

TSCG

**OFFERING
MEMORANDUM**



SITE RENDERING

PRISMA HEALTH URGENT CARE

**1029 BROAD STREET
SUMTER, SOUTH CAROLINA**

COLUMBIA-SUMTER-ORANGEBURG CSA

- NEW 15-YEAR LEASE WITH 10% RENT INCREASES
- LESS THAN 20 MIN TO SHAW AIR FORCE BASE (5,400+ PERSONNEL)
- ~1.5 MILES FROM UNIVERSITY OF SOUTH CAROLINA-SUMTER

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REPRESENTATIVE PHOTO

NEW 15-YEAR LEASE | RAPIDLY GROWING OPERATOR

- New 15-year lease with 10% increases every 5 years during the initial term and three, 5-year option periods
- Growing regional operator with 25+ locations in South Carolina with plans to grow to 40+ units by 2027
- Collaboration between large regional healthcare provider with over 32,000 employees and growing urgent care operator, WellStreet Urgent Care, to establish, operate, and expand the business model
- Prisma Health has over 580 locations and serves more than 1.6M patients in South Carolina and Tennessee
- Prisma Health is the largest healthcare provider in South Carolina with over 580 locations | Prisma serves more than 1.6M patients in South Carolina and Tennessee
- WellStreet, founded in Atlanta in 2011, is an experienced multi-location urgent care operator with a proven joint venture model alongside major health systems
- The Prisma Health/WellStreet partnership launched in early 2023, serving the Midlands and Upstate SC markets with a consumer-friendly model: seven days a week, 8AM to 8PM, with walk-in, book ahead, and virtual visit options



PRIMARY RETAIL CORRIDOR | FULL TURN ACCESS | DENSE DEMOS

- Full-turn access along Broad Street, Sumter's primary commercial corridor and highest traffic roadway
- Strategic location near the intersection of Broad St and Bultman Dr (32,000+ VPD)
- Adjacent to the 345,000 SF Sumter Mall anchored by Belk, Planet Fitness, CATO and Bath & Body Works
- 3M+ SF of retail within a 1-mile stretch
 - Primary retailers include Walmart, BJ's Wholesale, Lowe's, Hobby Lobby, Burlington, TJ Maxx, Ross, Ulta, Aldi and Five Below
- Central location ~36 miles east of Columbia
 - Direct regional connectivity to I-26, I-20 and I-95 via US-378, US-521 and US-15
- The 283-bed Prisma Health Tuomey Hospital reinforces the local healthcare ecosystem and supports patient referral traffic to the subject Property
- Shaw Air Force Base is located ~6 miles northwest of Prisma Health Urgent Care, providing a stable, recession-resistant residential and workforce population along the primary trade area

MARKET DEMAND DRIVERS | SHAW AIR FORCE BASE | UNIVERSITY OF SOUTH CAROLINA-SUMTER

- Shaw Air Force Base is home to 5,400+ military personnel, including more than 11,000 family members | It is one of South Carolina's largest single site of employees and 6 miles northwest of the Property
- University of South Carolina-Sumter (1,800+ students) and Morris College: dual higher education institutions within the market
- Sumter School District: ~17,000 students across 27 schools supporting a dense family-oriented residential base
- Swan Lake Iris Gardens and downtown cultural venues: year-round visitor and civic traffic

INVESTMENT SUMMARY

PRISMA HEALTH URGENT CARE 1029 BROAD STREET SUMTER, SOUTH CAROLINA

PROPERTY DETAILS

TENANT	Prisma Health Urgent Care by Wellstreet, LLC
EST. LAND AREA	0.51 AC
EST. BUILDING SIZE	4,300 SF
YEAR BUILT / RENOVATED	2026
EXPECTED RCD	August 1, 2026
INITIAL TERM	15 Years
LEASE STRUCTURE	NN
RENTAL INCREASE	10% Every Five Years
RENEWAL OPTIONS	Three, 5-Year Options

