

**913 E.
MAIN STREET
LAURENS, SC**

GREENVILLE MSA



**OFFERING
MEMORANDUM**

- **BRAND NEW CONSTRUCTION WITH 15 YEAR LEASE**
- **WELL POSITIONED IN ESTABLISHED RETAIL CORRIDOR**
- **GROWING OPERATOR WITH 25+ LOCATIONS**

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REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS



EXPANDING URGENT CARE WITH 15-YEAR LEASE

- New 15-year NN lease with limited Landlord responsibilities
- 10% rental increases every 5 years during the initial term and option periods
- 2025 brand new construction and large 4,000 SF building
- Partnership with largest private healthcare provider in South Carolina
- 25+ locations between dense markets of Columbia, Greenville, and Spartanburg MSAs
- 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

REGIONAL TRADE AREA ALONG I-385 IN THE GREENVILLE MSA

- Conveniently located 35 miles southeast of Downtown Greenville (SC), 1 north of Columbia (SC) and 2 hours from Charlotte (NC)
- Great visibility fronting E Main St with nearly 14,000 VPD
- Adjacent to several national and regional tenants including, Walmart Supercenter (1.9M visits – Placer.ai), Ingles, Save A Lot, Belk, Tractor Supply, Aldi, Chick-fil-A, Starbucks and more
- Over \$73,000 AHHI within a 5-mile radius
- Two miles west of the 90-bed Prisma Health Laurens County Hospital, with a broad set of services including imaging, cardiac, surgery, cancer care performing hundreds of surgeries per year
- Solid distribution/manufacturing employment base with nearby major facilities: Walmart Distribution, Motor City Racks, Michelin Tire, International Paper, Kimura, Fukoku, Alupress
- Prisma Health Laurens County Hospital is ranked in the Top 8% across general medical centers and hospitals (249K visits – Placer.ai) | Regional draw from Laurens, Clinton, Newberry, Greenwood, Simpsonville and Woodruff
- Minutes from I-385 and I-26 providing regional access to Greenville, Spartanburg, Columbia and Asheville

INVESTMENT SUMMARY

PRISMA HEALTH[®] URGENT CARE

PROPERTY DETAILS

TENANT	Prisma Health Urgent Care by Wellstreet, LLC
INITIAL TERM	15 Years
RENEWAL OPTIONS	Three, 5-Year Options
YEAR BUILT	2025
LEASE STRUCTURE	NN with Limited LL Responsibilities
RENTAL INCREASE	10% Every Five Years
EST. LAND AREA	~0.62 AC
EST. BUILDING SIZE	4,000 SF

RENT SUMMARY

LEASE TERM	ANNUAL	MONTHLY
Years 1-5	\$196,000	\$16,333.33
Years 6-10	\$215,600	\$17,966.67
Years 11-15	\$237,160	\$19,763.33



