

Rare On-Campus Single Tenant Hospital Leased MOB For Sale
Significant Pro Forma Upside



801 N Fant St, Anderson, SC 29621



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ANMED URGENT CARE 

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04

EXECUTIVE
SUMMARY

06

PROPERTY
OVERVIEW

12

TENANT
OVERVIEW

16

LOCATION
OVERVIEW

18

MARKET
OVERVIEW

Opportunity Overview

RARE ON-CAMPUS HOSPITAL LEASED INVESTMENT OPPORTUNITY

On-campus properties are usually owned by health systems or large institutional investors, however, this listing offers the rare opportunity to acquire a specialized on-campus single-tenant hospital leased medical office building. AnMed Urgent Care (a subsidiary of the AA- credit rated AnMed) is located on the campus of the 461-bed AnMed Medical Center in Anderson, South Carolina. The ±7,020 SF facility was purpose-built in 2014 (Class A construction), as an urgent care center featuring onsite X-ray and laboratory services. AnMed took over majority JV ownership of this clinic from the prior tenant MEDcare Urgent Care (Owned by Urgent Care Group – 55 locations) in 2025 and the subject property is now an integral part of the hospital's operations. AnMed Urgent Care provides non-emergency healthcare services & helps relieve the pressure on the hospital's emergency room.

SIGNIFICANT PRO FORMA UPSIDE & IRREPLACEABLE/STRATEGIC LOCATION

The current lease has ~5 years of firm term remaining (expires 3/6/2031) and then the tenant has 1–15 year option at market rent. The property's current rent of \$35.81/ SF NNN, is well below the recent market average for comparable specialized urgent care facilities (~\$55/SF NNN). The building's below market rent offers an investor a significant/clearly executable pro forma value-add strategy for this asset. Also since the hospital just took over the property's lease last year and the building is strategically situated in an irreplaceable location on the hospital's campus, the odds of them exercising their tenant option are extremely high. Additionally, the landlord's expense responsibilities are limited to the roof, foundation and exterior walls, offering a predictable/stable income stream for this investment.

ANMED URGENT CARE

801 N Fant St, Anderson, SC 29621



\$4,190,000

PRICE

6.00%

CAP RATE

Building Size ±7,020 SF

Year Built 2014

Lease NNN

Lease Term 5.0 Years of Lease Term Remaining

Parking 40 Spaces (38 Regular + 2 Handicap)



Opportunity Overview

HIGHLY SPECIALIZED FACILITY | PRICED WELL BELOW REPLACEMENT COST

Built in 2014 (Class A construction) and AAAHC-accredited, the subject property is a highly specialized purpose-built facility. The property's pricing at \$597/SF, is additionally well below the recent market average for comparable specialized urgent care facilities (\$850/SF). AnMed Urgent Care's strategic/irreplaceable on-campus location, established systems, specialized construction, regulatory compliance, and pricing significantly below replacement cost, provide inherent value over another location.

RAPIDLY GROWING & ATTRACTIVE MARKET

Situated on a large hospital campus, this property benefits from strong patient demand, a dense physician network, and proximity to growing outpatient services. Urgent care is one of the fastest growing segments in healthcare industry and it's preferred by patients and insurers for its convenience and lower costs vs. the ER. This property is situated in the rapidly growing Upstate Region of South Carolina, in the geographical center of the Charlanta Megaregion (~22M population & ~\$1T of annual economic output). Some of the major employers in the Upstate Region include: Amazon, BMW, Michelin, Lockheed Martin, GE Aerospace, Nestle, Keurig Dr Pepper, Bausch & Lomb and Clemson University. The building is additionally located in an extremely attractive healthcare submarket, which features 100% medical office building occupancy within a 3 mile radius (724K total MOB SF). The subject property's location supports long-term tenant stability and consistent operational performance.



