

**SALE**

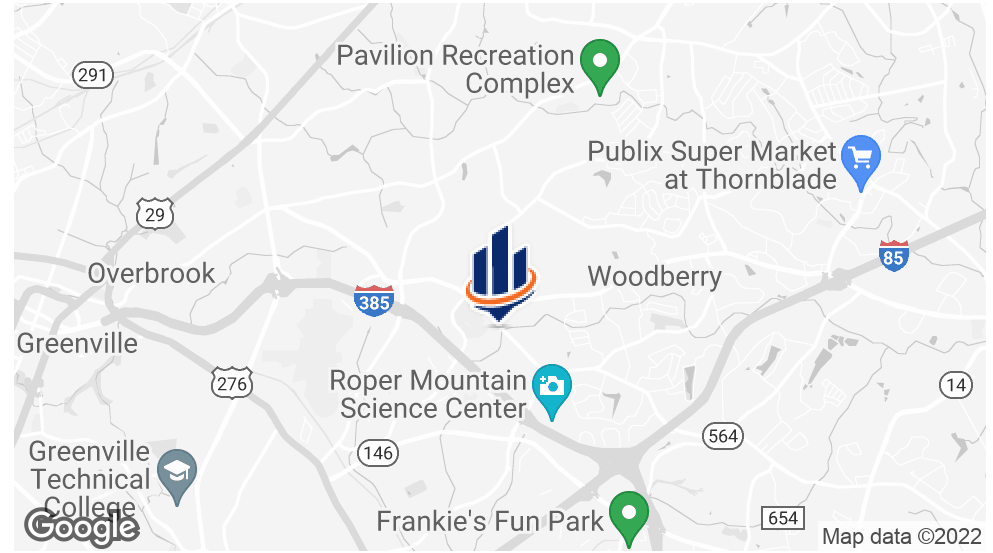
# Medical Office NNN Investment Oppourtunity

**20 CREEKVIEW CT**  
Greenville, SC 29615

**PRESENTED BY:**

**TIMOTHY MCDOUGALL**  
O: 864.637.9302  
tim.mcdougall@svn.com

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,996,246
<b>BUILDING SIZE:</b>	6,748 SF
<b>LOT SIZE:</b>	1.3 Acres
<b>PRICE / SF:</b>	\$295.83
<b>CAP RATE:</b>	6.5%
<b>NOI:</b>	\$129,756
<b>YEAR BUILT:</b>	1998
<b>RENOVATED:</b>	2021

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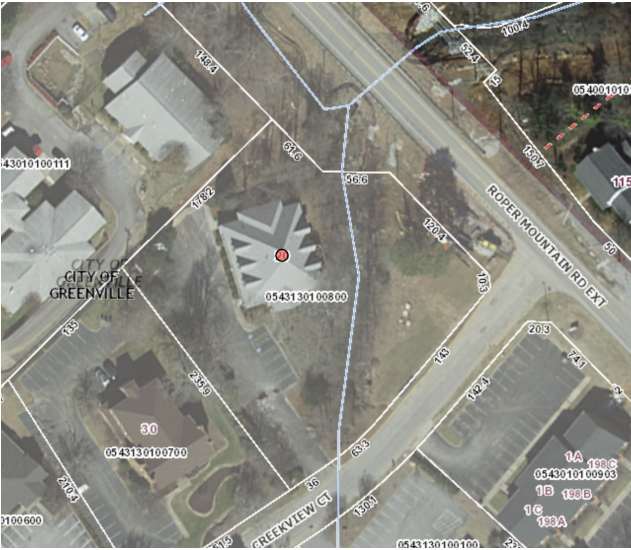
## PROPERTY OVERVIEW

SVN Blackstream is pleased to present the opportunity to purchase a fully leased Medical Office building conveniently located off Roper Mountain Road in the Pelham Road submarket of Greenville. Built in an exclusive established medical office park, 20 Creekview Court consists of 6,748 square feet and is anchored by Dr. Tom's Orthodontics and Dr. Lupori of Elite Spine Chiropractic.

