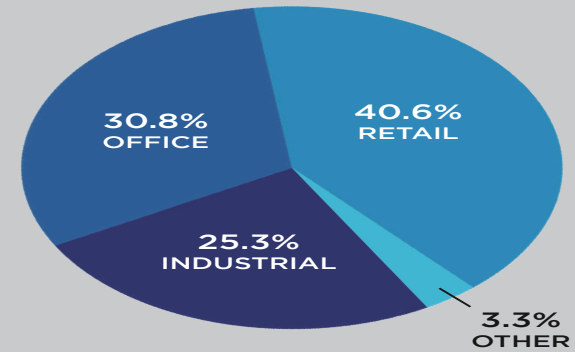
# WORK®

SVN® was founded on the belief that **proactively cooperating and collaborating** with the global commercial real estate community is the right thing to do for our clients and the best way to ensure **maximum value** for a property. When a client chooses SVN, they **mobilize the entire SVN organization** of experts and all our trusted relationships to act on their behalf. We **share data, knowledge, and opportunities** with the entire brokerage community. This model ensures gives our offices and Advisors an **opportunity for exponential growth** and **unmatched earning potential**. This belief in a **Shared Value Network®** is what forms the foundation of the SVN® Difference.

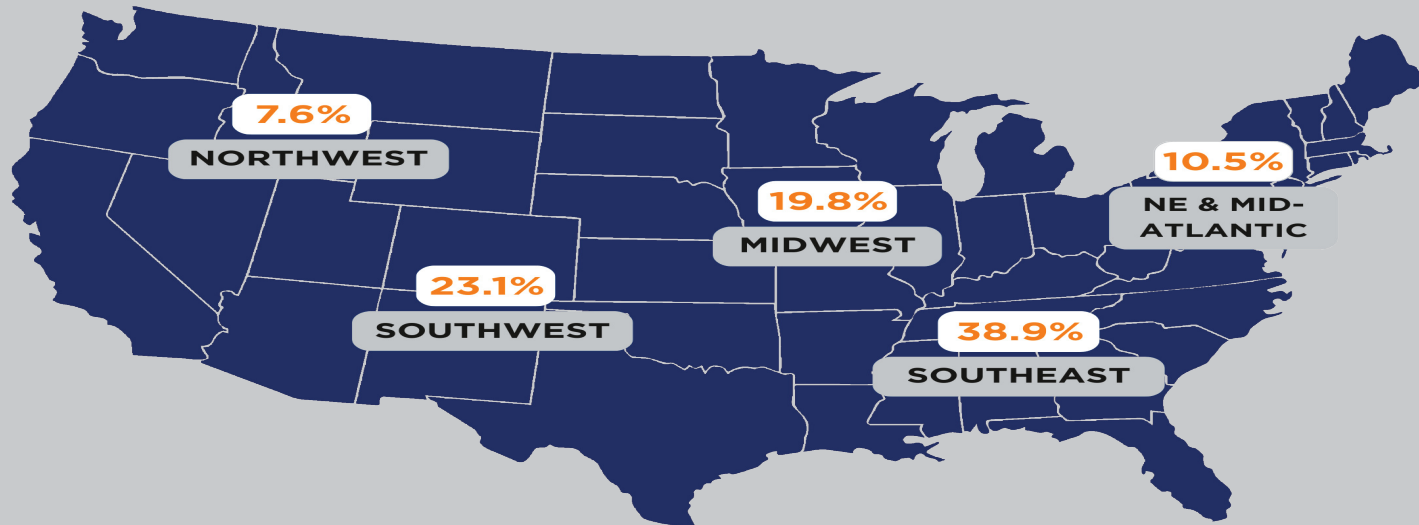
## SALES



## LEASING



## TRANSACTION VOLUME UNITED STATES NATIONAL DISTRIBUTION



\*DATA BASED ON US SALES

\*\*Leasing includes both Landlord and Tenant Representation.

\*\*\*The statistics in this document were compiled from all transactions reported by our franchisees in 2025. They are not audited.

svn.com 1309 Beacon Street, Suite 300 Brookline, MA 02446

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# SVN<sup>®</sup> Core Services & Specialty Practices

Our **SVN Specialty Practices** are supported by our various **Product Councils** that give **SVN Advisors** the opportunity to **network, share expertise and create opportunities** with colleagues who work within similar property sectors around the world to sell your asset.