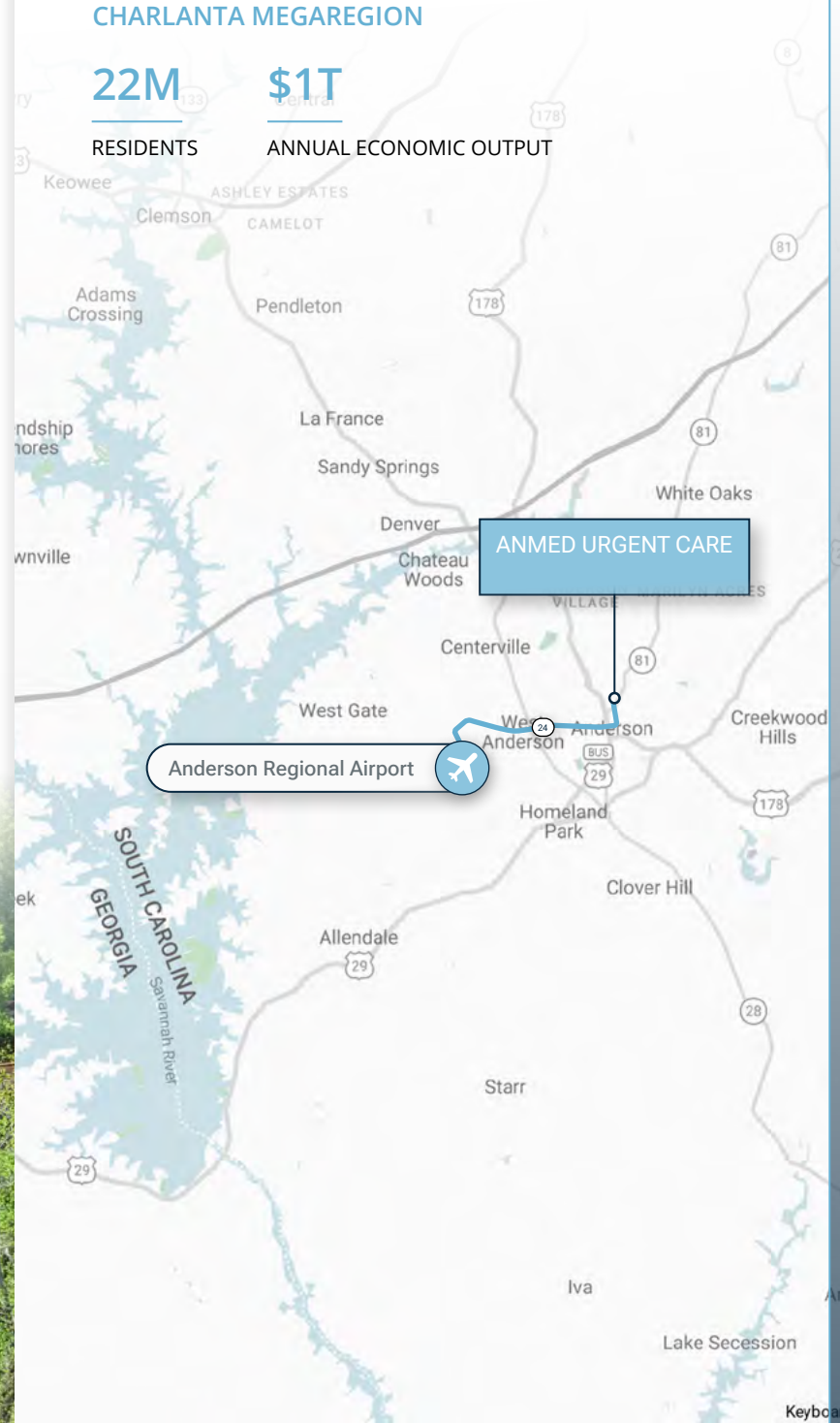
CHARLANTA MEGAREGION

22M

RESIDENTS

\$1T

ANNUAL ECONOMIC OUTPUT



Property Profile



801 N Fant St, Anderson, SC 29621
PROPERTY ADDRESS

Community City of Anderson

Property Type Urgent Care Facility

Lease NNN

Parking 40 Spaces | 38 Regular + 2 Handicap

Located in Anderson, SC in South Carolina's Upstate region, AnMed Urgent Care offers an investor the rare opportunity to acquire an on-campus, single-tenant NNN hospital leased medical office building. The 7,020 SF specialized urgent care facility was constructed in 2014 with Class A finishes and it was purpose-built for urgent care use, featuring an onsite X-ray and full laboratory services. The property benefits from strategic healthcare synergies due to its' location on AnMed's hospital campus and its attractive location in the rapidly expanding/thriving Upstate Region. All of these factors support the subject property's long-term operational stability and investment security.