## PROPERTY HIGHLIGHTS

- Average Rent: \$18.19
- Average Lease Term: 7.25 years
- Two New 10-Year leases
- All NNN leases
- 3% Annual Rent Escalations
- Newly Renovated Medical Space
- 1.3 Acres

**ADDITIONAL PHOTOS**



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**ADDITIONAL PHOTOS**



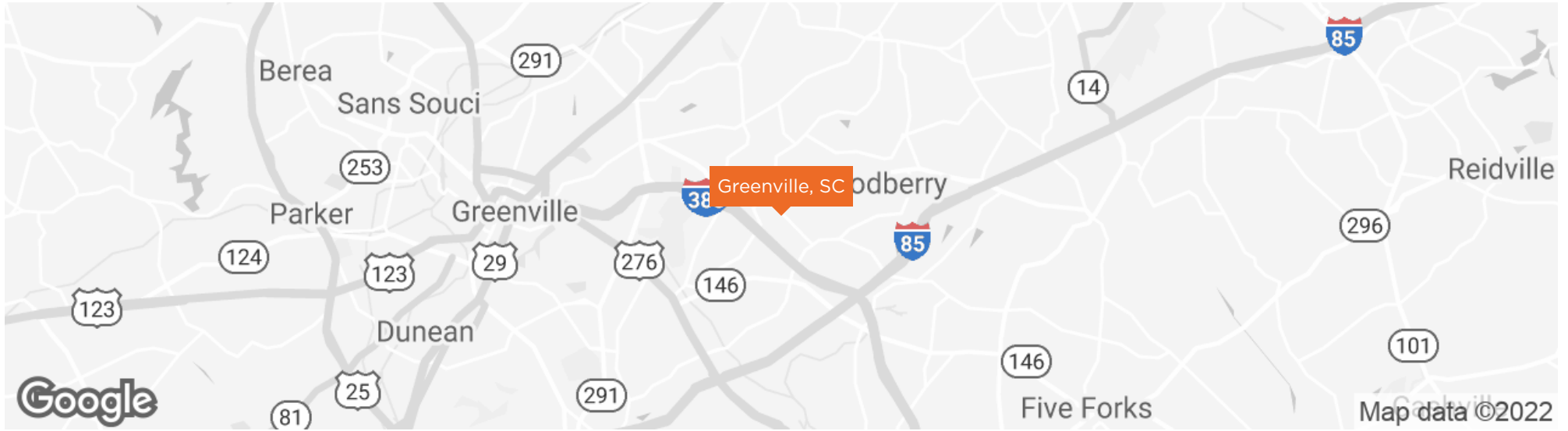
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**LOCATION MAP**



