

N NOVANT HEALTH

2761 AGNES LANE
Myrtle Beach, SC

OFFERED FOR SALE
\$2,060,000 | 5.50% CAP

N  NOVANT
HEALTH

2761

Now part of
N  NOVANT
HEALTH

Doctors
Landed

 **Atlantic**
CAPITAL PARTNERS™

CONFIDENTIAL
OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of an Abs NNN Novant Health Urgent Care in Lexington, SC. The Premises is leased Novant Health for a 10 year initial term with three (3) - five (5) year options. The Asset is well positioned in a medical node in Myrtle Beach, SC with a strong corporate guarantee.



10-YR
LEASE



POSITIONED IN
MEDICAL NODE



HIGH GROWTH
MYRTLE BEACH

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$113,308
Rental Increase	6-10	\$118,973
1st Option Term	11-15	FMV
2nd Option Term	16-20	FMV
3rd Option Term	21-25	FMV

NOI	\$113,308
CAP	5.50%
PRICE	\$2,060,000

ASSET SNAPSHOT

Tenant Name	Novant Health Urgent Care
Address	2761 Agnes Lane, Myrtle Beach, SC 29577
Building Size (GLA)	4,358 SF
Land Size	1.06 Acres
Year Built/Renovated	2016
Signator/Guarantor	Novant Health - Corporate (S&P: AA-)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	11/1/2024
Lease Expiration	11/30/2034
Remaining Term	9 Years
Rental Increases	5% in 2029 & FMV in Options
Current Annual Rent	\$113,308



102,289 PEOPLE
IN 5 MILE RADIUS



\$103,387 AHHI
IN 1 MILE RADIUS



15,100 VPD
FARROW PKWY





ATTRACTIVE LEASE FUNDAMENTALS WITH BELOW MARKET RENT AND FAIR MARKET VALUE OPTIONS

New 10 year Abs. NNN lease | 5% rent increases every 5 years in initial term and in 3 x 5 year option periods | Zero landlord responsibilities



CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

This Novant Health location is backed by the Novant Health credit (S&P: AA-) | The tenant Novant Health Urgent care is a subsidiary of Novant Health with over \$8.3 Billion in annual revenue | The whole system has over 18 hospitals, 850 outpatient centers, and over 40,000 employees



LOCATED NEAR THOUSANDS OF HOMES AND APARTMENTS

Across the street from Cresswind Communities a 400 home active adult community | Over 3500 homes in a 1-mile radius | Over 1300 apartment units in a 1-mile radius | Adjacent to Veranda at Market Common (288 unit apartment complex)



TOURIST DESTINATION

Top Tourist Destination in the Country - The Grand Strand, which includes Myrtle Beach, hosts approximately 19 million tourists annually | Myrtle Beach ranked third on most popular tourist destinations for Americans by Trip Advisor in 2021 | Home to 25 international companies, in the top 10 for Foreign Direct Investment



