

# GEORGETOWN PLAZA SHOPPING CENTER

1249 North Fraser Street  
Georgetown,  
Georgetown County  
South Carolina

**Sale Price: \$11,300,000**



Exclusively Listed:  
Brookside Properties, Inc.  
2002 Richard Jones Road, Ste 200-C  
Nashville, TN 37215

Contact:  
Charlie Warfield  
615.330.9689 (cell)  
615.467.3400 (office)  
615.988.1547 (fax)



All information is from sources deemed reliable. No representation is made as to its accuracy and it is provided subject to errors, omissions, prior sale or lease, or withdrawal without notice.

## Limiting Conditions

This Confidential Offering Memorandum ("Memorandum") has been prepared by Brookside Properties, Inc. ("Brookside") in cooperation with the Owner for informational purposes only and does not purport to contain all information necessary to reach a purchase decision. The information contained herein has been carefully compiled from sources considered reliable and, while not guaranteed as to completeness or accuracy, is believed to be correct as of this date.

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Summaries or schedules of legal documents contained within this Memorandum are not intended to be comprehensive statements of the terms of such documents, but rather outlines of some of the major provisions therein.

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Brokers or finders shall not be entitled to any fee, commission or other compensation from Brookside or the Owner in connection with the sale of the Property described in this Memorandum in the absence of a specific written agreement, fully executed by all parties.

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# GENERAL OVERVIEW

## General Overview

Georgetown Plaza Shopping Center is located at 1249 North Fraser Street, Georgetown, South Carolina. The property is located at the intersection of North Fraser Street and Anthuan Maybank Street and is approximately two miles north of downtown Georgetown. Traffic count on North Fraser Street is 25,100 and 6,100 on Anthuan Maybank Street.



Georgetown Plaza Shopping Center was constructed around 1971 and contains around 166,883 square feet. Tenants in the center include Tractor Supply, Dollar Tree, Roses, Ollie's, World Finance, H&R Block, Cato, Hibbett Sporting Goods, Georgetown Flooring, Badcock's Furniture, Hwy 55 Burgers Shakes & Fries, and more. The property is 92% occupied.

Georgetown is located in Georgetown County of South Carolina. The population of Georgetown County is currently estimated at 65,417. The population increased from 60,108 in 2010 which represents a 8.83% increase. The projected growth for the county from 2024 to 2029 is 3.22%. The population of the city of Georgetown is 8,534. The county's largest employers include Georgetown County Department of Education, International Paper, Agru/America, Inc., Georgetown Hospital System and Litchfield Group, LLC.

## Summary

Location:	1249 N. Fraser Street Georgetown, SC 29440
Type of Center:	Neighborhood Center
Total Shopping Center Size:	166,883 SF
Total Leased Space:	149,283 SF or 91.85%
Total Space Available to Lease:	*13,600 SF
Year Built:	Approximately 1971
Traffic Count:	N. Fraser Street – 25,100 Anthuan Maybank St – 6,100
Offering Price:	\$11,300,000 cash at closing

### \*Spaces Available for Lease:

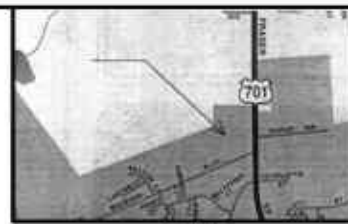
Suite 1253	2,400 SF
Suite 1263	750 SF
Suite 1265	750 SF
Suite 1271	3,150 SF
Suite 1273	4,000 SF Suites 1271 and 1273 can be combined into one space of 7,150 SF
Suite 1277	1,500 SF
Suite 1281	1,050 SF
	13,600 Total SF
Suite 1279 Patricia McCants & Brandi McInnis lease is in default	1,050 SF

