PRISMA HEALTH

4621 HARD SCRABBLE RD | COLUMBIA, SC

OFFERED FOR SALE
$1,598,000
5.35% CAP



CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to offer for sale a single-tenant Absolute NNN Prisma Health Urgent Care at 4621 Hard Scrabble Road in Columbia, South Carolina. The property generates $85,512 in annual NOI at a 5.35% cap rate ($1,598,000) with zero landlord responsibilities.

The lease is corporately guaranteed by Prisma Health (S&P: A+), South Carolina's largest nonpro it health system, with 20 hospitals, 490+ physician practice sites, and approximately $7.4 billion in FY2025 operating revenue. Prisma Health's recent acquisition of 36 Novant Health Urgent Care locations further strengthens its statewide presence. The 10-year lease runs through November 30, 2034, with a 5% rent increase in 2029 and three 5-year FMV renewal options.

The site fronts Hard Scrabble Road (21,600 VPD) as an outparcel to the Publix-anchored Rice Creek Village, 12 miles from downtown Columbia. The Columbia MSA has grown 6.1% since 2020, and the 3-mile trade area includes 67,992 residents with a $107,176 average household income.

RENT SCHEDULE	TERM	RENT
Current Term	11/1/2024-11/30/2029	$85,512
Rental Increase	11/1/2029-11/30/2034	$89,788
1st Option	11/1/2034-11/30/2039	FMV
2nd Option	11/1/2039-11/30/2044	FMV
3rd Option	11/1/2044-11/30/2049	FMV

NOI	$85,512
CAP RATE	5.35%
LISTING PRICE	$1,598,000

ASSET SNAPSHOT

Tenant Name	Prisma Health Urgent Care
Address	4621 Hard Scrabble Rd, Columbia, SC 29229
Building Size (GLA)	3,563 SF
Land Size	0.95 Acres
Year Built/Renovated	2013
Signator/Guarantor	Prisma Health - Corporate (S&P: A+)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	11/1/2024
Lease Expiration	11/30/2034
Remaining Term	8+ Years
Rental Increases	5% in 2029 & FMV in Options
Current Annual Rent	$85,512



113,292
PEOPLE
IN 5 MILE RADIUS

$107,176
AHHI IN
3 MILE RADIUS

21,600
VPD ON
HARD SCRABBLE RD

INVESTMENT HIGHLIGHTS

ATTRACTIVE LEASE FUNDAMENTALS WITH BELOW MARKET RENT AND FMV OPTIONS

10-Year Absolute NNN lease | 5% rent increase in 2029 | Three 5-year renewal options at FMV | Zero landlord responsibilities.

CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

This location is backed by the Prisma Health corporate guaranty (S&P: A+) | Prisma Health generated approximately $7.4 billion in FY2025 operating revenue and operates 20 hospitals and 490+ physician practice sites, supported by more than 33,000 team members.

ESTABLISHED COMMUNITY AND NEARBY SCHOOLS SUPPORT CONSISTENT DEMAND

Site is located just south of Rice Creek Elementary School and Ridge View High School | More than 2,400 students and 150 full time employees between the two schools.

STRONG DEMOGRAPHICS ALONG COMMUTER THOROUGHFARE

Fronting busy Hard Scrabble Rd boasting 21,600 VPD | Within a 3-mile radius are more than 67K people with an average household income exceeding $107K | Within a 3-mile radius of the site are more than 23K households.

OUTPARCEL TO PUBLIX ANCHORED CENTER IN MAJOR RETAIL CORRIDOR

Over 450k SF of retail space located in a 1-mile radius | Site is an outparcel to the Rice Creek Village Shopping Center | The 72,000 SF Publix-anchored shopping center is 98% leased | Nearby National Retailers Include: Publix Supermarket, LIDL, Food Lion, Family Dollar, and more.

COLUMBIA, SC MSA

South Carolina's state capital | Population has grown more than 6% since 2020 | Strong employment base anchored by healthcare, education and government.

