

SALE

JBs Indoor RV & Boat Storage

1407 S DANZLER RD

Duncan, SC 29334

PRESENTED BY:

BRENNAN STONEROCK

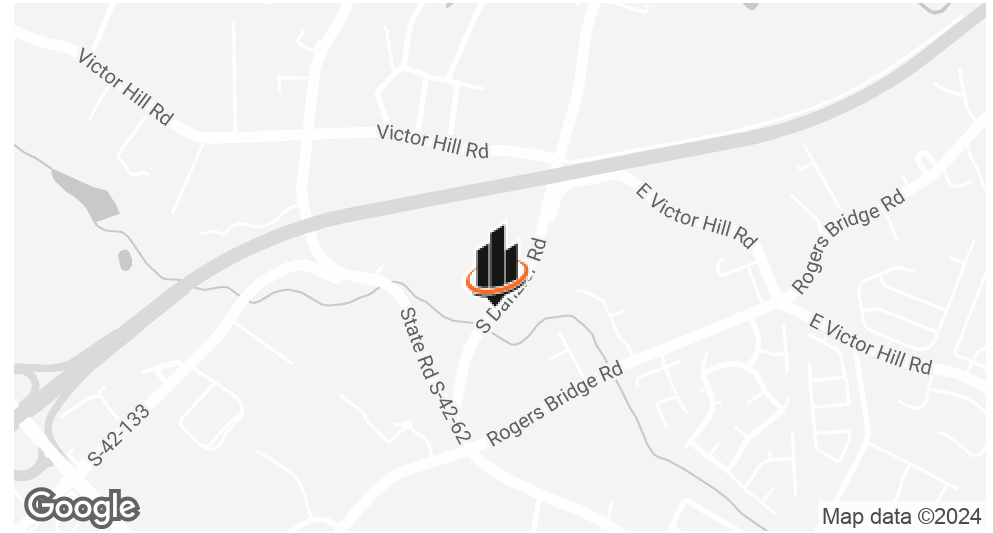
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SC #137565



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,000,000
BUILDING SIZE:	9,525 SF
LOT SIZE:	7.56 Acres
CAP RATE:	6.5%
NOI:	\$130,073
ZONING:	Non-Qualified Regular Commercial Improved (6RGC)

5-25-00-126-05 & 5-25-

PROPERTY HIGHLIGHTS

- 26 covered spaces
- 42 uncovered spaces
- Laydown yard
- Public Water & Sewer access
- 94% Occupancy
- Proximity to Interstate 85 and major highway
- Built in 2019
- Pro-forma Cap Rate 7.29%

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DEMOGRAPHICS MAP & REPORT

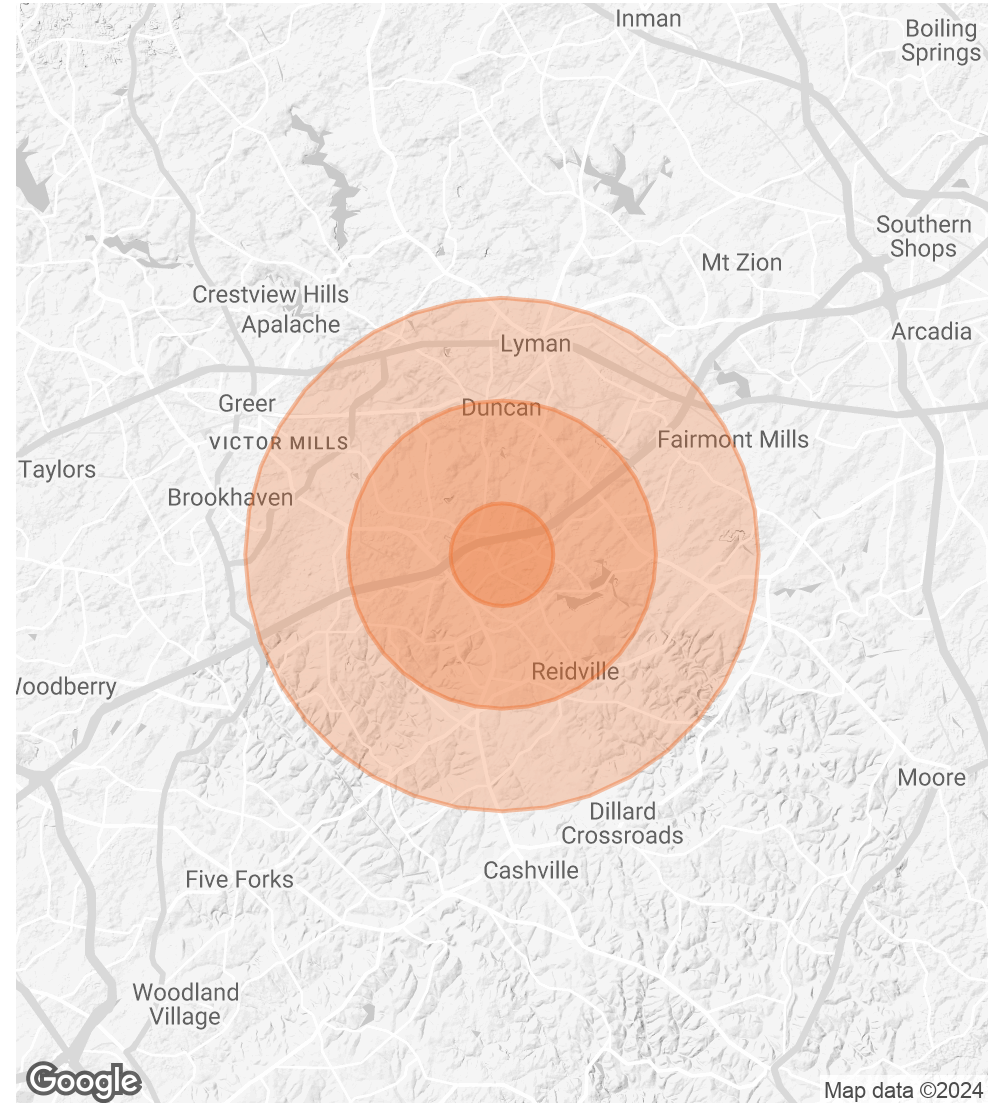
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,964	13,905	40,026
AVERAGE AGE	37.0	36.8	36.8
AVERAGE AGE (MALE)	38.1	36.3	35.9
AVERAGE AGE (FEMALE)	34.5	35.5	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	648	5,285	15,594
# OF PERSONS PER HH	3.0	2.6	2.6
AVERAGE HH INCOME	\$88,843	\$74,674	\$70,642
AVERAGE HOUSE VALUE	\$212,465	\$189,660	\$182,526

