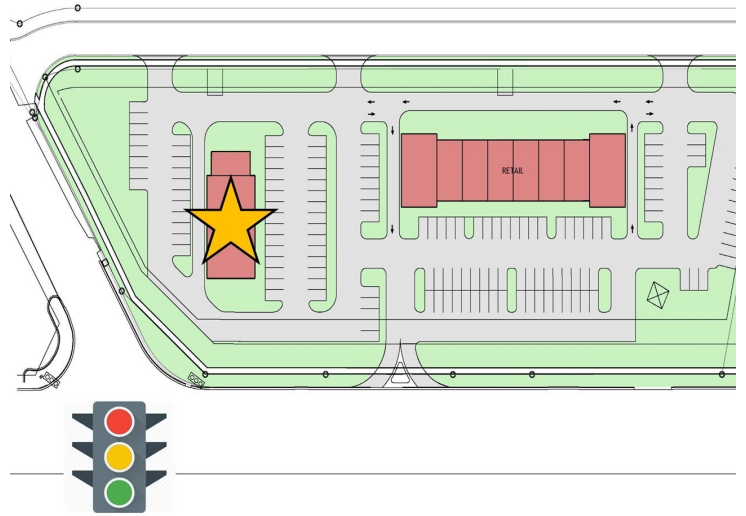


CORNER RETAIL - GROUND LEASE



S Hwy 14 And E Suber Rd, Greer, SC 29650



OFFERING SUMMARY

RETAIL ZONING:	Restaurant, C-Store, National Retail, etc.
LEASE RATE:	\$2.00 SF/yr (NNN)
LOT SIZE:	1.25 Acres
BUILDING SIZE:	TBD
MARKET:	Greenville Spartanburg
SUBMARKET:	Upstate SC

PROPERTY OVERVIEW

1.25 acre Ground Lease

PROPERTY HIGHLIGHTS

- Will accommodate ~5000 SF Restaurant
- Drive Through
- Signalized Corner
- Multiple Ingress/Egress
- 30,000 VPD on 7 Lane Gateway
- 12,000 Retail Strip to be developed adjacent
- Regional Day Care Facility on site
- Car Wash attracting 45,000 +/- vehicles monthly on site
- 2 miles to GSP Air[port
- 2 miles to I-85 Exit 56
- 2 miles to Riverside Schools
- 3 miles to Downtown Greer
- New 400+ Residential Unit development adjacent

