

FORMER AGAPE PRIMARY CARE

Columbia, South Carolina



*Actual Photo

Offering Memorandum

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PRESENTED BY:

James C. Harrison, III, CCIM
Senior Investment Broker
803 834.7014 Ext. 5 (o)
803 331.8088 (c)
jharrison@cypresscommercial.com

ADDRESS:

Cypress Commercial & Investment Real Estate
3101 Devine Street
Columbia, SC 29205

www.cypresscommercial.com

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COMPANY OVERVIEW:

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States. With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER:

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate represents the seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

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Location Overview | Property Highlights

LOCATION HIGHLIGHTS:

- Medical office building for primary care use in fast growth area
- Excellent location in NE Columbia on heavily traveled Hardscrabble Road
- Building can be altered easily for future medical, dental or other office users
- Close to I-77 via Clemson Road
- Fastest growth area in Columbia MSA
- Traffic Count: 25,000 VPD

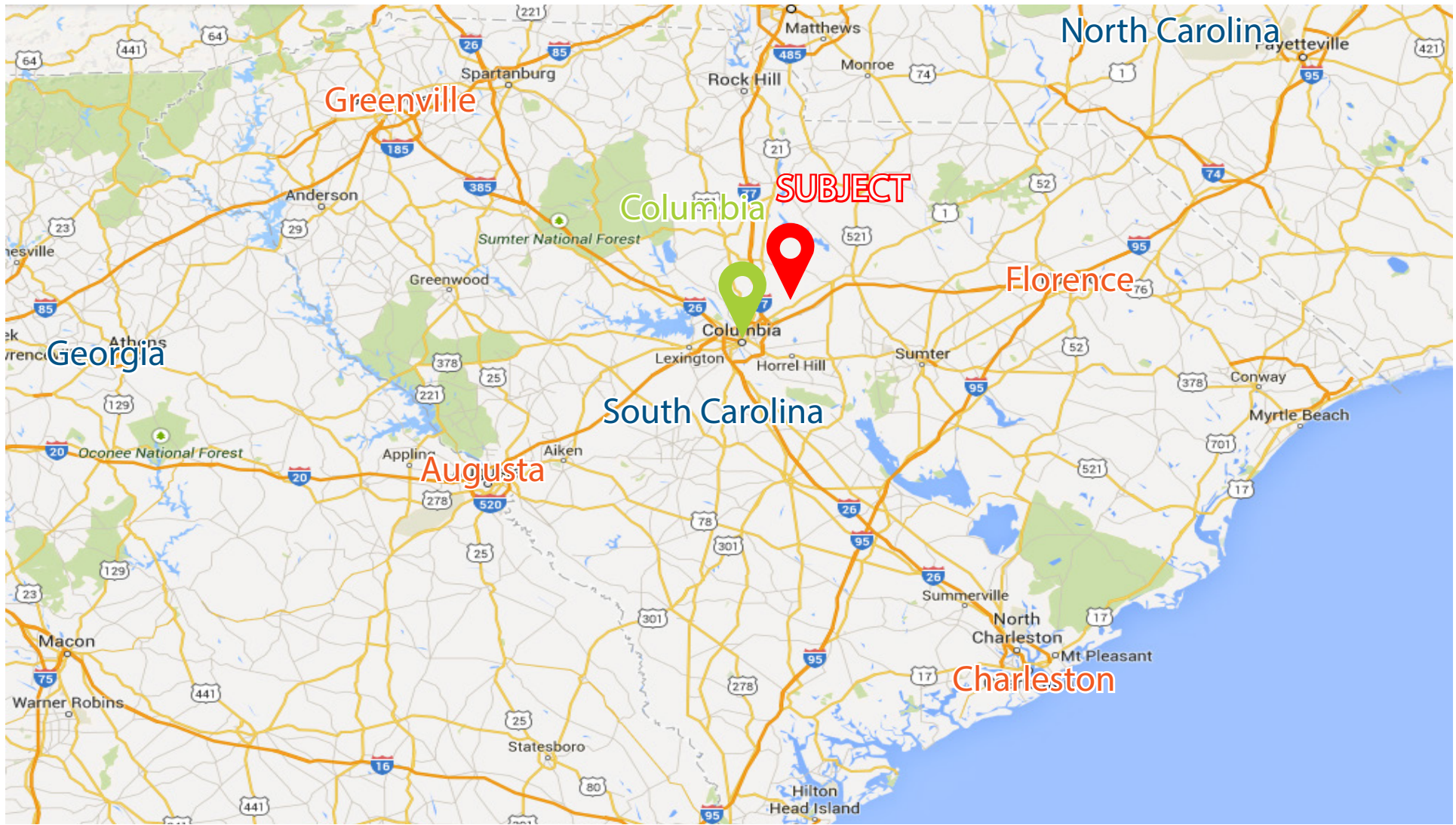
PROPERTY HIGHLIGHTS:

Location:	4214 Hardscrabble Road, Columbia, South Carolina
Building:	3,850+/- SF
Land Area:	0.55+/- prior to DOT roadwidening; estimated 0.4+/- after road widening
Parking Spaces:	19 current spaces (10 after DOT road widening)
Zoning:	General Commercial
Construction:	Brick with pitched shingle roof
Information:	This brick medical building was originally a build-to-suit for Doctors Care prior to Agape Primary Care moving in. The building is used as a medical office. Apage will be vacating the building August 1, 2017.
Sales Price:	\$325,000
Price PSF:	\$84

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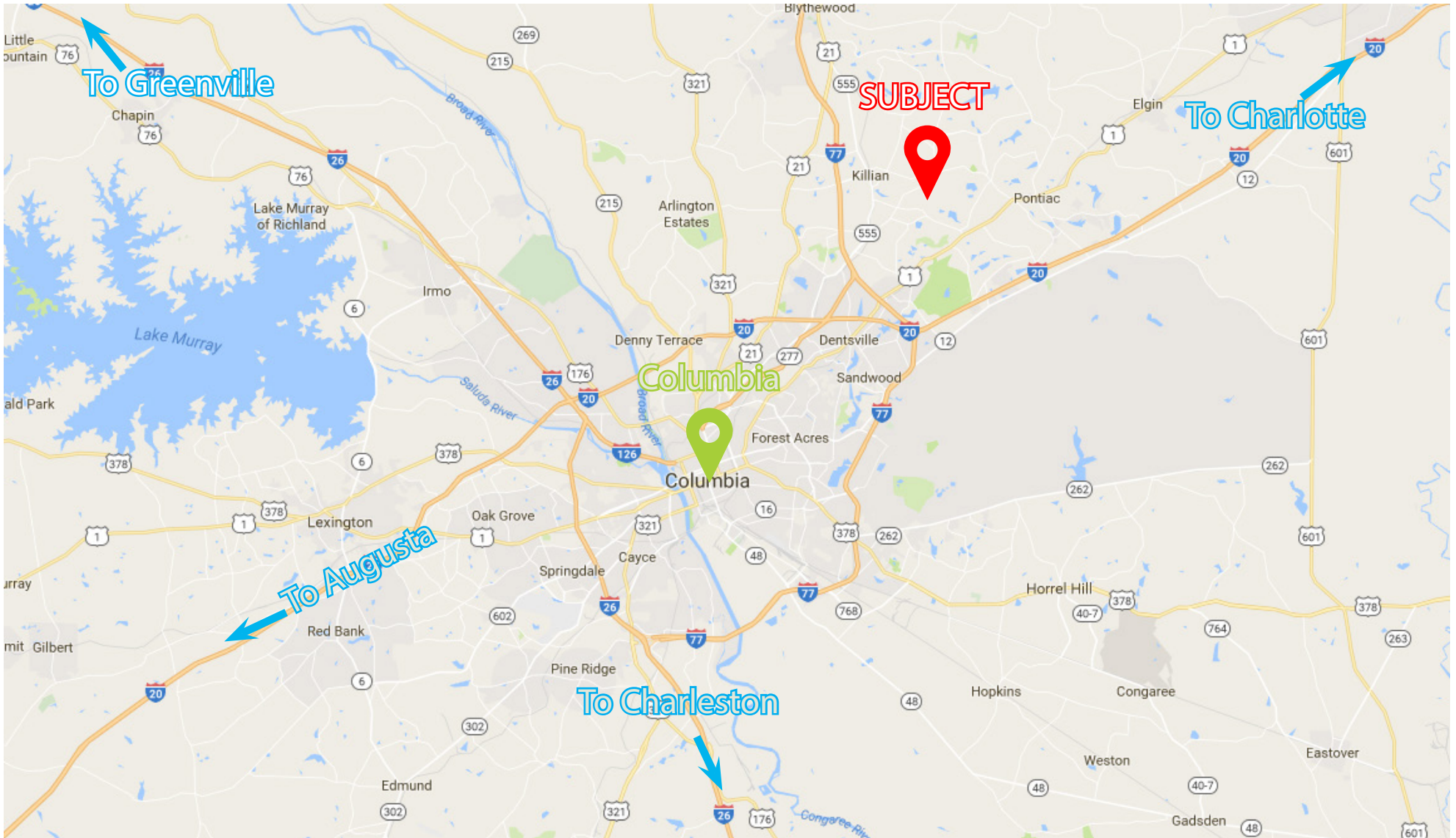
Regional Map