<b>ROOF CONDITION</b>					
<b>1293/1295 Roses - Tractor Supply</b>	<b>2010</b>	<b>10</b>	<b>Johns Manville</b>	<b>TPO</b>	<b>2030</b>
<b>1239/1243 - Chinese rest/Vape Shop</b>	<b>2016</b>	<b>20</b>	<b>Carlisle</b>	<b>PVC</b>	<b>2036</b>
<b>1257 - New Esquire/former Goody's/rear storage</b>	<b>2018</b>	<b>20</b>	<b>Johns Manville</b>	<b>TPO</b>	<b>2038</b>
<b>1245 - Badcock</b>	<b>2019</b>	<b>20</b>	<b>Johns Manville</b>	<b>TPO</b>	<b>2039</b>
<b>Badcock small rear section</b>	<b>2011</b>			<b>TPO</b>	
<b>1249 - 1257 Highway 55/Sears</b>	<b>2019</b>	<b>20</b>	<b>Johns Manville</b>	<b>TPO</b>	<b>2025</b>
<b>1263/1291 Vacants/It's Fashion/World Finance</b>	<b>2020</b>	<b>20</b>	<b>Johns Manville</b>	<b>TPO</b>	<b>2040</b>

# SITE PLAN/SURVEY



Survey conducted by the Surveyor, and shall not be construed as a warranty of accuracy or a representation of the Surveyor's liability. The Surveyor is not responsible for any errors or omissions in the Surveyor's report or for any consequences arising therefrom. The Surveyor is not responsible for any errors or omissions in the Surveyor's report or for any consequences arising therefrom.