REPRESENTATIVE PHOTO

PRISMA HEALTH URGENT CARE
913 E. MAIN STREET
LAURENS, SOUTH CAROLINA 29360

PRICE
\$2,947,000
CAP RATE
6.65%

LOOKING NORTHWEST



Greenville, SC
34 Miles



Spartanburg, SC
32 Miles



Laurens County
Parks & Recreation
Baseball Fields



The Ridge
at Laurens



Laurens County
Fairgrounds



Fairgrounds
Senior Village

Rent-A-Center
verizon
wf

ZAXBY'S

Arby's

Waffle House

ALDI

Shell

Strickland Brothers

Sherwin Williams

CLOCK OF LAURENS

ingles

Walgreens

M&D Wash

TACO BELL

ingles
GASOLINE

T Mobile
REGIONAL FINANCE
SUBWAY

DOLLAR GENERAL

belk

CATO

Jersey Mike's Subs

cricket wireless

Pizza Hut

PRISMA HEALTH
URGENT CARE

CITITRENDS

AT&T

Aaron's
Rent to Own

E. Main Street (\$3,900 VPD)

ADVANCE
AUTO PARTS



BURGER KING

LOOKING SOUTHEAST



**Prisma Health Laurens
County Hospital**
90 Beds | 2.5 Miles



Presbyterian College
1,300+ Students
6 Miles



Columbia, SC
64 Miles



Sterilite Corporation
675 Employees | 6 Miles



**PRISMA HEALTH
URGENT CARE**

E. Main Street (13,900 VPD)



LOOKING NORTHEAST



LAURENS COUNTY
BUS MAINTENANCE



E. Main Street (13,900 VPD)



LOOKING SOUTH

Walmart

CATO

Rent-A-Center
verizon
wf

Josie Mike's Subs
cricket
wireless

Walgreens

TACO BELL

Mod Wash



Pizza Hut

AT&T

Aaron's
Rent to Own

ADVANCE
AUTO PARTS



TITLEMAX

E. Main Street (13,900 VPD)

ingles
GASOLINE

T Mobile

REGIONAL
FINANCE
SUBWAY

MURPHY
USA

belk

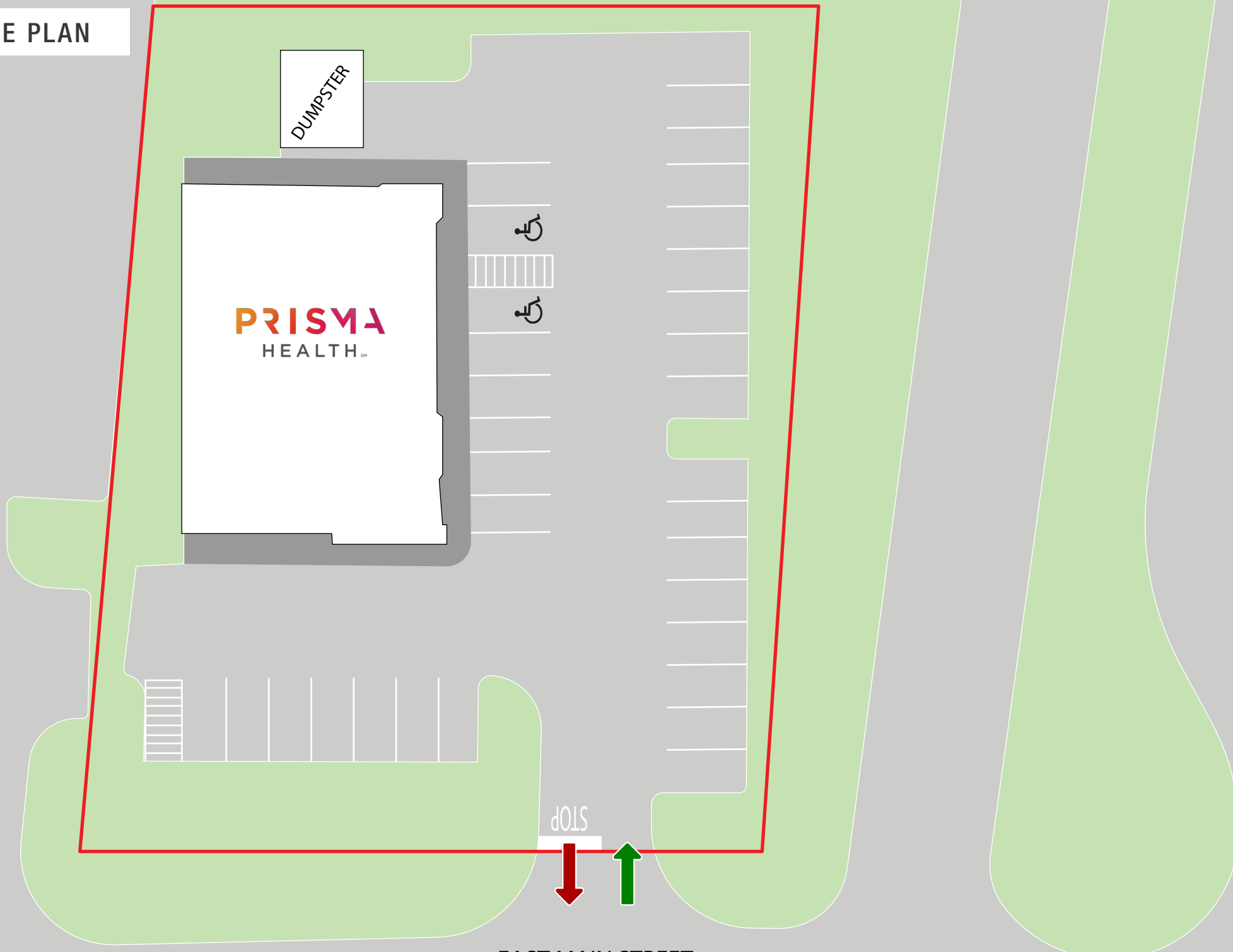
BURGER
KING

PRISMA HEALTH
URGENT CARE

CITITRENDS



SITE PLAN