±7,020 SF
TOTAL RENTABLE AREA

±0.88 AC
LOT SIZE

2014 Class A
YEAR BUILT



South View



AnMed
MEDICAL CENTER

AnMed
CARDIOTHORACIC SURGERY

AnMed
URGENT CARE
PROPERTY BUILDING

South East View



AnMed
CARDIOTHORACIC SURGERY

Summit
Spine & Joint Centers
Formerly known as Georgia Pain and Wellness Center

ANDERSON
ORAL & MAXILLOFACIAL SURGERY

AnMed
MEDICAL CENTER

E Greenville St | 15,400 AADT

AnMed
URGENT CARE
PROPERTY BUILDING

Exterior Photos



Interior Photos



Site Plan

 **AnMed**
CARDIOTHORACIC SURGERY

 **AnMed**
MEDICAL CENTER

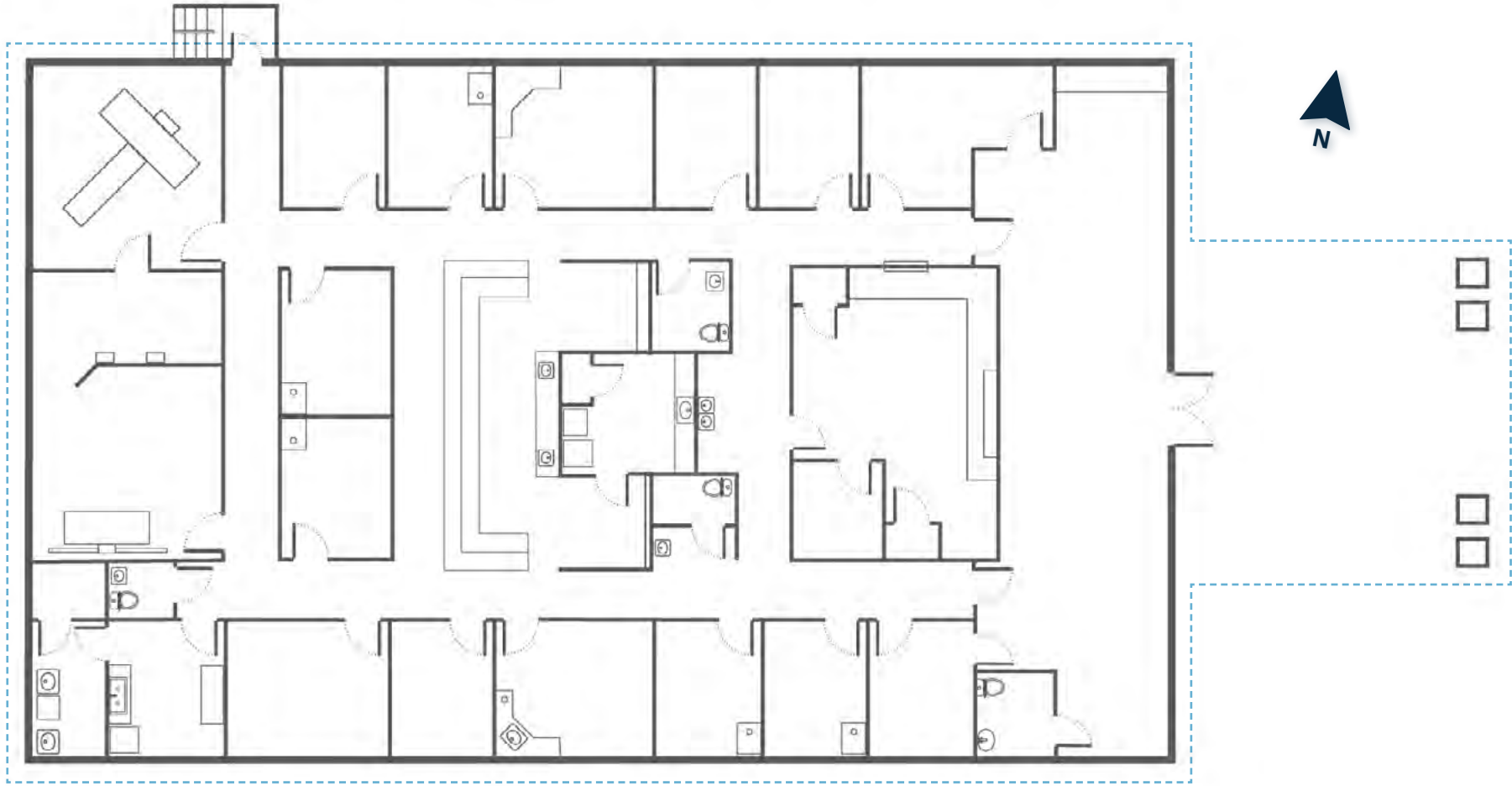
 **AnMed**
URGENT CARE

±7,020 SF | ±0.88 AC

N Fant St



Floor Plan



LEGEND

----- Outline of the Property Building

ANMED URGENT CARE

±7,020 SF

Tenant Overview

AnMed Urgent Care operates as a joint venture between AnMed (AA- credit rated | majority JV partner) and the owner of the prior tenant MEDcare Urgent Care (Urgent Care Group | minority JV partner | 55+ UCG Centers). The network provides patient-centered, on-demand medical services throughout South Carolina, offering extended hours, onsite X-ray and laboratory services, COVID-19 testing, and treatment for minor illnesses and injuries.