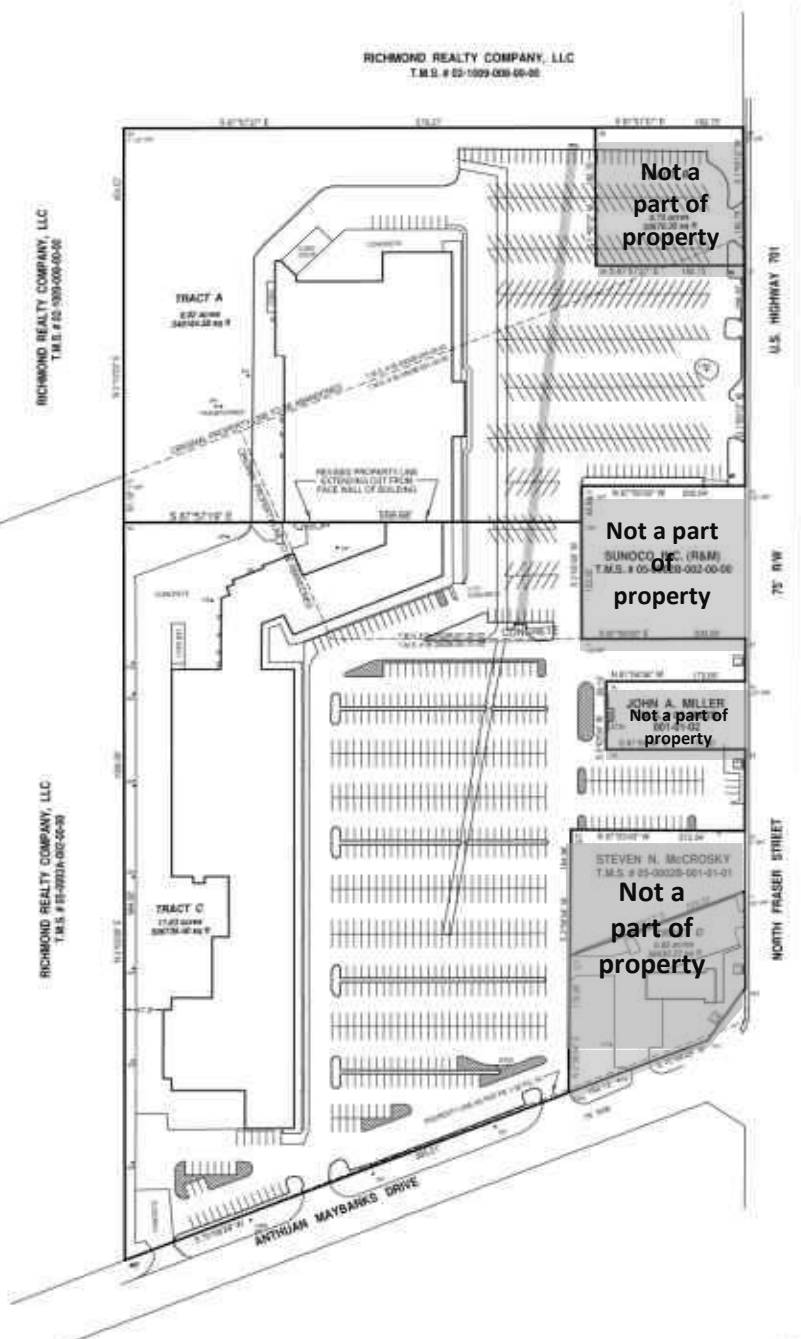
AERIAL MAP



RICHMOND REALTY COMPANY, LLC  
T.M.S. # 02-1009-000-00-00

RICHMOND REALTY COMPANY, LLC  
T.M.S. # 02-1009-000-00-00

RICHMOND REALTY COMPANY, LLC  
T.M.S. # 02-1009-000-00-00



PROPERTY ZONE 02-0-0-0  
SUNOCO, INC. (R&M) (OWNER & ACRES)  
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NOT A PART OF PROPERTY  
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T.M.S. # 02-1009-000-00-00

NOT A PART OF PROPERTY  
SUNOCO, INC. (R&M)  
T.M.S. # 02-1009-000-00-00

BEARING	DISTANCE	BEARING	DISTANCE
N 1° 15' 10" E	100.00	S 1° 15' 10" W	100.00
S 1° 15' 10" W	100.00	N 1° 15' 10" E	100.00
N 1° 15' 10" E	100.00	S 1° 15' 10" W	100.00