DUMPSTER

PRISMA
HEALTHSM



STOP



EAST MAIN STREET
13,900 VPD

SITE PHOTOS AS OF NOVEMBER 2025



TENANT PROFILE

PRISMA HEALTH. URGENT CARE

TENANT NAME Prisma Health Urgent Care

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



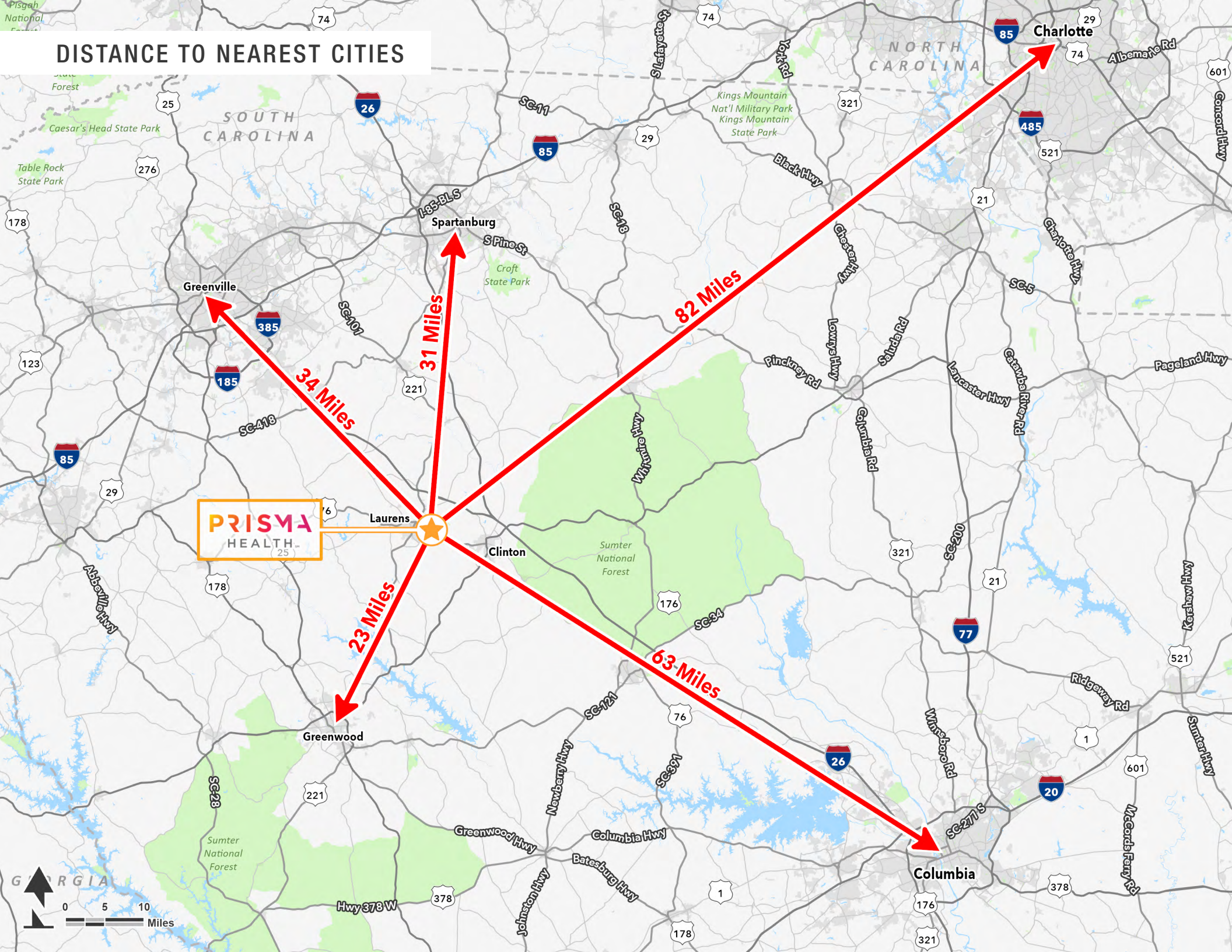
34 Miles

31 Miles

82 Miles

23 Miles

63 Miles



CITY OVERVIEW

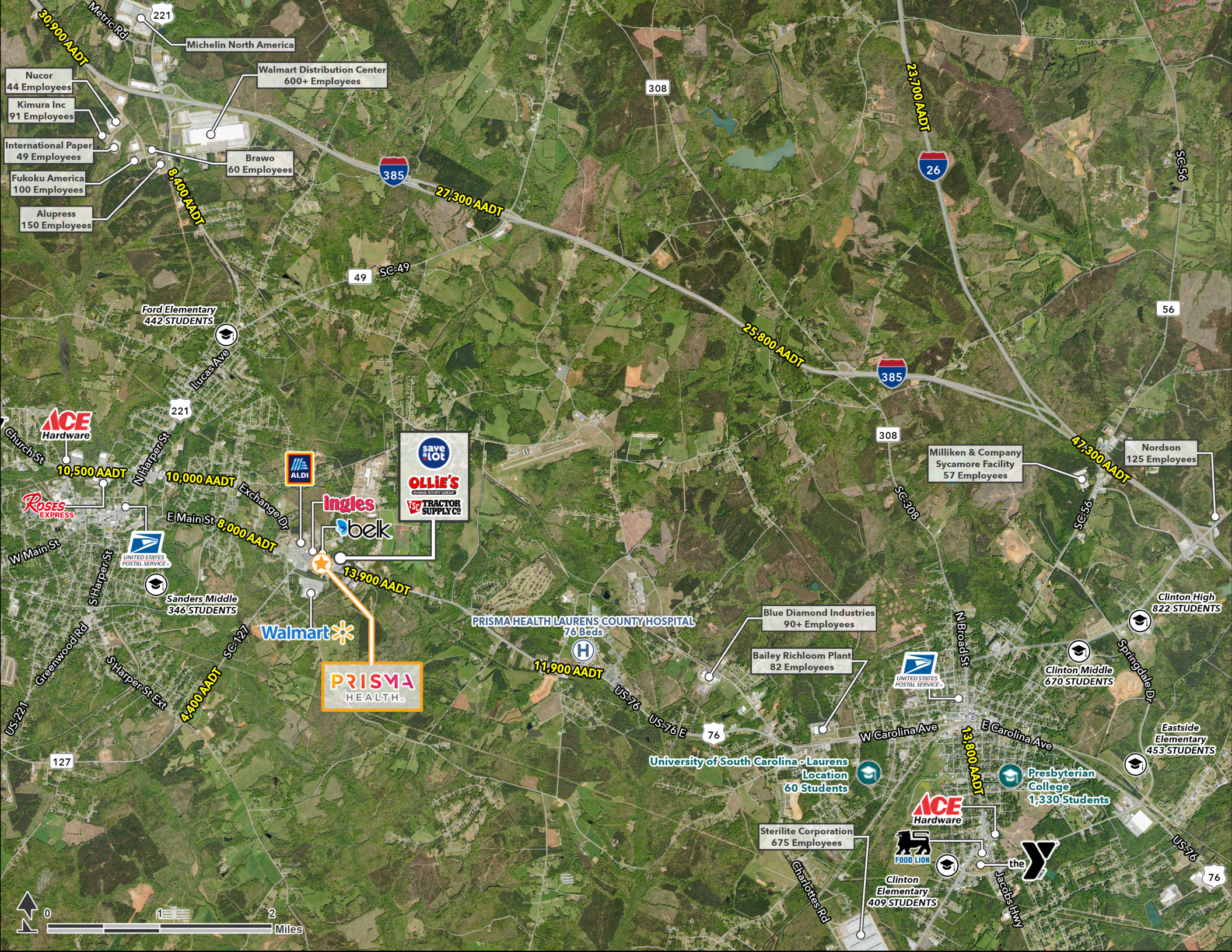
LAURENS, SOUTH CAROLINA sits in the state's Upstate region and is part of the Greenville–Anderson Metropolitan Statistical Area (MSA), which has a population of nearly 975,000. Its central location—roughly 40 minutes from Greenville, an hour from Columbia, and less than two hours from Charlotte and Asheville—gives it convenient access to several major metro markets.