Founded in 1908, AnMed serves Upstate South Carolina and northeast Georgia with more than 648 licensed beds and a comprehensive continuum of care that includes heart and vascular, maternity, cancer, and rehabilitation services.

UCG, established in 2017 and headquartered in Nashville, partners with leading health systems and supports more than 55 centers across multiple states, collectively serving over 900,000 patients annually.



1908
YEAR FOUNDED

55+ UCG Centers
ACROSS MULTIPLE STATES

900k+
PATIENTS ANNUALLY

648
LICENSED BEDS



Lease Overview



7,020 SF
LEASED AREA



NNN
LEASE TYPE

| | |
|---------------------------|---|
| Lease Commencement | 03/07/2014 |
| Lease Expiration | 03/06/2031 |
| Renewal Options | One (1) 15-Year Option |
| Landlord Responsibilities | Roof, Foundation & Exterior Walls |
| Guarantors | AnMed Urgent Care, LLC (Subsidiary of the AA- credit rated AnMed), MedCare Express Management, LLC, Radwan S. Hallaba, & Joseph J. Pawlik |

| LEASE TERMS | | RENT SUMMARY | | | |
|--------------------------------|------------|--------------|-----------|------------|------------------|
| START | END | MONTHLY | ANNUAL | ANNUAL PSF | ANNUAL INCREASES |
| 03/07/2026 | 03/06/2027 | \$20,948 | \$251,370 | \$35.81 | - |
| 03/07/2027 | 03/06/2028 | \$20,948 | \$251,370 | \$35.81 | - |
| 03/07/2028 | 03/06/2029 | \$20,948 | \$251,370 | \$35.81 | - |
| 03/07/2029 | 03/06/2030 | \$21,995 | \$263,938 | \$37.60 | 5.0% |
| 03/07/2030 | 03/06/2031 | \$21,995 | \$263,938 | \$37.60 | - |
| <i>15-Year Option Period 1</i> | | | | | |
| 03/07/2031 | 03/06/2046 | Market Rent | | | |

Income & Expenses

| PRICE | | \$4,190,000 |
|----------------------------------|----------------|----------------------|
| Price per Square Foot | | \$596.87 |
| Capitalization Rate | | 6.00% |
| Downpayment | 35% | \$1,466,500 |
| Loan Amount | 65% | \$2,723,500 |
| Total Rentable Area (SF) | | 7,020 SF |
| Lot Size | | ±0.88 Acres |
| GROSS INCOME | | PSF |
| Scheduled Rental Income (Actual) | \$35.81 | \$251,370 |
| TOTAL GROSS INCOME | \$35.81 | \$251,370 |
| EXPENSE | | PSF |
| Management Fee Expense (5%) | NNN | Tenant Pays Directly |
| Maintenance Contracts | NNN | Tenant Pays Directly |
| Fire Marshall | NNN | Tenant Pays Directly |
| Janitorial Services | NNN | Tenant Pays Directly |
| Repairs Maintenance | NNN | Tenant Pays Directly |
| HVAC Repairs | NNN | Tenant Pays Directly |
| Telephone Expense | NNN | Tenant Pays Directly |
| Property Taxes | NNN | Tenant Pays Directly |
| Property Insurance | NNN | Tenant Pays Directly |
| Electric | NNN | Tenant Pays Directly |
| Water | NNN | Tenant Pays Directly |
| TOTAL OPERATING EXPENSES | | |
| NET OPERATING INCOME | | \$251,370 |

PROPOSED FINANCING

| | |
|-------------------------|------------------|
| \$2,723,500 | 5.75% |
| PROPOSED LOAN AMOUNT | INTEREST RATE |

| | |
|----------------------|-------------|
| Loan To Value | 65% |
| Amortization | 30 Year |
| Term | 5 Year |
| Net Operating Income | \$251,370 |
| Debt Service | (\$190,723) |
| Pre-Tax Cash Flow | \$60,647 |
| Debt Coverage Ratio | 1.32 |