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## REGIONAL MAP

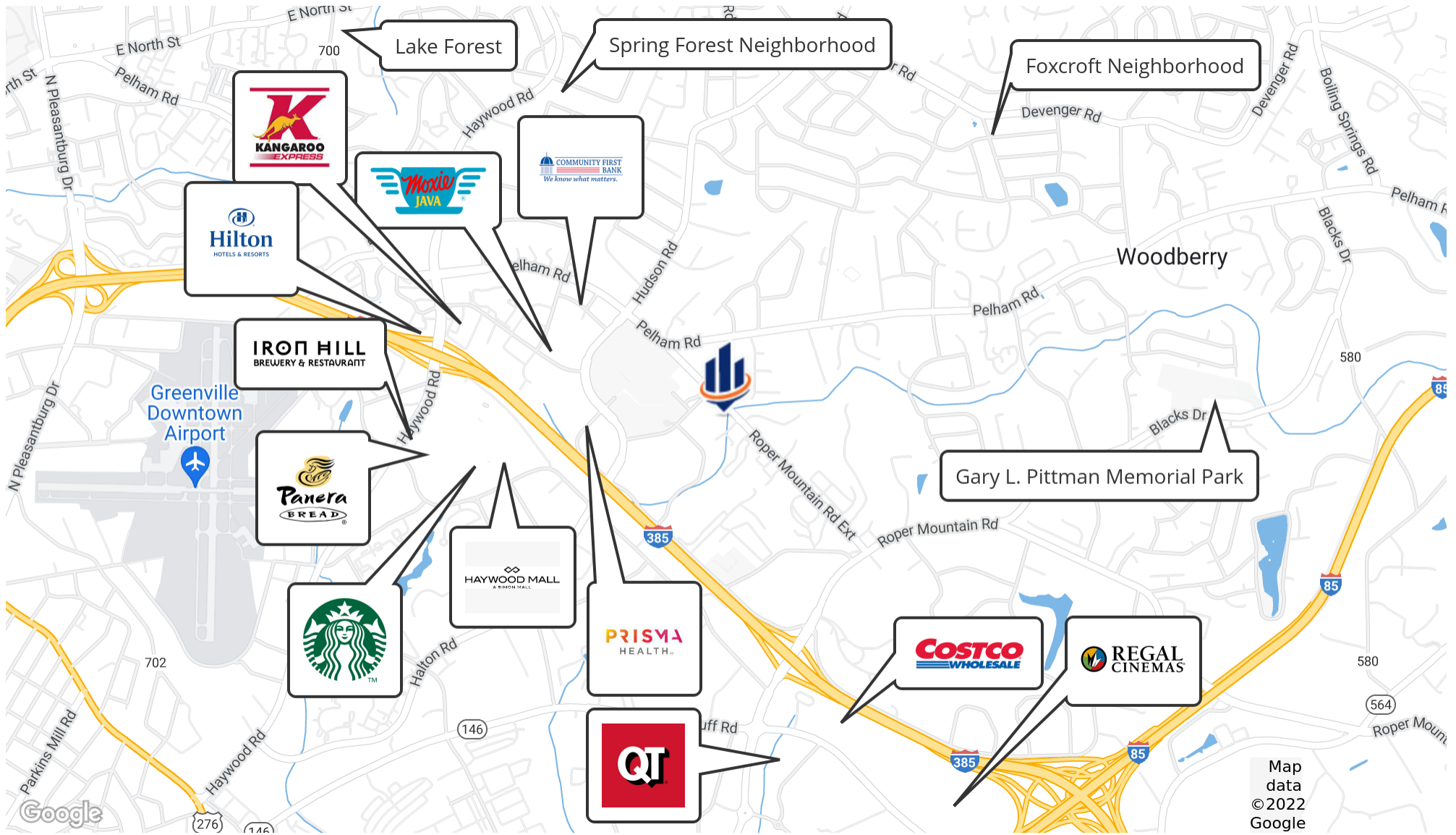


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# RETAILER MAP



Map data ©2022 Google

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# DEMOGRAPHICS MAP & REPORT

## POPULATION

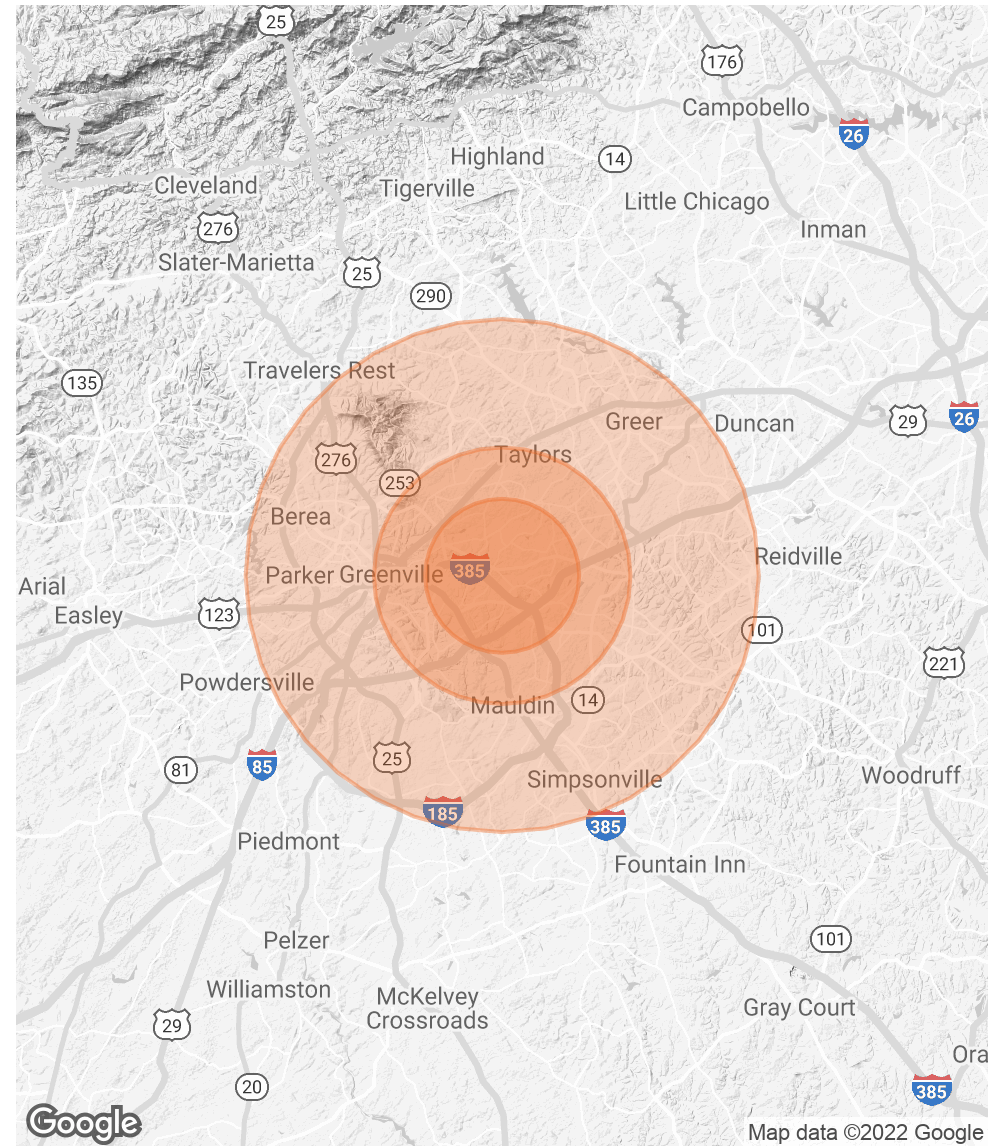
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	49,166	136,274	395,230
<b>AVERAGE AGE</b>	38.3	38.7	38.7
<b>AVERAGE AGE (MALE)</b>	38.3	38.1	37.5
<b>AVERAGE AGE (FEMALE)</b>	38.3	39.4	39.8