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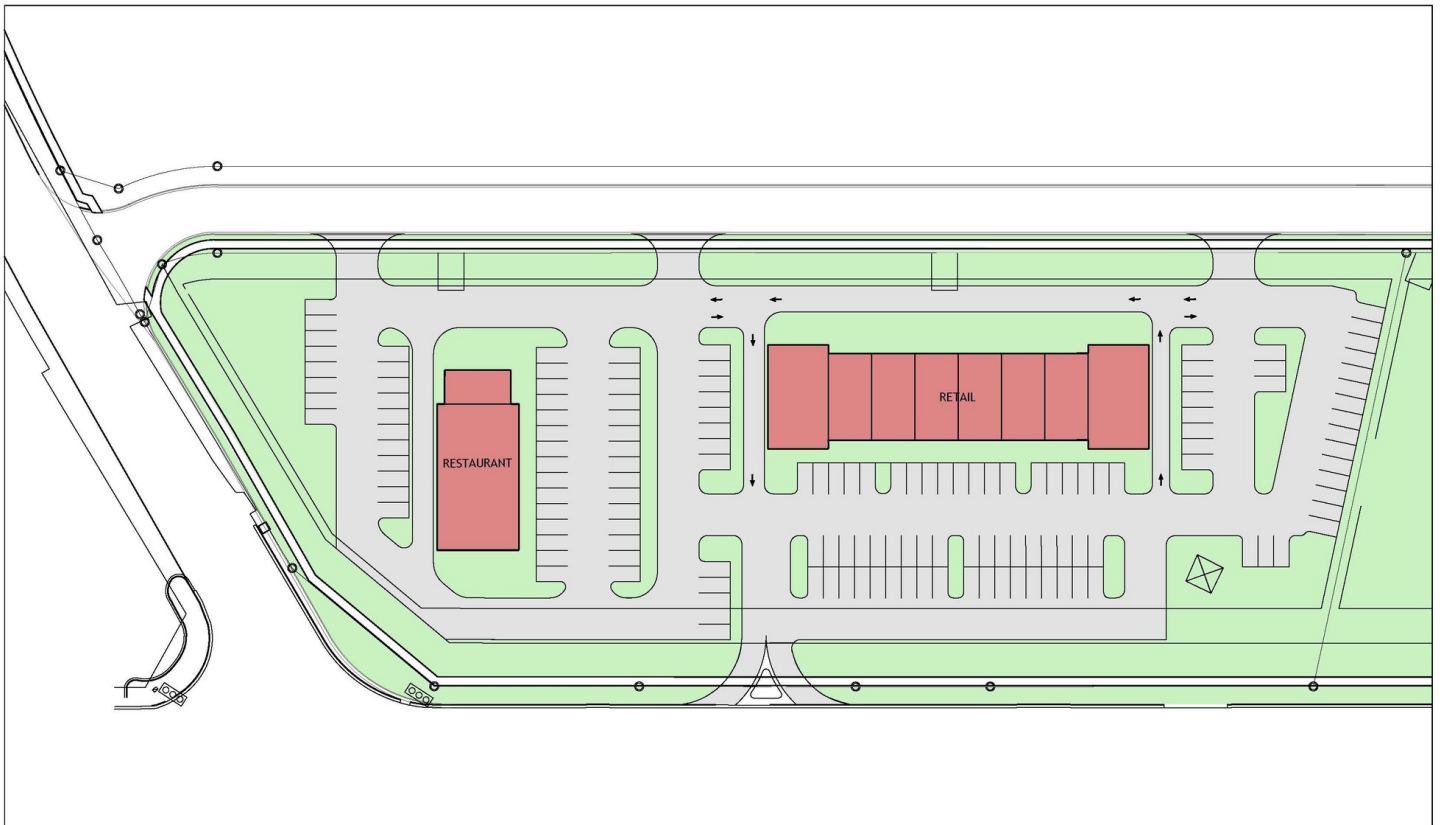
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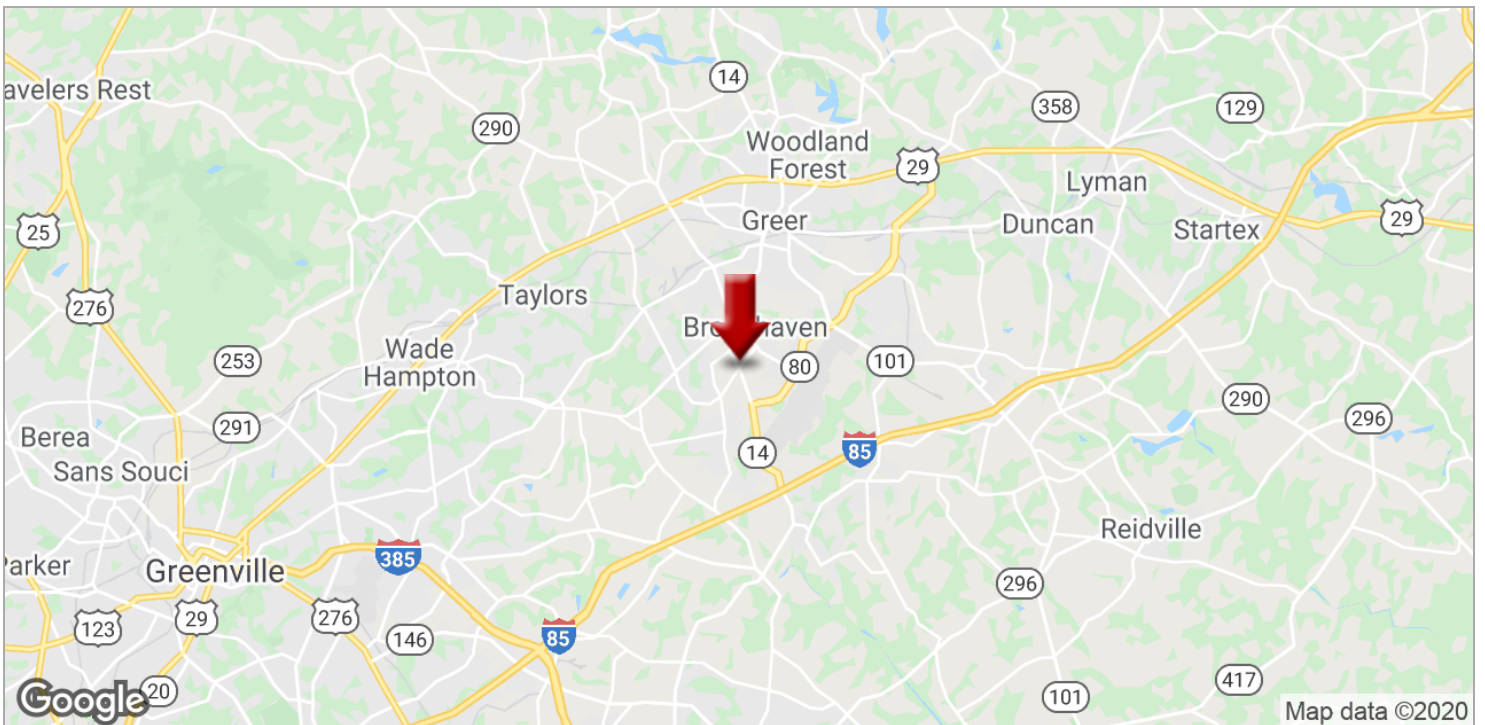
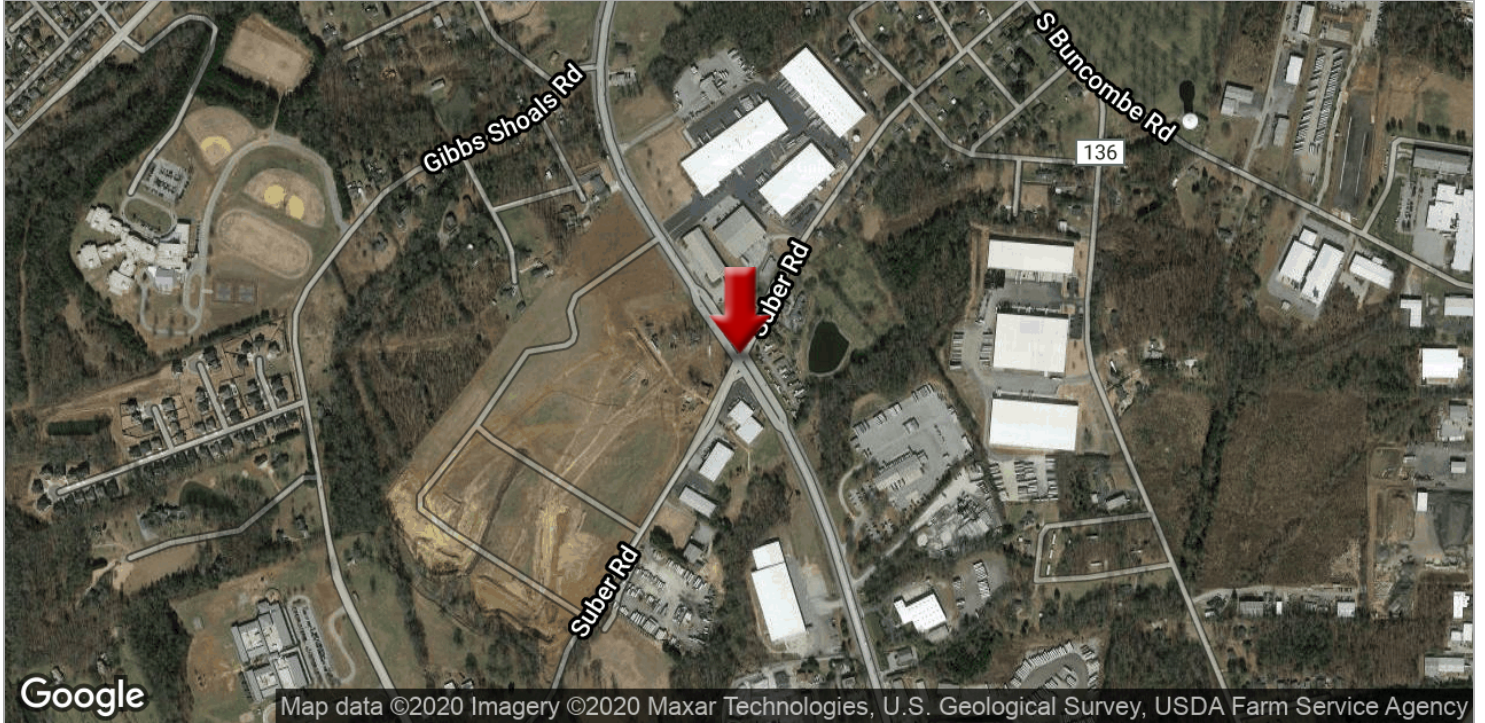