4.14%

CASH-ON-CASH
RETURN

\$95,683

TOTAL RETURN

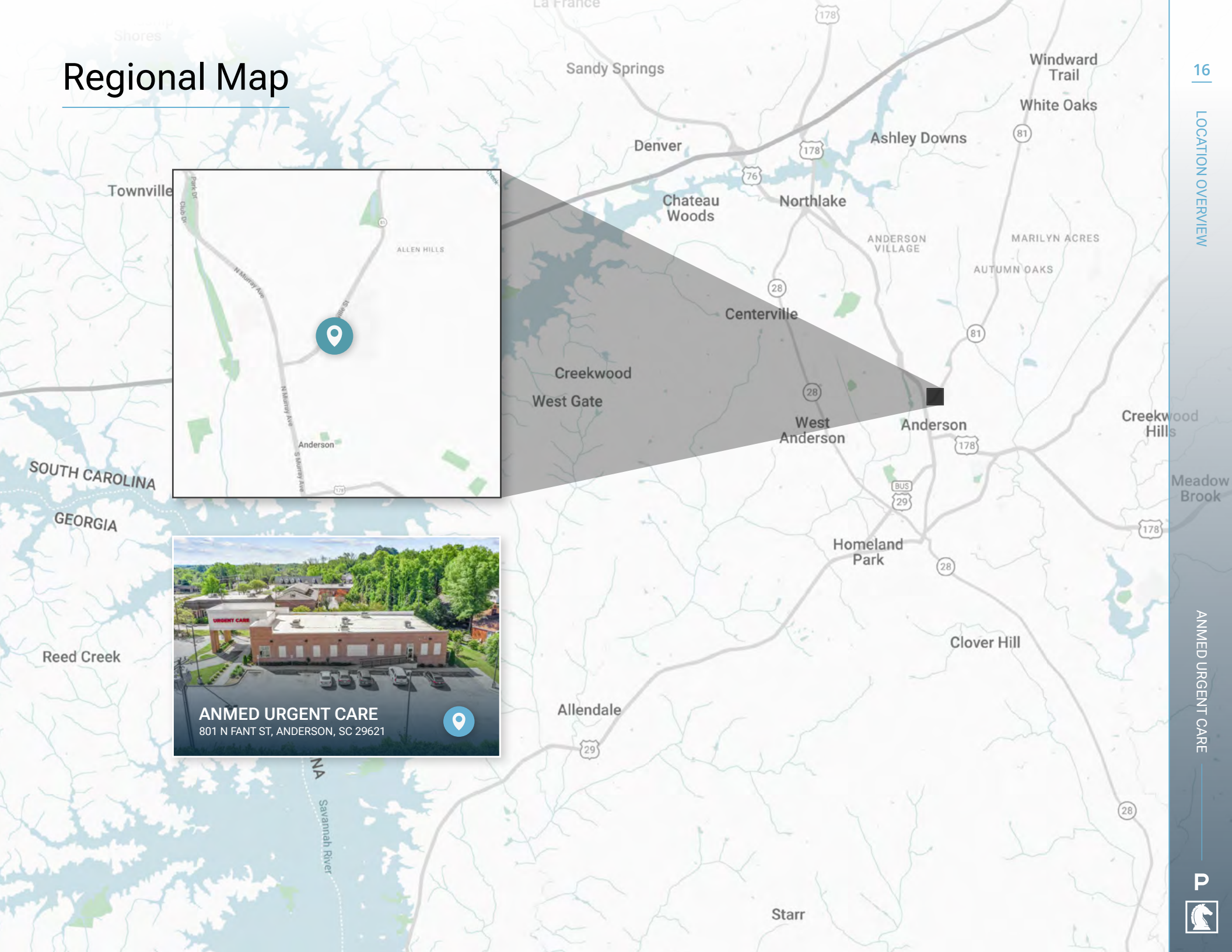
\$35,036

PRINCIPAL PAY DOWN
(YEAR 1 OF OWNERSHIP)

6.52%

YIELD

Regional Map



Immediate Area



Hwy 28 S

E Greenville Street

N Fant St



ANMED URGENT CARE
801 N FANT ST, ANDERSON, SC 29621



Anderson, South Carolina

CENTRALIZED HEALTHCARE SUBMARKET WITH STRONG CLINICAL ECOSYSTEM

Anderson is centrally located in the Upstate region of South Carolina within the Greenville-Anderson-Greer Metropolitan Statistical Area (MSA). Positioned along the Interstate 85 corridor, the city offers efficient regional access for patients and providers throughout Anderson County and surrounding communities. Anchored by the AnMed Health Medical Center, Anderson functions as a healthcare hub supporting a broad range of outpatient and specialty practices.

The city's medical office fundamentals are strong. Within a three-mile radius, Anderson maintains near full occupancy across roughly 724,000 square feet of inventory, reflecting a supply-constrained market that favors outpatient and specialty providers. Steady population growth, a broad middle-income base, and an aging patient population reinforce demand for chronic care, rehabilitation, and specialty services. Anchored by AnMed Health, Anderson is positioned as a healthcare-oriented community with enduring growth potential.