RENT SUMMARY

LEASE TERM	PSF	MONTHLY	ANNUAL
Years 1-5	\$47.00	\$16,841.67	\$202,100
Years 6-10	\$51.70	\$18,525.83	\$222,310
Years 11-15	\$56.87	\$20,378.42	\$244,54

RENEWAL OPTIONS

LEASE TERM	PSF	MONTHLY	ANNUAL
Years 16-20	\$62.56	\$22,416.27	\$268,99
Years 21-25	\$68.81	\$24,657.83	\$295,894
Years 26-30	\$75.70	\$27,123.33	\$325,480

PRISMA HEALTH.
URGENT CARE

PRICE
\$3,158,000
CAP RATE
6.40%

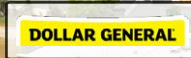
REPRESENTATIVE PHOTO



Columbia, SC
36 Miles



Shaw Air Force Base
5,400+ Personnel
6 Miles



Broad Street (\$5,500 VPD)





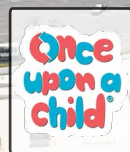
Downtown Sumter
2.5 Miles

**Prisma Health
Tuomey Hospital**
283 Beds

**Gamecock
Lanes**



**Central Carolina
Technical College**
2,825 Students



piggly wiggly



SHOE DEPT.



**Mac's Place
Spirits**

**Giggles on
the Go**



Brittan Dr (20,500 VPD)