The county's strong transportation infrastructure underpins its economic base. Interstate 26 crosses the county east–west, linking it to Columbia and Charleston, while Interstate 385 connects Laurens directly to Greenville and the I-85 corridor. This dual-interstate access makes the area attractive for manufacturing and logistics. Laurens also benefits from proximity to Inland Port Greer, just 40 miles north, offering direct rail access to the Port of Charleston via Norfolk Southern, and Greenville–Spartanburg International Airport (GSP), less than an hour away.

The local economy is anchored by advanced manufacturing, logistics, and retail distribution. Major employers include ZF Transmissions, Michelin, International Paper, Fukoku, Alupress, Sterilite Corporation, Yanfeng Automotive Interiors, Nordson and a large Walmart Distribution Center. These industries drive employment growth in manufacturing, transportation, and warehousing—sectors that continue to expand across the Upstate.

Retail activity in Laurens benefits nearby communities Clinton and Gray Court with major retailers including Walmart, Ingles, Aldi, Belk, Tractor Supply, Save-A-Lot and more. Prisma Health, the state's largest private, nonprofit health system that serves more than 1.6M patients annually has a 90-bed hospital in between Clinton and Laurens. The local consumer base in Laurens and Clinton benefits from easy access to Greenville's larger retail and entertainment centers, enhancing the area's appeal for regional-serving businesses.





30,900 AADT

8,400 AADT

10,500 AADT

10,000 AADT

8,000 AADT

4,400 AADT

13,900 AADT

11,900 AADT

27,300 AADT

25,800 AADT

23,700 AADT

47,300 AADT

13,900 AADT

13,900 AADT

13,900 AADT



Exchange Dr

The Ridge At Laurens

Laurens City Parks & Recreation Baseball Fields

11,000 AADT

Agriculture and Business Center (\$8M Project)

belk
DOLLAR GENERAL

8,000 AADT

PRISMA HEALTH

T Mobile
SUBWAY
3 BROTHERS PIZZA

CITI RENDS
HIBBETT SPORTS
DOLLAR TREE

8,000 AADT

Arbys

ZAXBYS

ingles

verizon
RBC

E Main St

13,900 AADT

76

save a lot

TRACTOR SUPPLY CO
OLLIE'S

CAIO SALLY BEAUTY
Jersey Mike's
cricket wireless

W

TACO BELL

Pizza Hut

gandull

BURGER KING
Chick-fil-A

Ford

Starbucks

SONIC

FARMER'S home FURNITURE

4,400 AADT

SC-127

SHOE SHOW
Great Clips

127

Walmart

Aaron's

US-76

76

11,900 AADT

127

Laurens County Speedway



WITHIN 5 MILES



18,421

2025 Total Population



22,414

2025 Total Daytime Population



7,462

2025 Total Households



\$73,482

2025 Average Household Income

	5 MILES	10 MILES	15 MILES
2025 Total Population	18,421	37,048	61,221
2025 Median Age	41.2	41.0	42.5
2025 Total Households	7,462	14,788	24,861
2025 Average Household Income	\$73,482	\$75,375	\$75,961
2025 Total (NAICS11-99) Businesses	818	1,307	1,657
2025 Total (NAICS11-99) Employees	9,026	15,963	18,877
2025 Total Daytime Population	22,414	41,511	59,043

Source: Esri, Esri-Data Axle, U.S. Census
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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 1913 E. Main Street, Laurens, 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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PRISMA HEALTH URGENT CARE



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