



OFFERING MEMORANDUM



AFC URGENT CARE
Seneca, South Carolina

\$1,975,000 | 6.20% CAP RATE



**YURAS
AICALE
FORSYTH
CROWLE**

Leased Investment Team

FILE PHOTO

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LEAD BROKERS

MICHAEL T. YURAS, CCIM

Vice Chairman

415.481.0788

michael.yuras@cushwake.com

CA RE License #01823291

RYAN FORSYTH

Vice Chairman

415.413.3005

ryan.forsyth@cushwake.com

CA RE License #01716551

VINCENT AICALE

Vice Chairman

415.690.5522

vince.aicale@cushwake.com

CA RE License #01728696

SCOTT CROWLE

Executive Managing Director

415.604.4288

scott.crowle@cushwake.com

CA RE License #01318288



Cushman and Wakefield Inc. LIC. # 00616335

This property is listed in conjunction with South Carolina-licensed real estate broker Cushman & Wakefield, Inc.

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AICALE
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www.YAFCteam.com

INVESTMENT SUMMARY

TENANT	AFC Urgent Care	
ADDRESS	975 By Pass 123, Seneca, SC 29678	
PRICE	\$1,975,000	
CAP RATE	6.20%	
NOI	\$122,400	
TERM	10 years	
RENT COMMENCEMENT	December 24, 2023	
LEASE EXPIRATION	December 31, 2033	
RENTAL INCREASES	2% annual rental increases	
LEASE TYPE	YEAR	RENT
	1-10	2% annual increases
	11-15 (option 1)	2% annual increases
	16-20 (option 2)	2% annual increases
	21-25 (option 3)	2% annual increases
Absolute NNN lease, with tenant responsible for all taxes, insurance, and maintenance, including roof, structure, and parking lot		

FILE PHOTO



LISTING HIGHLIGHTS

NEW LONG-TERM ABSOLUTE NNN LEASE TO A RAPIDLY EXPANDING HEALTHCARE TENANT

- » New long-term absolute NNN lease to AFC Urgent Care, a rapidly expanding healthcare tenant
- » Rare 2% annual increases in primary term and option periods, providing a passive long term investment opportunity
- » **Site opens on July 7, 2025**
- » All AFC clinics are designed, equipped, and staffed to provide accessible primary care, urgent care, minor emergency treatment, and occupational medicine
- » Bon Secours Mercy Health owns and operates 17 urgent care clinics, 2 acute care hospitals, a freestanding emergency center and numerous primary care clinics, laboratory facilities and other ancillary service centers
- » AFC Urgent Care is listed at #71 in Entrepreneur's 2024 Franchise 500 and leads the urgent care industry as Entrepreneur's #1 miscellaneous health services provider
- » AFC anticipates having more than 500 clinics nationwide in the next five years

IDEAL LOCATION ON SENECA'S PRIMARY RETAIL THOROUGHFARE

- » High-visibility and easily accessible location on U.S. Route 123, Seneca's primary retail thoroughfare, with access to 31,000 vehicles per day directly in front of the site
- » Located near the signalized four-way intersection of U.S. Route 123 and State Route 28, combining for 50,900 vehicles per day
- » Surrounded by major national brand retail tenants including Walmart Supercenter, Lowe's, Food Lion, Staples, McDonald's, Big Lots, Dollar General, ALDI, Belk, Hobby Lobby, Chick-fil-A, The Home Depot, and many others
- » Located just one mile from Prisma Health Oconee Memorial Hospital, a 169-bed hospital with \$785,079,108 in patient revenue
- » Located near three large shopping centers anchored by Lowe's, Hobby Lobby, ALDI, Belk, and Walmart Supercenter, driving significant traffic into the area
- » Less than eight miles from Clemson University, servicing 22,566 undergraduate students, 5,900 graduate students, and 1,830 full-time faculty
- » 10 miles from Oconee Nuclear Station, one of the largest employers in the area with over 800 employees

CENTRAL LOCATION IN A GROWING SOUTH CAROLINA MARKET

- » 28,054 residents live within five miles of the site, establishing a stable customer base for the property
- » Average household income of \$79,165 within one mile of the site
- » Projected AAHI and population increases within 1-, 3-, and 5-mile radii over the next five years poise AFC Urgent Care and Seneca for steady concurrent growth
- » Centrally located near many Seneca community hubs, schools and large employers such as Seneca High School (1,052 students), Seneca Middle School (832 students), Lake Keowee, Oconee Nuclear Station, Cross Creek Golf Club, and several others
- » Surrounded by single family housing developments