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	24,374	63,273	167,747
<b># OF PERSONS PER HH</b>	2.0	2.2	2.4
<b>AVERAGE HH INCOME</b>	\$79,839	\$86,068	\$82,008
<b>AVERAGE HOUSE VALUE</b>	\$365,194	\$326,146	\$250,816

\* Demographic data derived from 2020 ACS - US Census



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**RENT ROLL**

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
-	Dr. Tom's Orthodontics	2,918 SF	43.24%	\$22.00	\$64,196	2032
-	Elite Spine Chiropratic	1,750 SF	25.93%	\$18.00	\$31,500	2029
-	Enerbalace Holistic Healing	1,040 SF	15.41%	\$10.75	\$11,180	2024
-	Orthoboy, LLC	1,040 SF	15.41%	\$22.00	\$22,880	2032
<b>TOTALS</b>		<b>6,748 SF</b>	<b>99.99%</b>	<b>\$72.75</b>	<b>\$129,756</b>	

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# TENANT PROFILES



## TENANT HIGHLIGHTS

- Dr. Tom Atkinson is a native of Greenville, SC and has practiced orthodontics here since 1990. He started practice in the same office with his father (the first pediatric dentist in South Carolina) and patients started call him Dr. Tom — they have ever since. Dr. Tom's greatest reward in practice is the positive impact he makes for his patients which lasts their entire lifetime. In addition to creating beautiful smiles.
- Dr. Tom is also a craftsman and musician. His passion since the early 2000's has been woodworking — creating one-of-a-kind pieces of heirloom quality furniture, repairing antiques, or crafting something unique for his home. He also plays electric bass guitar, something he has done since childhood, playing in several bands and performing for many church functions. Dr. Tom has also been involved in his church, serving as a deacon along with other leadership roles in his church.
- Dr. Tom's makes it fun! For way too long it has been assumed that a trip to the orthodontist is long, boring and a little scary. So Dr. Tom decided it's time to change that nonsense. How? By changing the whole experience. Instead of a typical boring waiting room with magazines for old people, here you'll find things like: iPad bar, the Social wall, the Kid corner, Candy Wheel and customer appreciation events

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## TENANT OVERVIEW

<b>COMPANY:</b>	- Dr. Tom's Orthodontics
<b>FOUNDED:</b>	- 1990
<b>LOCATIONS:</b>	- Greenville, SC
<b>TOTAL REVENUE:</b>	-
<b>NET INCOME:</b>	-
<b>NET WORTH:</b>	-
<b>LEASE RATE:</b>	-
<b>HEADQUARTERS:</b>	- Greenville, SC
<b>WEBSITE:</b>	- drtomsortho.com

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

## CUSTOM TEXT

# TENANT PROFILES



**ELITE SPINE**  
CHIROPRACTIC

## TENANT HIGHLIGHTS

- Add bullets here...
- Add bullets here...
- Add bullets here...
- Add bullets here...
- Add bullets here...