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Local Map



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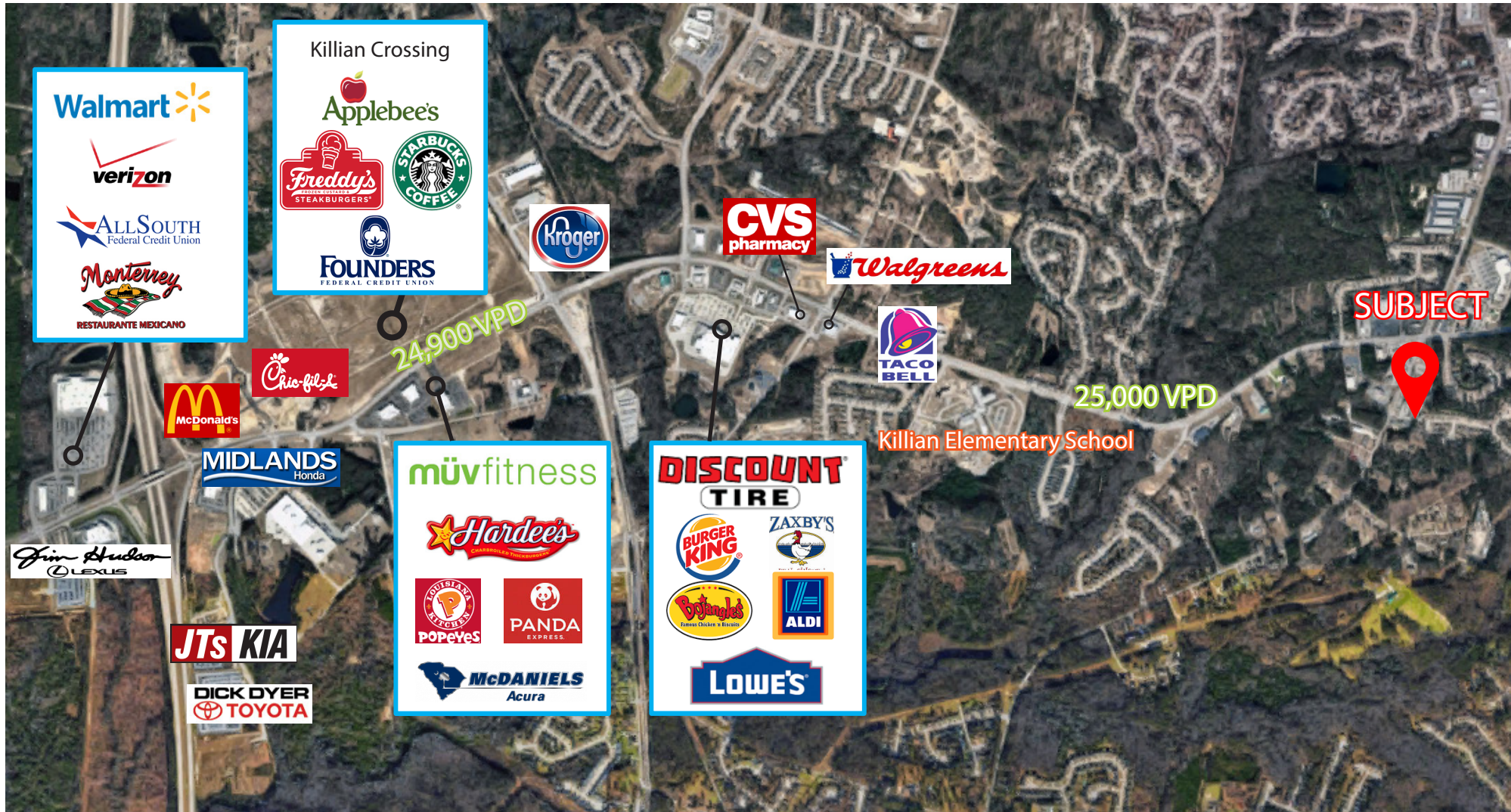
Local Aerial