Walmart
Supercenter



Prisma Health Oconee
Memorial Hospital
(169-bed hospital with
\$785,079,108 in patient
revenue)



State Route 28
(19,900 AADT)

U.S. Route 123
(31,000 AADT)





Publix
WHERE SHOPPING IS A PLEASURE

Hampton Inn & Suites

BestWay INN

Kawasaki
SENJOO

G

MTS CASABLANCA
HOGS AND HOPS

Moore's
Wine & Winekey
WAKE UNITED

SPINX
Huddle House

Northside Elementary School
(306 students)

PRO CUSTOM
Wilderness Ridge Golf Club

ES
ECLIPSE

Premiere Cinemas

GLASS DOCTOR
BOAT HOUSE

Applebee's
GRILL + BAR

Mullen's
IRISH PUB

MAIN STREET Cafe

DOLLAR GENERAL

: 313 :
HEARING HEALTHCARE CENTER

S&S STOLDENMIRE & SPROUSE, P.A.

BOYS CAMP
THRIFT STORE

FAIRFIELD Inn
Marriott

Oconee Federal
Financial Corp

123

U.S. Route 123
(31,000 AADT)

Seneca Family Dental

Wendy's

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

SIMPLY CAROLINA

A Younique Salon

R&R GOLF CARTS
Valvoline
Instant Oil Change

SUNSET FINANCE
AlwaysMoney FINANCE
Western Union

afc
URGENT CARE
american family care



Seneca Middle School
(832 students)

BORGWARNER

Seneca High School
(1,052 students)



State Route 28
(19,900 AADT)



U.S. Route 123
(31,000 AADT)



SITE OVERVIEW

YEAR REMODELED

2024

BUILDING SIZE

3,289 SF

PARCEL SIZE

0.66 acres (28,750 SF)

PARKING

TBD

ACCESS POINTS

Professional Park Drive,
U.S. Route 123

MAJOR TRAFFIC DRIVERS

Clemson University (22,566 students),
Seneca High School (1,052 students),
Seneca Middle School (832 students),
Lake Keowee, Oconee Nuclear Station,
Cross Creek Golf Club, Lowe's, Food
Lion, Staples, McDonald's, Big Lots,
Dollar General, ALDI, Belk, Hobby
Lobby, Walmart Supercenter, Chick-
fil-A, The Home Depot



FILE PHOTO

TENANT OVERVIEW



All AFC clinics are designed, equipped, and staffed to provide accessible primary care, urgent care, minor emergency treatment, and occupational medicine. We are considered pioneers in non-emergency room urgent care, with a majority of our patients coming in, receiving care, and returning home in one hour’s time on average.

From the outset, AFC held to the philosophy of “putting the patient first,” an attitude that quickly made AFC one of the most successful urgent care clinics in the area. More than 35 years later, the AFC brand and philosophy have spread to more than 300 facilities across 29 states, treating nearly three million patients a year.

For more information, please visit www.afcurgentcare.com.

REVENUE	# OF LOCATIONS	FOUNDED	HEADQUARTERS
\$1.6B	300+	1982	Birmingham, AL

LEASE ABSTRACT

AFC URGENT CARE

Address:	975 By Pass 123, Seneca, SC 29678	
Tenant:	Seneca USHCH Urgent Care, LLC	
Guarantor:	Upstate Healthcare Holdings, LLC (A subsidiary of Bon Secours Mercy Health)	
Rent Commencement:	December 24, 2023	
Lease Expiration:	December 31, 2033	
Renewal Options:	Three (3) five (5) year options	
Rental Increases:	YEAR	RENT
	1-10	2% annual increases
	11-15 (option 1)	2% annual increases
	16-20 (option 2)	2% annual increases
	21-25 (option 3)	2% annual increases
Real Estate Taxes:	Tenant is responsible for all real estate taxes	
Insurance:	Tenant is responsible for all insurance	
Repair & Maintenance:	Tenant, at its sole expense, shall be responsible for all repairs and maintenance including roof, structure, and parking lot	
Maintenance by Landlord:	None	
Right of First Refusal:	None	