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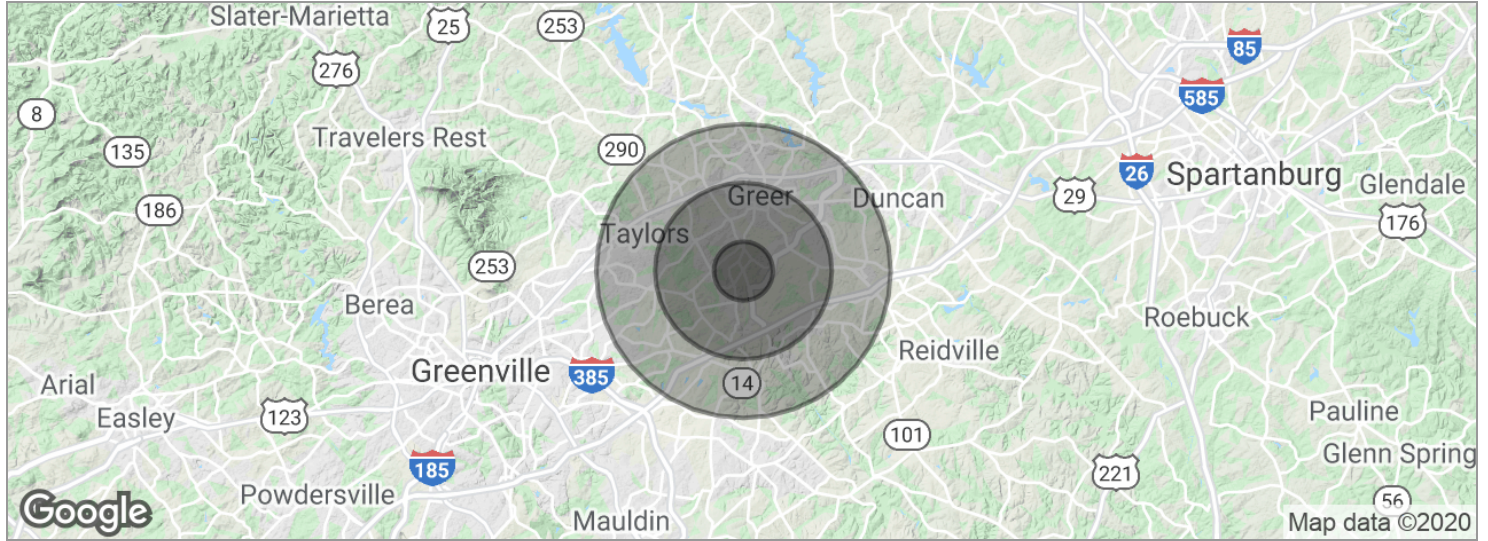
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,276	35,786	87,568
Median age	37.8	38.4	38.6
Median age (male)	37.0	37.2	37.2
Median age (Female)	38.1	38.7	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,254	14,441	35,313
# of persons per HH	2.6	2.5	2.5
Average HH income	\$64,458	\$69,031	\$71,824
Average house value	\$112,948	\$196,632	\$218,964

* Demographic data derived from 2010 US Census

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