Atlantic CAPITAL PARTNERS

SITE PLAN



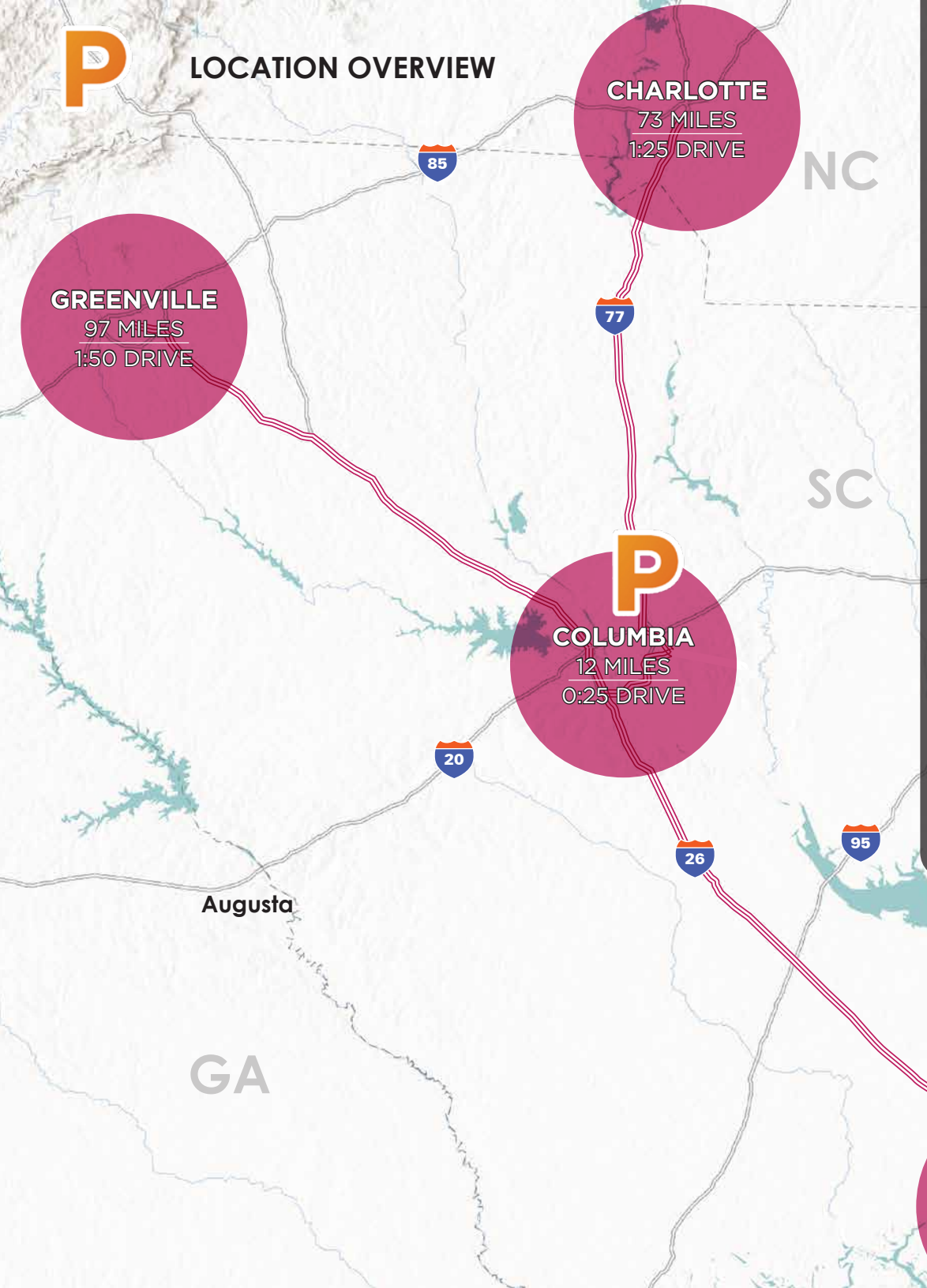
SOUTH AERIAL



NORTH AERIAL



LOCATION OVERVIEW



Columbia, South Carolina's state capital, serves as a major economic and employment hub supported by a diverse base of government, healthcare, higher education, and military employers. Home to the University of South Carolina, the region generates approximately $54 billion in GDP and supports more than 440,000 non-farm jobs. Major employers include Prisma Health, BlueCross BlueShield, the State of South Carolina, the University of South Carolina, and Fort Jackson.

Located approximately 12 miles northeast of downtown Columbia, the property benefits from an established residential trade area along the heavily traveled Hard Scrabble Road corridor. The surrounding three-mile population of nearly 68,000 residents, with average household incomes exceeding $107,000, provides a strong consumer base supporting continued demand for healthcare and everyday services.