PROPERTY OVERVIEW

LOCATION

- » This AFC Urgent Care has a **high-visibility and easily accessible location on U.S. Route 123, Seneca's primary retail thoroughfare with access to 31,000 vehicles per day directly in front of the site**
- » The site is located near the signalized four-way intersection of U.S. Route 123 and State Route 28, **combining for 50,900 vehicles per day**
- » The location is **surrounded by major national brand retail tenants** including Walmart Supercenter, Lowe's, Food Lion, Staples, McDonald's, Big Lots, Dollar General, ALDI, Belk, Hobby Lobby, Chick-fil-A, The Home Depot, and many others
- » This site is located just **one mile from Prisma Health Oconee Memorial Hospital**, a 169-bed hospital with \$785,079,108 in patient revenue
- » The property resides less than eight miles from Clemson University, servicing **22,566 undergraduate students, 5,900 graduate students, and 1,830 full-time faculty**




FILE PHOTO


2024
YEAR REMODELED


TBD
PARKING STALLS

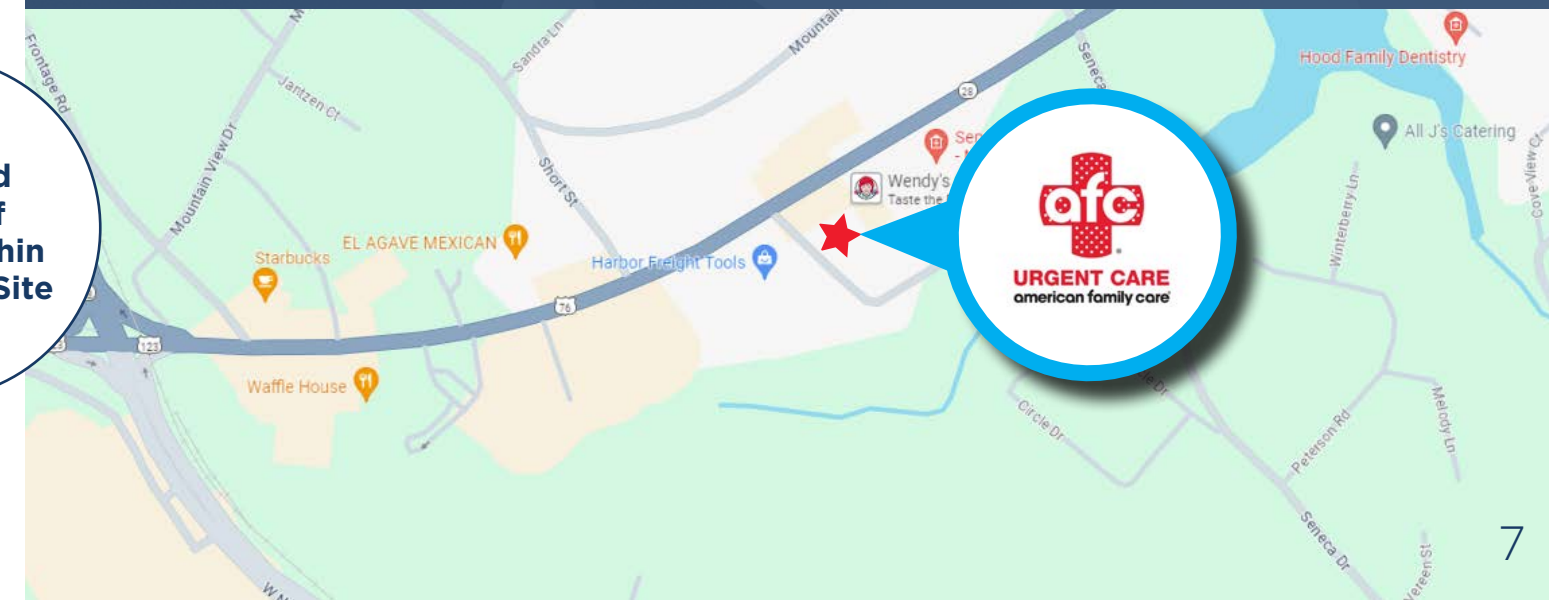

PROPERTY ACCESS
PROFESSIONAL PARK DRIVE,
U.S. ROUTE 123


TRAFFIC COUNTS
U.S. ROUTE 123: 31,000 AADT
STATE ROUTE 28: 19,900 AADT


NEAREST AIRPORT
GREENVILLE-
SPARTANBURG
INTERNATIONAL AIRPORT
(GSP)