WELL POSITIONED IN MEDICAL NODE NEAR OLDER CLIENTELE

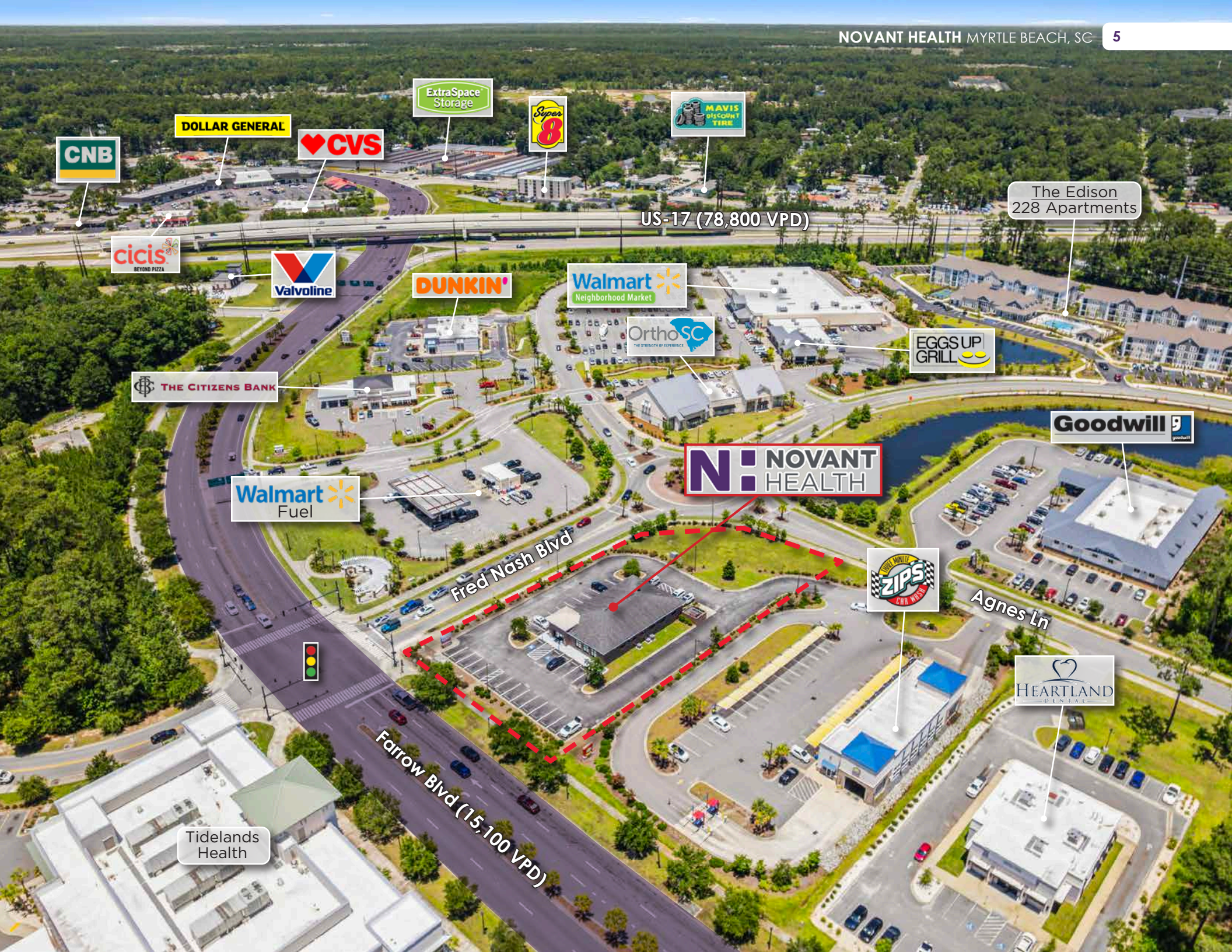
Over 50% of the population in a 1-mile radius is 55 years or older | Across the street from Tideland Health - a 65K SF medical facility | Less than a mile from new 84K SF VA Outpatient Hospital



MYRTLE BEACH MSA

Over 50K people live in a 3-mile radius, which is expected to grow at an annual rate of 4.2% over the next 5 years (According to CoStar.com) | Myrtle Beach has been named fastest grown City in the US for 3rd straight year (U.S. News & World Report 2023) | 42% increases from 2010





CNB

DOLLAR GENERAL

CVS

ExtraSpace Storage

Super 8

MAVIS DISCOUNT TIRE

cicis
BEYOND PIZZA

Valvoline

DUNKIN'

Walmart
Neighborhood Market

OrthoSC
THE STRENGTH OF EXPERIENCE

The Edison
228 Apartments

EGGS UP GRILL

THE CITIZENS BANK

Walmart
Fuel

NOVANT
HEALTH

Goodwill

Fred Nash Blvd

ZIP'S
MYRTLE BEACH
CAR WASH

Agnes Ln

HEARTLAND
DENTAL



Farrow Blvd (15,100 VPD)

Tidelands Health

Myrtle Beach
International Airport

Veranda at Market Commons
288 Apartments



Cresswind
400 Homes

Tidelands
Health



Farrow Blvd (15,100 VPD)

Goodwill



Agnes Ln

N NOVANT
HEALTH

Fred Nosh Blvd

Walmart
Fuel

N:

CHARLOTTE

150 MILES
3:35 DRIVE

RALEIGH

145 MILES
3:08 DRIVE

WILMINGTON

71 MILES
1:45 DRIVE

CHARLESTON

83 MILES
2:15 DRIVE

Columbia

Myrtle Beach

N:

1 MILES

7,837
PEOPLE\$103,387
AHHI3,085
TOTAL
EMPLOYEES

3 MILES

52,689
PEOPLE\$95,337
AHHI22,061
TOTAL
EMPLOYEES

5 MILES

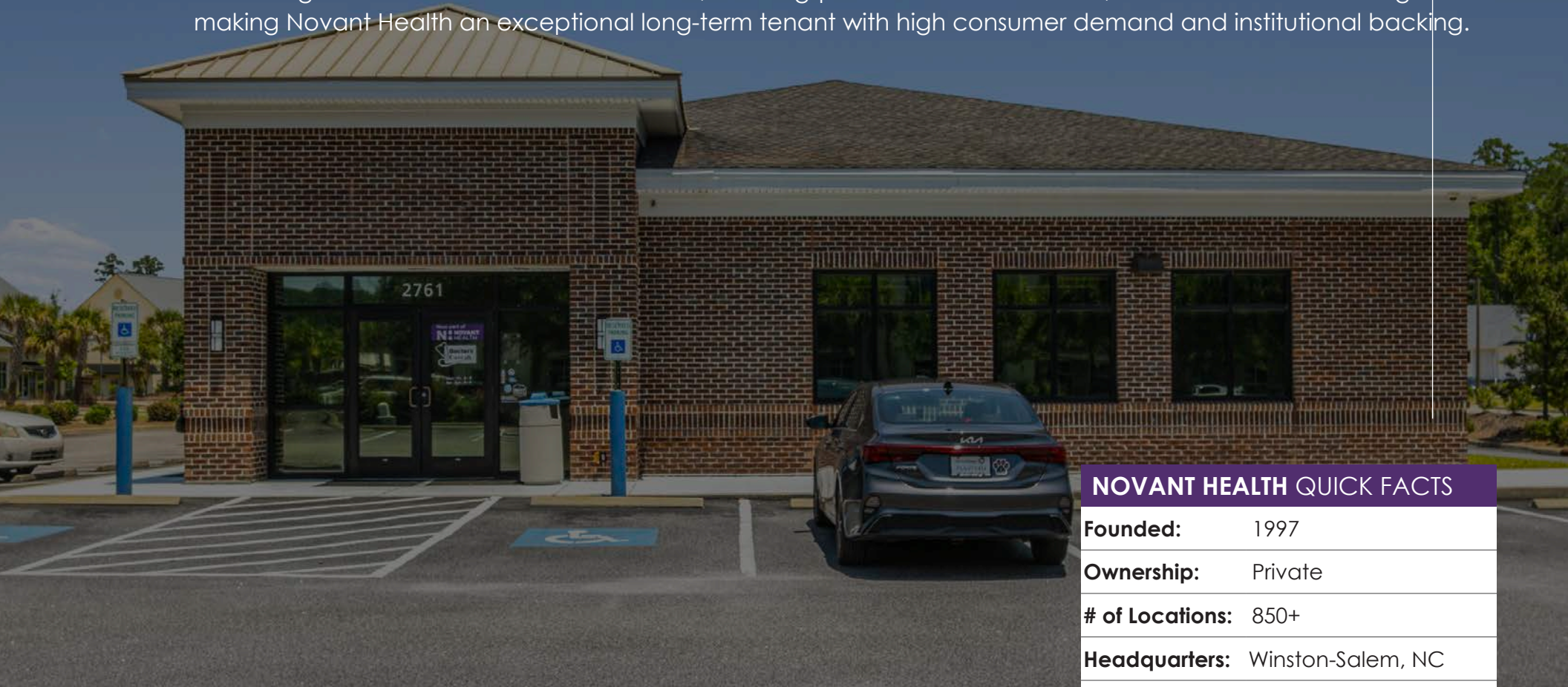
102,289
PEOPLE\$94,604
AHHI51,903
TOTAL
EMPLOYEES

Myrtle Beach, located on the Atlantic coast in South Carolina, is a popular vacation destination known for its 60-mile stretch of sandy beaches, vibrant boardwalk, and family-friendly attractions. The area boasts a variety of entertainment options, including amusement parks, golf courses, shopping centers, and a wide range of dining experiences. Myrtle Beach is also famous for its lively nightlife, with numerous bars, clubs, and theaters offering diverse shows and events. The pleasant subtropical climate makes it an ideal spot for outdoor activities like swimming, fishing, and boating throughout much of the year.



TENANT OVERVIEW

Novant Health is a highly reputable and financially stable urgent care retail tenant, backed by one of the Southeast's largest nonprofit health systems. With 19 hospitals, over 850 outpatient facilities, more than 40,000 employees, and \$8.3 billion in annual revenue, Novant provides a deep foundation of operational strength and regional credibility. Its urgent care presence is driven by a strategic partnership with GoHealth Urgent Care, launched in 2018, which now includes approximately 33 locations across key North Carolina markets including Charlotte, the Triad, Asheville, and Black Mountain. This footprint was significantly expanded in late 2024 when Novant acquired UCI Medical Affiliates (Doctors Care), adding 52 urgent care clinics across South Carolina and establishing itself as the largest urgent care provider in the state. Novant's aggressive outpatient growth strategy aligns with national healthcare trends emphasizing accessible, lower-cost treatment options over emergency care. Their clinics benefit from integrated electronic medical records, a strong provider referral network, and trusted brand recognition—making Novant Health an exceptional long-term tenant with high consumer demand and institutional backing.



NOVANT HEALTH QUICK FACTS	
Founded:	1997
Ownership:	Private
# of Locations:	850+
Headquarters:	Winston-Salem, NC
Guaranty:	Corporate



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Myrtle Beach, SC

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\$2,060,000 | 5.50% CAP

Exclusively Offered By



PRIMARY DEAL CONTACTS

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