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Local Aerial



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Local Aerial



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Site Aerial



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COLUMBIA, SOUTH CAROLINA

Columbia is the state capital and most populated city in South Carolina with an MSA population of roughly 795,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (32,000 students).

TRANSPORTATION & CONNECTIVITY

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has a station located on Pulaski Street near the Innovista District.



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COLUMBIA, SOUTH CAROLINA

DEMOGRAPHICS

Columbia, South Carolina is the largest city in the state and boasts a population of 133,358 and has over 46,000 households as of the 2013 census. That is a population of over 929 people per square mile and 369 housing units per square mile. Of the 46,000 households, 22% have children under the age of 18 and the median income is right at \$40,000. The racial makeup of the city is 51% white, 42% black, 4% hispanic/latino and 3% other races.

HEALTH SYSTEMS

Palmetto Health is a South Carolina nonprofit, public benefit corporation consisting of 2 hospitals located in the Columbia and Irmo areas. Palmetto Health provides healthcare needs to 70% of Richland County and is used by the University of South Carolina as a primary teaching hospital. Originally founded in 1892 as Columbia Hospital, it is the state's oldest, largest and most respected healthcare provider that serves patients in every county across the state.

Providence Hospital, founded in 1938 by the Sisters of Charity of Saint Augustine is widely known for outstanding clinical quality and compassionate care. Located in downtown Columbia, Providence's 247 bed hospital has since expanded to a 46 bed hospital located in the northeast corridor. Providence Northeast is home to Providence Orthopedic & Neurospine Institute and offers a wide range of services in surgery, emergency care, women/children services and rehabilitation.



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Demographics

POPULATION	1 mile	3 miles	5 miles
2021 Projection	7,771	62,520	121,719
2016 Estimate	7,385	58,279	112,880
2010 Census	6,983	54,122	101,877
2000 Census	5,271	30,967	60,399
Growth 2000-2010	2.85%	5.74%	5.37%
Growth 2010-2016	0.90%	1.19%	1.65%
Growth 2016-2021	1.02%	1.41%	1.52%

HOUSEHOLDS	1 mile	3 miles	5 miles
2016 Total Households	2,837	21,176	42,230
2021 Total Households	2,970	22,602	45,318
2000-2010 Annual Rate	4.04%	6.52%	5.97%
2010-2016 Annual Rate	0.77%	1.11%	1.80%
2016-2021 Annual Rate	0.92%	1.31%	1.42%

2016 Median Household Income	\$56,136	\$65,450	\$63,496
2016 Average Household Income	\$67,912	\$82,028	\$81,395



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