Average Household income of \$79,165 Within One Mile of Site

28,054 Residents Live Within Five Miles of the Site



AREA OVERVIEW

Seneca, located in Oconee County, South Carolina, has a population of 8,102. Serving as the principal city of the Seneca Micropolitan Statistical Area, with a population of 74,273 at the same census, it forms part of the broader Greenville-Spartanburg-Anderson, South Carolina Combined Statistical Area, with a population of 1,266,995. The city derives its name from the Cherokee settlement of Isunigu, known to English settlers as “Seneca Town.” In the latter half of the 20th century, significant dam projects were undertaken on the Keowee and neighboring rivers to bolster recreational opportunities and public utilities.

These endeavors culminated in the creation of three major lakes: Lake Hartwell in 1963, Lake Keowee in 1971, and Lake Jocassee in 1974, catalyzing growth in both Seneca and the surrounding region. Notably, Duke Power’s Oconee Nuclear Station was established on Lake Keowee, utilizing its waters for cooling purposes. The allure of recreational activities around the lakes, coupled with nearby attractions like Clemson University, has attracted a substantial influx of retirees from across the nation. Consequently, retirement communities have emerged in the vicinity.

- » South Carolina boasts the **fourth-largest state-maintained highway system** in the nation. This extensive network comprises 11 Interstates, numbered highways, state roads, and secondary routes, spanning roughly 41,500 miles (66,800 km) in total length
- » Many large corporations have moved their locations to South Carolina. Boeing opened an aircraft manufacturing facility at Charleston International Airport in 2011, which serves as **one of two final assembly sites for the 787 Dreamliner**
- » The Greenville-Spartanburg-Anderson MSA was **ranked seventh in the nation by site consultants considering the top markets for economic development**
- » BMW’s only North American manufacturing plant is located in Spartanburg County, with an **investment of \$3.7 billion**