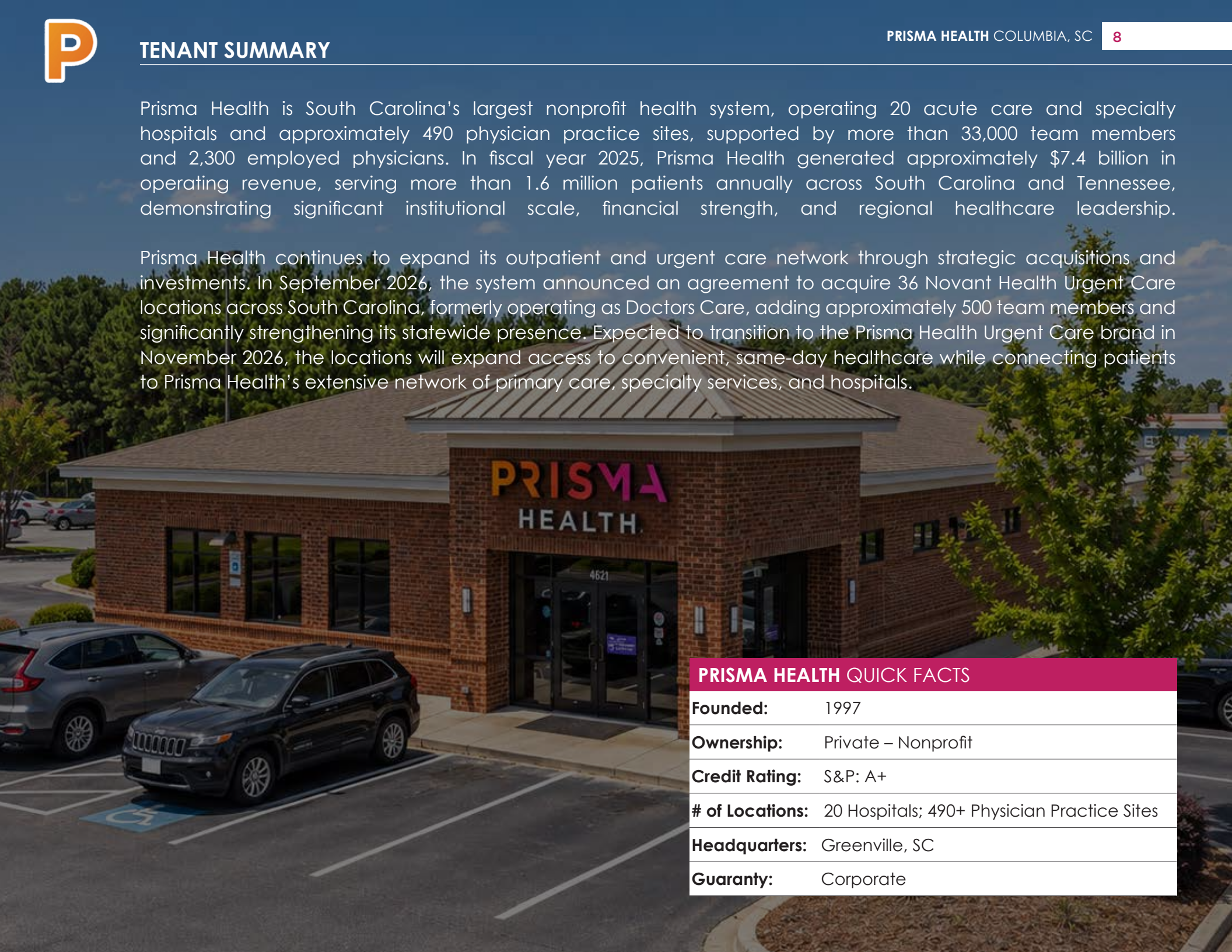
- State capital and primary economic hub of South Carolina
- $54B regional GDP
- 436,000-person labor force
- 440,000+ non-farm jobs
- Major employers include the State of South Carolina, Prisma Health, BlueCross BlueShield, Michelin, and Fort Jackson

1 MILES	3 MILES	5 MILES
12,052 PEOPLE	67,992 PEOPLE	113,292 PEOPLE
$101,506 AHHI	$107,176 AHHI	$106,014 AHHI
1,669 TOTAL EMPLOYEES	12,469 TOTAL EMPLOYEES	30,045 TOTAL EMPLOYEES

TENANT SUMMARY

Prisma Health is South Carolina's largest nonprofit health system, operating 20 acute care and specialty hospitals and approximately 490 physician practice sites, supported by more than 33,000 team members and 2,300 employed physicians. In fiscal year 2025, Prisma Health generated approximately $7.4 billion in operating revenue, serving more than 1.6 million patients annually across South Carolina and Tennessee, demonstrating significant institutional scale, financial strength, and regional healthcare leadership.

Prisma Health continues to expand its outpatient and urgent care network through strategic acquisitions and investments. In September 2026, the system announced an agreement to acquire 36 Novant Health Urgent Care locations across South Carolina, formerly operating as Doctors Care, adding approximately 500 team members and significantly strengthening its statewide presence. Expected to transition to the Prisma Health Urgent Care brand in November 2026, the locations will expand access to convenient, same-day healthcare while connecting patients to Prisma Health's extensive network of primary care, specialty services, and hospitals.



PRISMA HEALTH QUICK FACTS	
Founded:	1997
Ownership:	Private – Nonprofit
Credit Rating:	S&P: A+
# of Locations:	20 Hospitals; 490+ Physician Practice Sites
Headquarters:	Greenville, SC
Guaranty:	Corporate

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Exclusively Offered By

Atlantic CAPITAL PARTNERS

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