## SPECIALTY PRACTICES

- SPECIAL PURPOSE
- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

## CORE SERVICES

- SALES
- LEASING
- PROPERTY MANAGEMENT
- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION

## MARKETING PLATFORM



- ✓ PROPERTY SIGNAGE
- ✓ PROPERTY POSTCARDS
- ✓ REGIONAL EMAIL BLAST
- ✓ CRE FEATURED PROPERTY BLAST
- ✓ SVN NATIONAL BLAST EMAIL
- ✓ BUILDOUT PROPERTY & MARKETING PLATFORM
- ✓ DIRECT EMAIL, MAIL & PHONE CALLS
- ✓ MARKETING & SOCIAL MEDIA TEMPLATES
- ✓ SOCIAL MEDIA & PROMOTION
- ✓ INTERACTIVE APPS
- ✓ WEEKLY FEATURED PROPERTIES

# PROPERTY MANAGEMENT

SVN is a **full-service commercial real estate firm** helping investors and property owners **grow their portfolios**. Our Advisors leverage the **strength and expertise of a network** of SVN professionals across the US and the world to assist you with buying, selling, and managing your investment real estate property.

**As experts in your local market**, our **leasing, capital markets, and property management** services make your ownership experience simpler, more productive, and more profitable.

We address each client's individual needs and build a **property-specific strategy**, harnessing the power of **collaboration to drive success**.

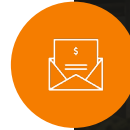
LEASE ADMINISTRATION



REPAIRS & MAINTENANCE



COLLECTIONS & BILL PAYMENTS



TENANT RELATIONS & OVERSIGHT



## Property Management Services

Our Commercial Property Management Services are designed to take the stress out of property ownership. We manage everything from **lease administration and maintenance to collections and tenant relations**, ensuring your property runs smoothly. Our team is dedicated to providing a **seamless and positive experience** for both you and your tenants, allowing you to **focus on what matters most—your investment**.

# PROPERTY MANAGEMENT

At SVN, we redefine commercial property management by offering a **comprehensive, asset-focused approach** that ensures your investments not only perform but **thrive**. Our mission is to provide **unparalleled service** through an integrated suite of offerings, encompassing **brokerage, leasing, maintenance,** and strategic asset management.

## FINANCIAL TRANSPARENCY

Transparency is at the core of our financial management practices. We provide detailed, real-time financial reporting, enabling you to make informed decisions. Our strategic financial services include budgeting, expense tracking, and revenue optimization, ensuring your investments achieve their full potential.

## TECHNOLOGY- DRIVEN

SVN harnesses cutting-edge technologies to enhance efficiency and engagement. Our online portals offer real-time access to property data, maintenance requests, and financial reports, keeping you informed and in control.

## HOLISTIC ASSET MANAGEMENT

SVN isn't just a property management firm; we are your strategic partner in asset management. Our services are designed to maximize your property's value and performance. We combine industry expertise, innovative technologies, and a deep understanding of market dynamics to deliver customized solutions tailored to your investment goals.

## FULL SERVICE

Our end-to-end services streamline operations and enhance property value. From leasing and tenant relations to maintenance and financial oversight, we cover all aspects of property management, allowing you to focus on expanding your portfolio.

## PROACTIVE MAINTENANCE

Our proactive approach to property management ensures potential issues are swiftly identified and addressed, saving you money and preventing costly repairs. Through regular evaluations, stringent safety protocols, and strategic capital expenditure plans, we protect your assets, ensuring they remain in excellent condition.

## SUSTAINABLE AND INNOVATIVE

We are committed to sustainable practices and innovative solutions that not only enhance property value but also reduce environmental impact. Our green initiatives and energy-efficient practices offer significant cost savings and reflect our dedication to responsible asset management.

## EXPERTISE ACROSS SECTORS

Specializing in office, retail, and medical spaces, SVN leverages its extensive knowledge and experience to manage diverse commercial properties. Our team of seasoned professionals stays ahead of industry trends, ensuring your assets are always competitive and compliant.

# VALUE PROPOSITION

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## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

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ROCK HILL, SC 29730



[SVN-SCRE.COM](http://SVN-SCRE.COM)