2020 American Community Survey (ACS)



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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

JBs Indoor RV & Boat Storage (Tract "A") is located at 1407 South Danzler Road in Duncan, SC. Situated less than two (2) miles from Interstate 85 in Spartanburg County SC, this facility is uniquely located in a high-traffic area off Hwy 101 and exit #60 on I-85.

Property includes twenty-six (26) covered spaces and forty-two (42) uncovered spaces. Amenities include digital keypad electronic gate, security cameras and fencing with barbed wire. Value Add opportunities are available to Buyer, in addition to the steady income.

Laydown yard (Tract "B") is 3.1 acres and ideal for parking or storage of materials. Land lease/contract is in place, with two (2) years remaining.

26 covered spaces

42 uncovered spaces

Laydown yard

Public Water & Sewer access

94% Occupancy

Built in 2019

Pro-forma Cap Rate 7.29%

ADDITIONAL PHOTOS



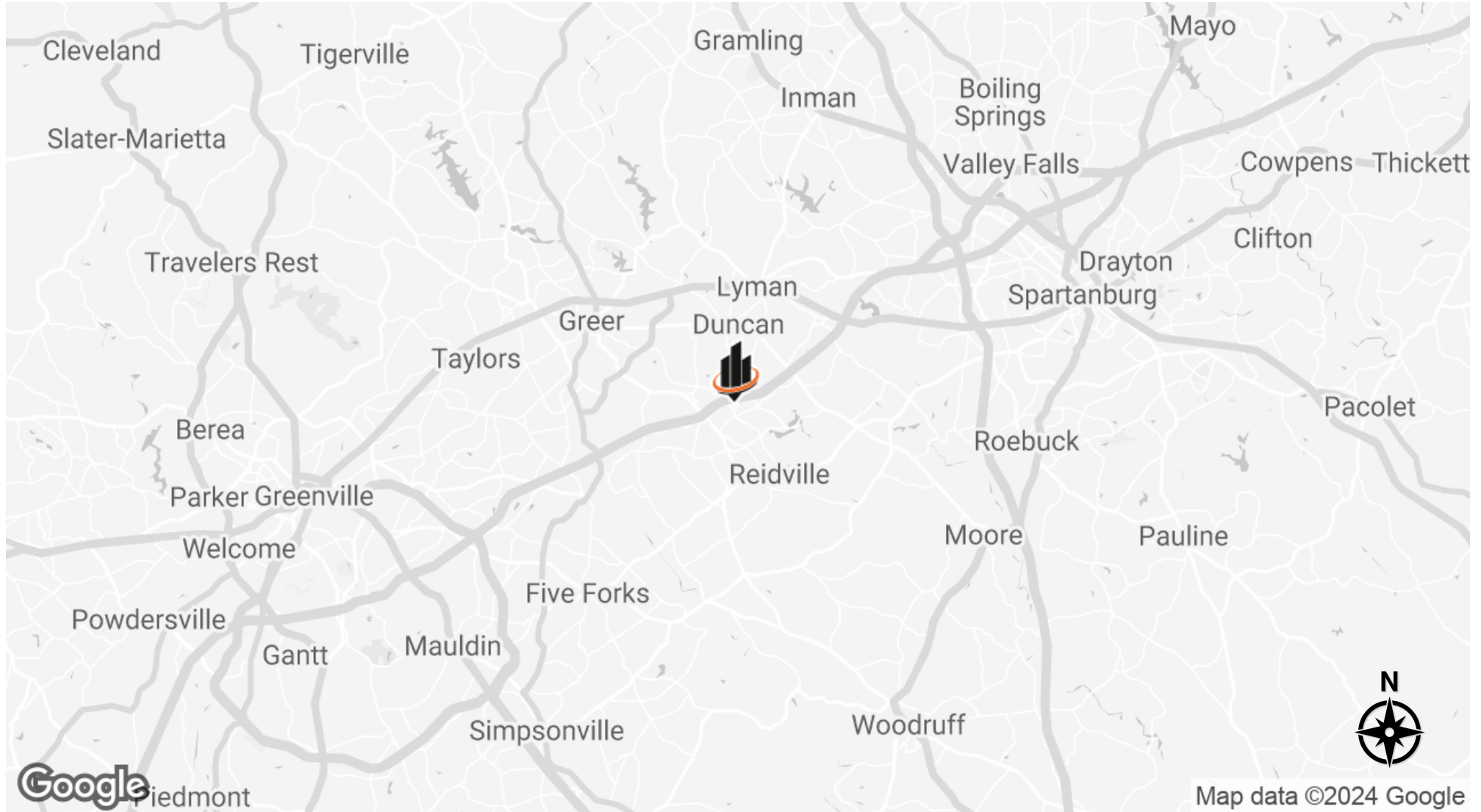
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LOCATION MAP



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RETAILER MAP



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