



**FOR SALE**

# ±4,800-SF Investment Opportunity in Forest Acres Submarket

**4 Monckton Blvd, Columbia, SC 29206**

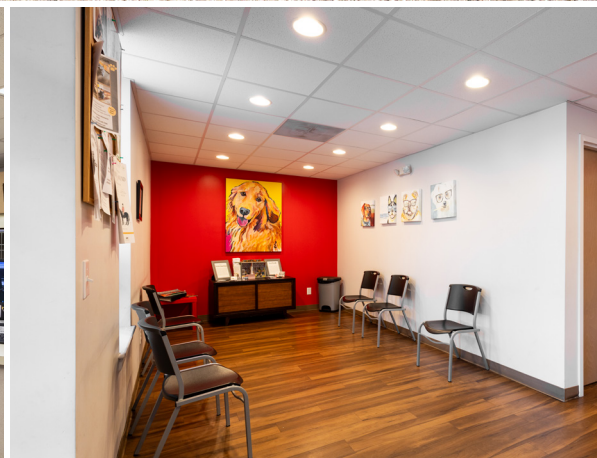
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## Investment Summary

<b>Clinic name</b>	Four Paws Animal Clinic
<b>Tenant</b>	Thrive Pet Healthcare
<b>Annual lease income</b>	\$104,400
<b>Annual lease rate</b>	\$21.75 PSF
<b>Parcel number</b>	#R16604-01-19
<b>Year built/renovated</b>	1977   2017
<b>Lease commencement</b>	Aug. 1, 2021
<b>Lease expiration</b>	Aug. 31, 2033
<b>Lease signature</b>	Pathway Vet Alliance, LLC
<b>Lease type</b>	NNN ( <i>modified</i> )
<b>Landlord responsibilities</b>	Foundation Roof * Landscape

\* Roof replaced in 2018 with transferable warranty

 4,800  
SF of Rentable Area

 0.3  
Acres

 1977  
Year Built

 2017  
Complete Renovation

ASKING PRICE  
\$1,500,000

CAP RATE  
6.96%

## KEY HIGHLIGHTS

### LEASE HIGHLIGHTS

- Nine years left in current tenant's initial term with option to extend 3 terms of 5 years each
- Lease features annual rental increase of 2%
- Thrive operates over 400 locations across the U.S., providing innovative and connected veterinary care through a trusted pet healthcare network

- Limited landlord responsibilities include roof, structure and premises
- Low management ideal for passive investor

### PROPERTY HIGHLIGHTS

- Excellent street visibility with significant street frontage and large sign situated along Trenholm Road
- Access to signaled intersection
- Conveniently located at the intersection of Trenholm Road

(±18,000 VPD) and Monckton Boulevard

- Adjacent to the bustling Trenholm Plaza, home to businesses like Publix, Sephora, Anthropologie, The Fresh Market, HomeGoods, Starbucks, J. Crew and more
- A short drive from the \$100 million Richland Mall redevelopment, featuring a grocery store, retail space, a Forest Acres park and 500 apartments



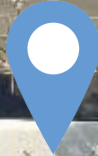
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Trenholm Road

Trenholm Plaza

Bank of America



±18,000 VPD

Monckton Boulevard

## LOCATION OVERVIEW

Forest Acres, located within the City of Columbia, is a vibrant community with a small-town feel, appealing to a diverse mix of residents, from young professionals and families to retirees. Known for its tree-lined streets and chic aesthetic, it offers an exceptional quality of life centered on civic pride. Forest Drive, its affluent retail corridor, connects downtown Columbia to Fort Jackson, the US Army's largest basic training facility. The area boasts local eateries, boutique shops, excellent parks and a strong sense of community, making it a hub for shopping, dining and recreation.

## 4 MONCKTON BLVD

# Forest Drive Retail Corridor

### Demographics



Population	1 mile	3 miles	5 miles
2024	6,699	66,292	165,232
2029	6,759	66,844	167,543



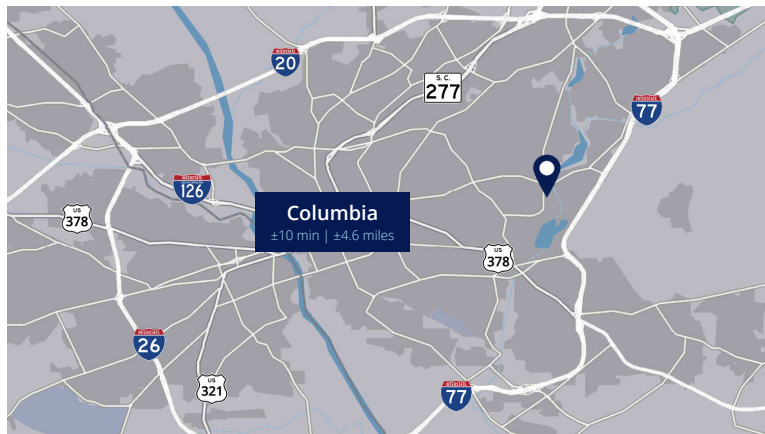
Households	1 mile	3 miles	5 miles
2024	3,083	27,479	68,820
2029	3,160	28,279	71,329



Avg. Household Income	1 mile	3 miles	5 miles
2024	\$162,859	\$114,187	\$86,526
2029	\$188,501	\$133,773	\$101,560



Business Info	1 mile	3 miles	5 miles
Businesses:	404	2,769	8,923
Employees:	4,764	30,039	137,250





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