Bojangles

T Mobile

521 Broad Street (36,500 VPD)



University of SC Sumter
1,800+ Students
1 Mile



Sumter Mall
1.5M Visits



SITE PLAN



TENANT PROFILE

PRISMA^{HEALTH} URGENT CARE

TENANT NAME Prisma Health Urgent Care by Wellstreet

BUSINESS TYPE Medical, Urgent Care

LOCATIONS 25+

HEADQUARTERS Greenville, South Carolina

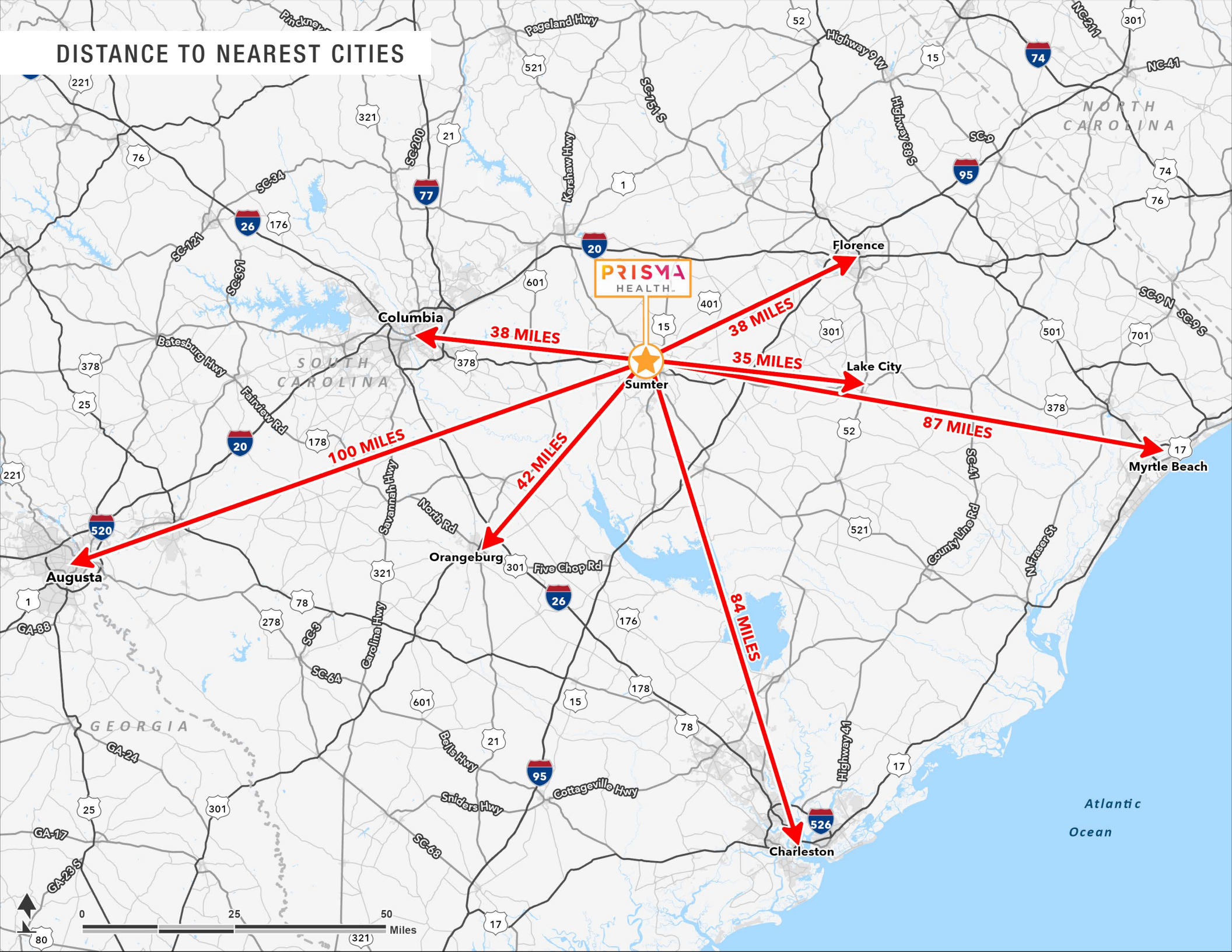
FOUNDED 2017

Prisma Health Urgent Care is a growing urgent care provider throughout South Carolina with a strong focus in the Greenville, Spartanburg and Columbia MSAs. Prisma Health Urgent Care currently has 25 locations and is operated in partnership with WellStreet, an urgent care management firm also affiliated with Piedmont Urgent Care (80+ clinics in GA), Corewell Health Urgent Care (28 clinics in MI) and University Hospitals Urgent Care (23 clinics in OH). Prisma Health Urgent Care delivers walk-in care across the Midlands and Upstate regions of South Carolina as part of Prisma Health, the state's largest private, nonprofit health system formed in 2017. The broader Prisma Health organization serves more than 1.6 million patients annually and remains privately held.



REPRESENTATIVE PHOTO

DISTANCE TO NEAREST CITIES



SUMTER, SOUTH CAROLINA is the primary healthcare hub for the East Midlands region, serving as the county seat and largest city within a tri-county trade area of Sumter, Lee, and Clarendon counties. Anchored by Prisma Health Tuomey Hospital, the city benefits from strong brand recognition and an established medical infrastructure that supports continued growth in outpatient, urgent care, and specialty services. With a population of nearly 43,000, a young median age of 33.6, and a significant active-duty military presence, Sumter draws patients from a broad rural area with limited alternative access to care, creating sustained demand and making it an ideal location for healthcare-oriented retail investment.

REGIONAL CONNECTIVITY

Sumter occupies a central position within South Carolina, providing convenient access to several major metropolitan markets. This location makes the city an attractive retail destination for both local residents and passing traffic, while also benefiting from workforce and consumer spillover from surrounding urban centers.

- Served by US Highways 76, 378, and 521, providing multi-directional regional connectivity
- Sumter draws patients and consumers from nearby communities with limited access to care, including Lake City (~36 miles) and Orangeburg (~63 miles)
- Columbia, SC (~40 mi): State capital and largest metro in South Carolina; accessible via US-76 and US-378 in approximately 45 minutes
- Charleston, SC (~100 mi): Major port city, tourism destination, and growing tech and logistics hub; accessible via US-521
- Myrtle Beach, SC (~100 mi): One of the Southeast's top tourist and retirement destinations along the Grand Strand
- Charlotte, NC (~175 mi): Largest metro in the Carolinas and a major financial and corporate headquarters hub