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## TENANT OVERVIEW

**COMPANY:** - Elite Spine Chiropractic

**FOUNDED:** -

**LOCATIONS:** -

**TOTAL REVENUE:** -

**NET INCOME:** -

**NET WORTH:** -

**LEASE RATE:** -

**HEADQUARTERS:** -

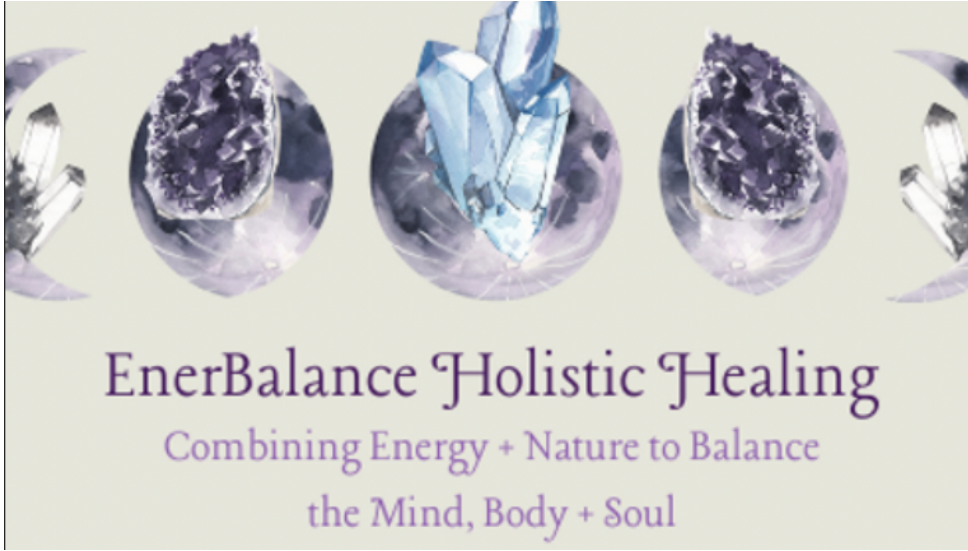
**WEBSITE:** - elitespinechiro.com

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
- 1	- \$21,000	- N/A	- N/A
- 2	- \$32,445.50	- 3%	-\$53,445
- 3	- \$33,418.35	- 3%	-\$86,863
- 4	- \$34,420.90	- 3%	-\$121,284

## CUSTOM TEXT

# TENANT PROFILES



## TENANT HIGHLIGHTS

- Workshops, Events
- Courses, Packages, Sessions
- Holistic Healing
- Add bullets here...
- Add bullets here...

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## TENANT OVERVIEW

<b>COMPANY:</b>	- EnerBalance Holistic Healing
<b>FOUNDED:</b>	-
<b>LOCATIONS:</b>	-
<b>TOTAL REVENUE:</b>	-
<b>NET INCOME:</b>	-
<b>NET WORTH:</b>	-
<b>LEASE RATE:</b>	-
<b>HEADQUARTERS:</b>	- Greenville, SC
<b>WEBSITE:</b>	- enerbalance.net

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
- 1	- \$11,180	- N/A	- N/A
- 2	- \$11,515	- 3%	-\$22,695
-	-	-	-
-	-	-	-

## CUSTOM TEXT

## ADVISOR BIO 1



### TIMOTHY MCDUGALL

Associate Advisor

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### PROFESSIONAL BACKGROUND

Tim joined the SVN Blackstream team in 2021. Tim's passion for real estate started at a young age, early in his commercial real estate career he focused on tenant representation for big box retailers such as Dick's Sporting Goods, Golf Galaxy, Designer Shoe Warehouse, Filene's Basement and more.

A licensed real estate broker in South Carolina, Tim serves the upstate and lowcountry with an expertise in Retail and Office properties. His experience extends to buying, selling and leasing where he has represented a long list of clients in both tenant and landlord representation.

Tim grew up on the east coast and considers Hilton Head Island home. Tim is very active in the Greenville community and can often be found at the ice rink where he coaches youth hockey several nights a week. He is also an avid golfer who will never turn down the opportunity to play a round.

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**GRIDS**

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