ANDERSON, SC

724K SF

OF HEALTHCARE
INVENTORY

I-85 Access

EASY ACCESS TO
SURROUNDING COMMUNITIES



Anderson, South Carolina

REGIONAL HEALTHCARE HUB

Outpatient demand anchored by AnMed Health Medical Center, supported by a broad base of specialty physicians, clinics, and providers serving Anderson County and the broader Upstate region.



DEMOGRAPHIC DRIVERS

Steady population growth, a large middle-income base, and an aging patient population sustain recurring demand for chronic care, rehabilitation, and specialty medical services.



ECONOMIC & INSTITUTIONAL DRIVERS

Proximity to Greenville's expanding employment base, Clemson University, and a strong advanced manufacturing sector drives population growth and reinforces long-term healthcare demand.





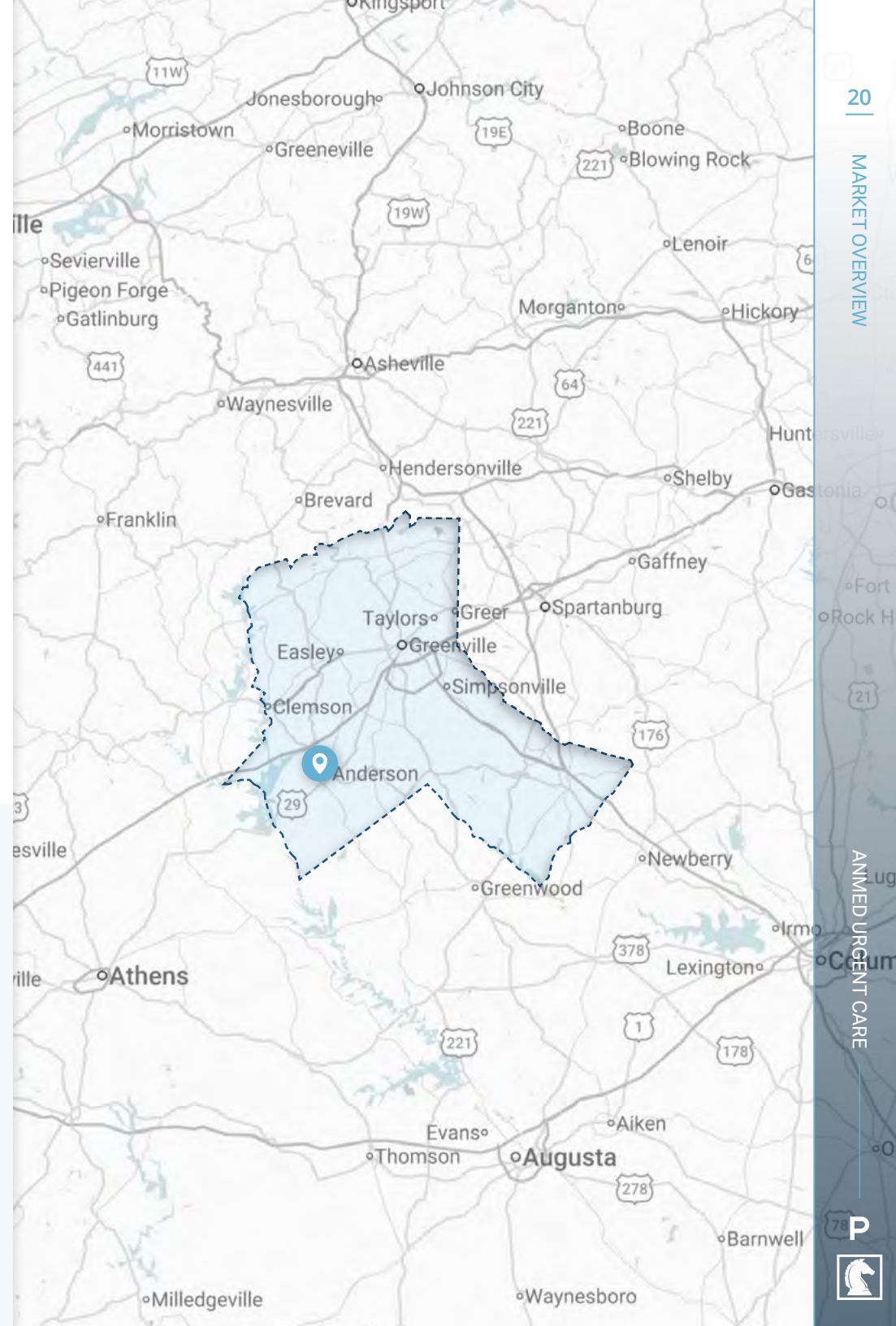
Anderson, South Carolina

ADVANTAGES OF HOSPITAL-CAMPUS MEDICAL OFFICE INVESTMENTS

- **Symbiotic Relationship with the Hospital**
On-campus properties benefit directly from hospital patient traffic and referral networks.
- **Recession Resilience**
Healthcare demand remains stable through economic cycles.
- **Higher Rents & Longer Leases**
On-campus medical office space often commands premium rents and long-term leases.
- **Barriers to Entry**
Land constraints and regulatory hurdles limit new development near hospital campuses.
- **Low Vacancy Risk**
Medical practices rarely relocate due to high operational costs.
- **Tenant Stability & Credit Quality**
Hospital-adjacent tenants are often backed by the hospital.

ACCESSIBILITY & CONTEXT

- Located in **Anderson County** within the Greenville-Anderson-Greer, SC MSA
- **~5 Min Drive** to Downtown Anderson's commercial core
- **~15 Min Drive** to Anderson Regional Airport
- Regional access via United States Route  and South Carolina Highway 
- **Core demand catalyst:**
Proximity to the AnMed Health campus supports outpatient and specialty care activity



Upstate South Carolina

REGIONAL HEALTHCARE & COMMERCE HUB

Upstate South Carolina anchors healthcare and commerce for the northwestern portion of the state, serving a regional population of roughly 1.6 million. The region sits within the Charlanta Megaregion, a fast-growing corridor that connects Charlotte and Atlanta, and includes the Greenville–Spartanburg–Anderson metropolitan area. It is frequently cited as contributing to a broader regional footprint of more than 22 million residents and over 1 trillion dollars in annual economic output.