Sources:

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- Wikipedia. (2024). Sumter, South Carolina. https://en.wikipedia.org/wiki/Sumter,_South_Carolina
- OurStates.org. (2024). Sumter, SC transportation and infrastructure. <https://southcarolina.ourstates.org/city/sumter>
- Prisma Health. (2024). Prisma Health Tuomey Hospital, Sumter, SC. <https://prismahealth.org/locations/hospitals/tuomey-hospital>
- TheLink Economic Development Alliance. Shaw Air Force Base economic presence. <https://www.thelinksc.com/shaw-air-force-base>
- South Carolina Department of Employment and Workforce, LMI Division. (2024). Community profiles: Sumter County. https://lmi.sc.gov/_docs/Community-Profiles/04000085_Sumter.pdf

MAJOR INSTITUTIONS AND URBAN AMENITIES

Healthcare

- Prisma Health Tuomey Hospital: a 283-bed full-service community hospital serving Sumter, Clarendon, and Lee counties since 1913; offering oncology, cardiac catheterization, OB/GYN, orthopedics, and robotic-assisted surgery
- Additional healthcare providers include Tandem Health, Colonial Healthcare, MUSC Community Physicians, and Sumter Behavioral Health Services, creating a robust medical corridor

Education

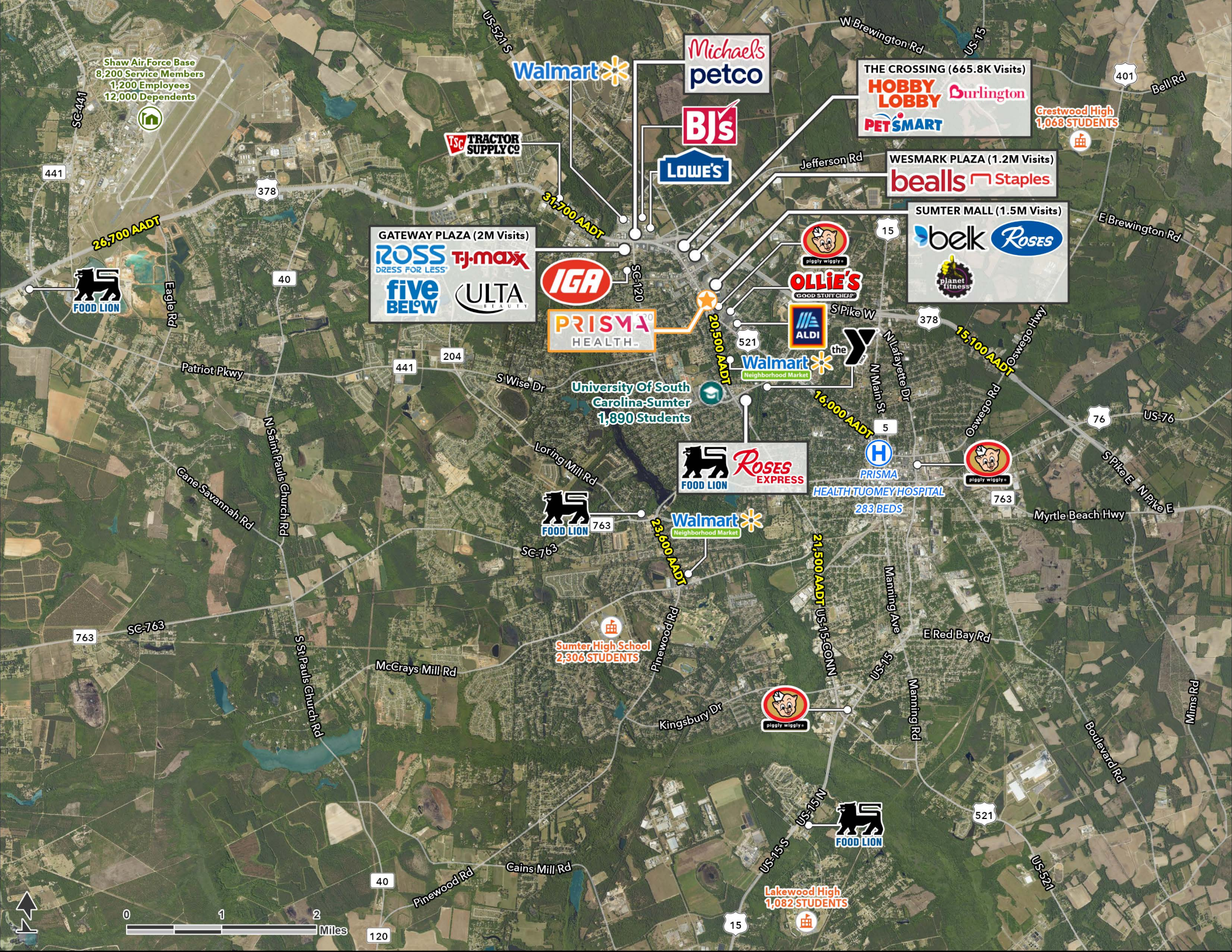
- Central Carolina Technical College
- University of South Carolina Sumter
- Morris College