SENECA

Principal City
of the Seneca
Micropolitan
Statistical Area

Less than
Eight Miles
from Clemson
University

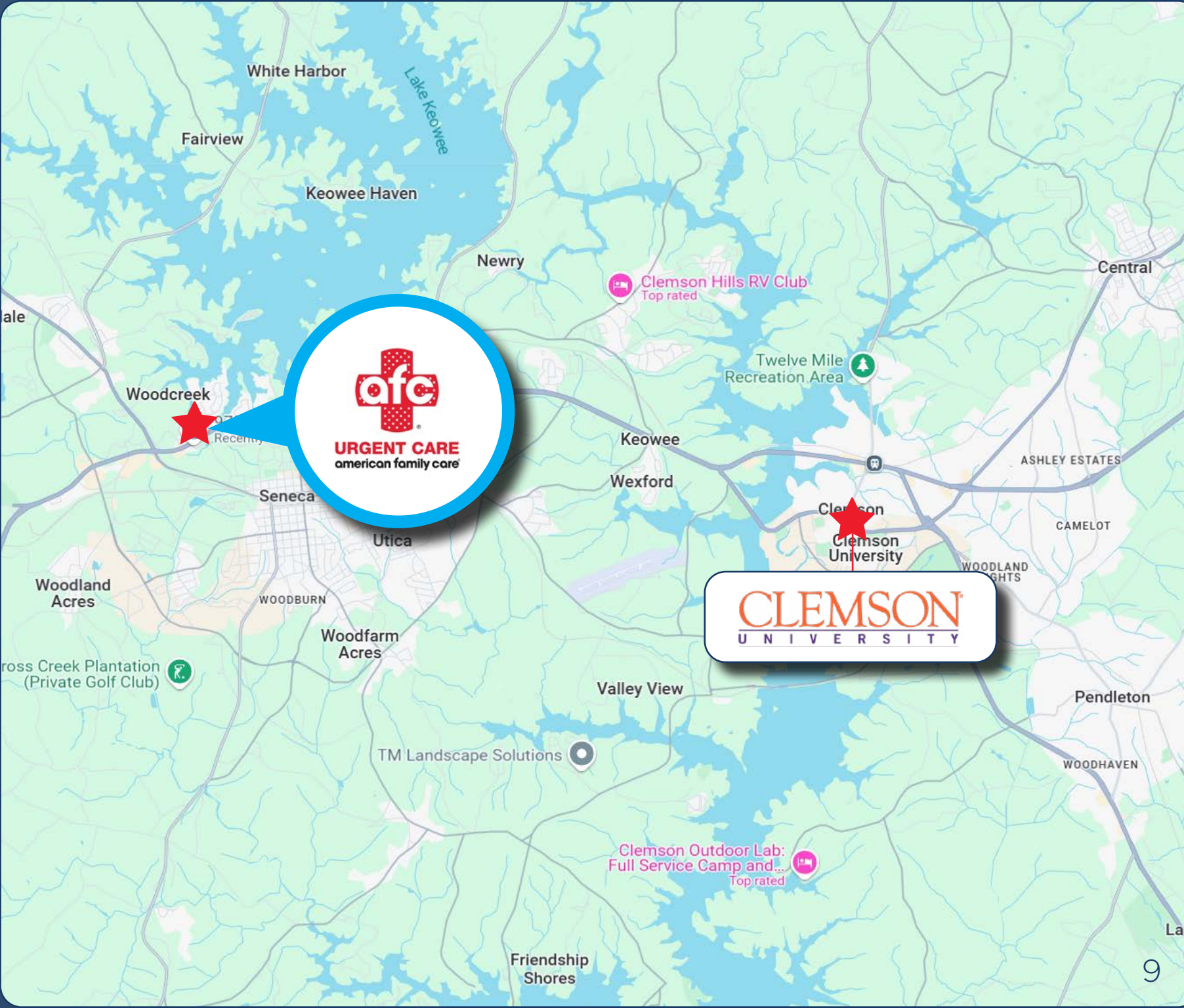
LARGEST EMPLOYERS IN SENECA/CLEMSON, SC # OF EMPLOYEES

CLEMSON UNIVERSITY	3,529
ANMED HEALTH	3,462
ELECTROLUX HOME PRODUCTS	1,900
SCHOOL DISTRICT OF PICKENS COUNTY	1,893
SCHOOL DISTRICT OF OCONEE COUNTY	1,605
OCONEE MEMORIAL HOSPITAL (PRISMA)	1,600
DUKE ENERGY	1,500
ROBERT BOSCH CORPORATION	1,200
MICHELIN NORTH AMERICA	990
BORGWARNER	700

DEMOGRAPHICS

2023 SUMMARY	5 Miles	10 Miles	15 Miles
POPULATION	28,054	89,105	144,529
HOUSEHOLDS	12,071	34,362	58,209
FAMILIES	7,692	20,756	35,550
AVERAGE HOUSEHOLD SIZE	2.28	2.36	2.33
OWNER OCCUPIED HOUSING UNITS	8,465	23,785	41,575
RENTER OCCUPIED HOUSING UNITS	3,606	10,577	16,634
MEDIAN AGE	45.2	37.2	39.7
AVERAGE HOUSEHOLD INCOME	\$72,596	\$73,275	\$76,948

2028 ESTIMATE	5 Miles	10 Miles	15 Miles
POPULATION	28,586	90,371	147,958
HOUSEHOLDS	12,410	35,196	60,238
FAMILIES	7,872	21,164	36,618
AVERAGE HOUSEHOLD SIZE	2.27	2.34	2.31
OWNER OCCUPIED HOUSING UNITS	8,901	24,876	43,790
RENTER OCCUPIED HOUSING UNITS	3,509	10,320	16,448
MEDIAN AGE	46.2	38.5	40.8
AVERAGE HOUSEHOLD INCOME	\$80,172	\$80,989	\$86,266





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Leased Investment Team

www.YAFCTeam.com

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

LEAD BROKERS

MICHAEL T. YURAS, CCIM

Vice Chairman

415.481.0788

michael.yuras@cushwake.com

CA RE License #01823291

RYAN FORSYTH

Vice Chairman

415.413.3005

ryan.forsyth@cushwake.com

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