South Carolina recorded the fastest state population growth in the country between July 2024 and July 2025 at 1.5 percent, driven primarily by domestic migration. This demographic momentum supports increased healthcare utilization and long-term demand for outpatient and specialty services. Leading systems such as AnMed Health and Prisma Health anchor care delivery for the Upstate. A diversified economy, spanning advanced manufacturing, logistics, aerospace, life sciences, and higher education, further reinforces stable medical office demand and professional services growth.

22M

REGIONAL
POPULATION

1.6M

UPSTATE SOUTH
CAROLINA POPULATION

\$1T+

ANNUAL
ECONOMIC OUTPUT

1.5%

POPULATION INCREASE
(JULY 2024 VS JULY 2025)



~1.6M Residents
across the Upstate region



575+
International Businesses
operating regionally



Key industries include
**automotive, aerospace,
advanced manufacturing,
bioscience, and logistics**



26 Colleges & Universities
supporting a strong and
sustainable workforce pipeline



Attractive **pro-business
climate** characterized by
competitive operating costs
and steady corporate growth



Upstate South Carolina

KEY DRIVERS

HEALTHCARE EPICENTER

The Upstate region anchors healthcare delivery for northwestern South Carolina through AnMed Health, Prisma Health, and Spartanburg Regional Healthcare System.

RISING OUTPATIENT DEMAND

Increasing demand driven by chronic care needs, preventive care, and an aging patient population supports consistent outpatient utilization.

ECONOMIC RESILIENCE

A diversified economy that includes manufacturing, headquarters operations, logistics, and education strengthens employment and regional healthcare demand.

MAJOR MARKET LOCATOR

Located in one of the fastest growing regions in the Southeast, the Upstate is home to approximately 1.6 million residents and functions as a core medical and economic center for northwestern South Carolina.

ACCESSIBILITY

Connected regional corridors enable efficient movement of patients and providers throughout the Upstate region without reliance on long-distance interstate travel.

TALENT SUPPLY

Clemson University, Anderson University, and clinical training programs provide a strong and steady pipeline of healthcare professionals.