Culture and Quality of Life

- Sumter Opera House and Cultural Center
- Sumter County Museum and Swan Lake Iris Gardens

REGIONAL ECONOMIC DRIVERS

- **Healthcare:** Largest employment sector with 2,400+ workers. Prisma Health Tuomey Hospital anchors a regional medical corridor serving Sumter, Clarendon, and Lee counties.
- **Manufacturing:** Second-largest sector with 2,300+ employed. Key employers include Becton Dickinson, Continental Tire, Eaton Corporation, and Pilgrim's Pride.
- **Retail:** Third-largest sector with 1,850+ employed. Combined military, medical, and manufacturing payrolls create a diversified, recession-resistant consumer base in a highly auto-dependent market.
- **Military (Shaw AFB):** third-largest military presence in South Carolina





WITHIN 10 MILES



93,059
2025 Total Population



95,444
2025 Total Daytime Population



\$205,717
2025 Median Home Value



\$80,726
2025 Average Household Income

	1 MILE	5 MILES	10 MILES
2025 Total Population	4,876	58,972	93,059
2025 Median Age	37.7	39.5	39.2
2025 Total Households	2,407	25,087	38,893
2025 Median Home Value	\$188,246	\$206,212	\$205,717
2025 Average Household Income	\$68,836	\$84,008	\$80,726
2025 Total Daytime Population	8,015	63,180	95,444
2025 Daytime Population: Workers	5,392	30,122	42,909
2025 Daytime Population: Residents	2,623	33,058	52,535

	5 MINUTES	10 MINUTES	15 MINUTES
2025 Total Population	9,353	37,371	70,274
2025 Median Age	38.7	38.9	39.2
2025 Total Households	4,349	16,151	29,581
2025 Median Home Value	\$207,083	\$209,231	\$204,896
2025 Average Household Income	\$69,707	\$80,474	\$81,613
2025 Total Daytime Population	14,203	47,038	71,664
2025 Daytime Population: Workers	8,837	25,406	32,053
2025 Daytime Population: Residents	5,366	21,632	39,611



DISCLAIMER

This Offering Memorandum has been prepared by TSCG for use by interested parties to evaluate the potential acquisition of **Prisma Health Urgent Care located at 1029 Broad Street, Sumter, South Carolina (the "Property")**. All projections have been developed by TSCG, Owner and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond the control of TSCG and Owner, and therefore are subject to variation. No representation is made by TSCG or 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 has been obtained from sources deemed to be reliable and believed to be correct, TSCG, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, TSCG, Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

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This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this 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 this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or TSCG and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the property and you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or TSCG. If you have no interest in the property, please return the Offering Memorandum to TSCG.

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