Trade Area | Retail



Trade Area | Healthcare



ANMED URGENT CARE
801 N FANT ST, ANDERSON, SC 29621

Magnolia
VETERINARY HOSPITAL

CenterWell
Pharmacy

RHC
REGENCY MEDICAL COMPANY

Lanford
McInnis
ORTHODONTICS

Southern
Pediatric Dentistry

BLUE RIDGE
MAXILLOFACIAL
SURGERY

PARAGON
SKIN & SURGERY

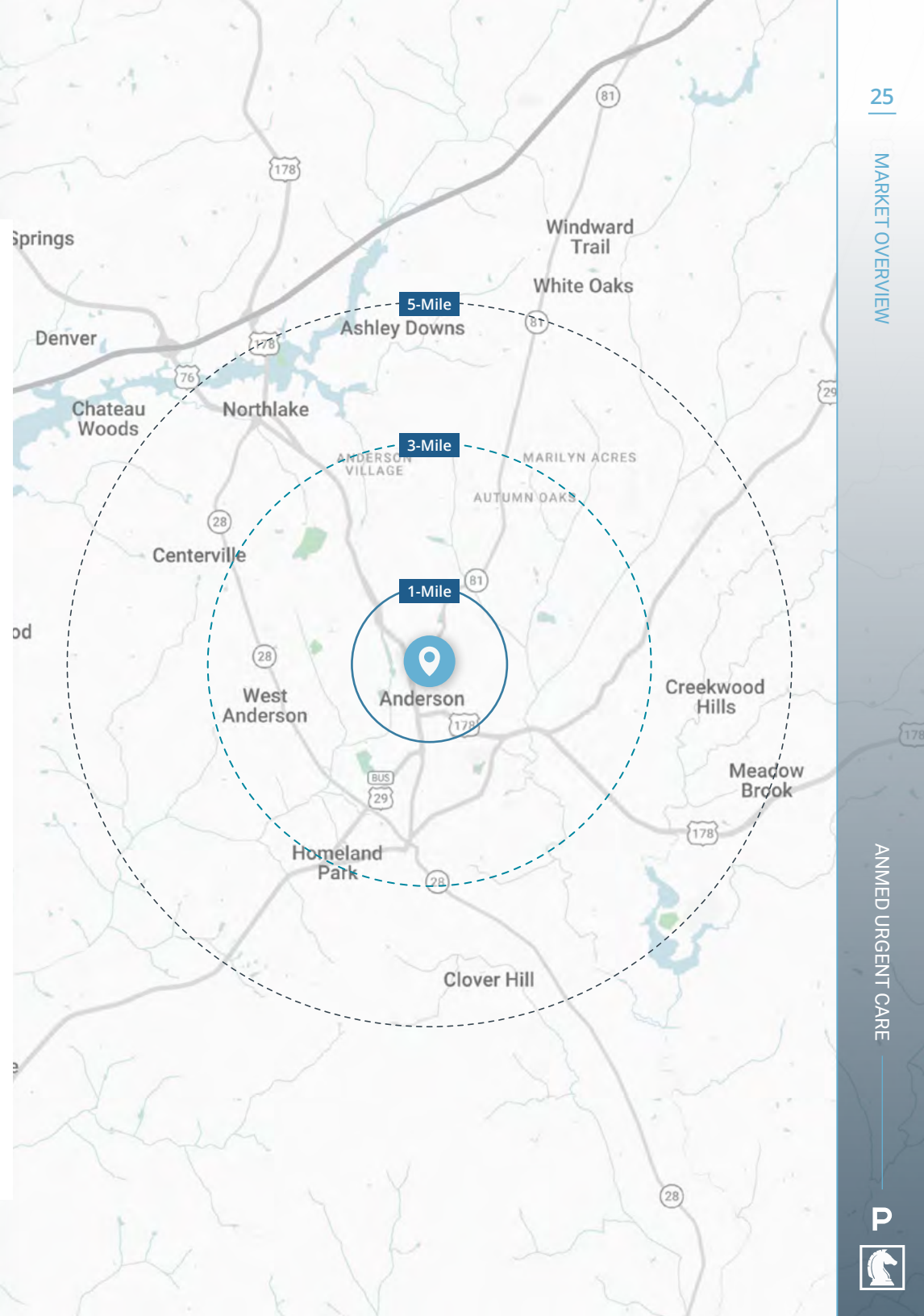
ANDERSON

Summit
Spine & Joint Centers

Demographics

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|----------|----------|----------|
| 2024 Population | 7,609 | 44,434 | 75,632 |
| 2029 Population Projection | 8,257 | 47,818 | 81,101 |
| Pop Growth 2024-2029 | 1.7% | 1.5% | 1.4% |
| Median Age | 32.3 | 37.3 | 39 |
| HOUSEHOLDS | | | |
| 2024 Households | 2,806 | 18,026 | 30,434 |
| 2029 Household Projection | 3,058 | 19,422 | 32,667 |
| HH Growth 2024-2029 | 1.8% | 1.5% | 1.5% |
| INCOME | | | |
| Average Household Income | \$48,508 | \$57,573 | \$65,018 |
| Median Household Income | \$33,011 | \$40,908 | \$48,031 |
| DAYTIME DEMOGRAPHICS | | | |
| Total Businesses | 1,009 | 3,312 | 4,269 |
| Total Employees | 10,998 | 31,988 | 44,061 |

Source: CoStar





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CONFIDENTIAL OFFERING MEMORANDUM

AnMed[®]

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