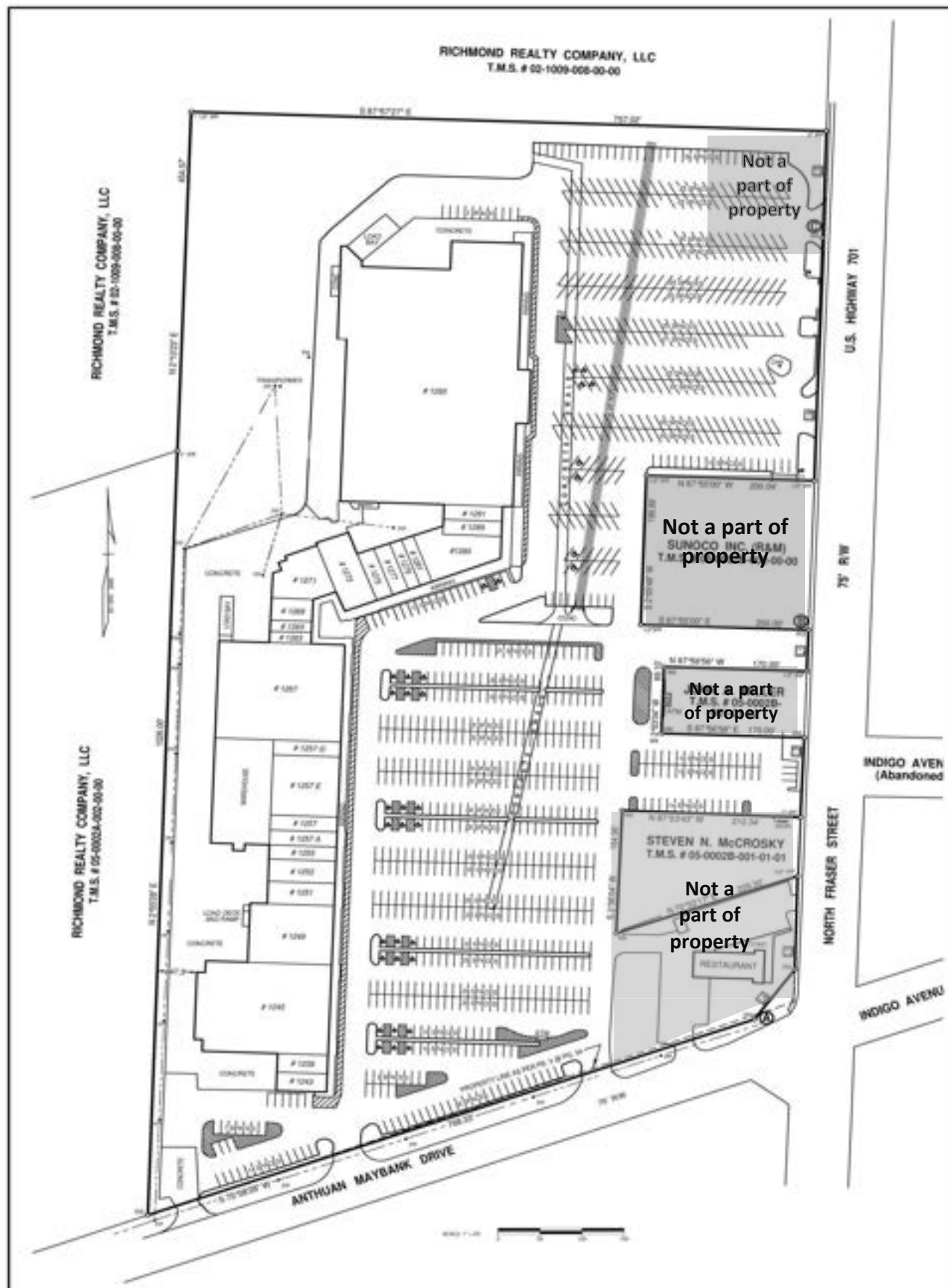


**PLAT**  
OF A REVISION OF GEORGETOWN PLAZA BEING A PORTION  
OF RICHMOND PLANTATION LOCATED IN THE CITY OF GEORGETOWN  
SURVEYED FOR  
**CONSOLIDATED INVESTMENTS LIMITED PARTNERS**  
GEORGETOWN CO., S.C. (TAX DISTRICT # 88)

SCALE: 1" = 100'

SEPTEMBER 28, 2008

J. LUCKY SANDERS, R.L.S.  
210 CLELAND STREET  
P.O. BOX 671  
GEORGETOWN, S.C. 29442  
(843) 527-2340



*Georgetown Plaza*

RENT ROLL



LEASE INFORMATION

GEORGETOWN PLAZA SHOPPING CENTER													
Lease	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received			
RODNEY LONG (STORAGE)(00000745)	1200	Retail Net	5,695.00	5/1/2006	9/9/2099	500.00	0.09	6,000.00	1.05	0.00			
	Charge Schedule (1)												
	Change	Type	Unit	Area Label	Area	Monthly Amt	Amt/ Area	Annual	Annual/ Area				
	RNT	Rent		GLA	5,695.00	500.00	0.09	6,000.00	1.05				
	Rent Steps (1)												
	Change	Type	Unit	Area Label	Area	Monthly Amt	Amt/ Area	Annual	Annual/ Area				
	RNT	Rent	1200	GLA	5,695	500	0	6,000	0				
	Amendments (1)												
	Type(s)	Status	From	To	Move In	Description		Notes					
	Original Lease	Activated	5/1/2006	9/9/2099	5/1/2006								
	Options (1)												
	Type	Notes			Status	Who	Date	Valid Till Date	Term	Earliest	Description		
	Renewal				Active	Tenant	9/9/2099		60				
SSY INC ASSIGNEE(00000746)	Lease	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received		
		1239	Retail Net	1,500.00	3/1/2001	2/28/2031	2,101.18	1.40	25,214.16	16.81	1,000.00		
		Charge Schedule (12)											
		Change	Type	Unit	Area Label	Area	Monthly Amt	Amt/ Area	Annual	Annual/ Area			
		RNT	Rent		GLA	1,500.00	2,101.18	1.40	25,214.16	16.81			
		CAI	CAI		GLA	1,500.00	125.55	0.08	1,506.60	1.00			
		INS	CAI		GLA	1,500.00	74.51	0.05	894.12	0.60			
		TAK	CAI		GLA	1,500.00	59.67	0.04	716.04	0.48			
		Rent Steps (6)											
		Change	Type	Unit	Area Label	Area	Monthly Amt	Amt/ Area	Annual	Annual/ Area			
		RNT	Rent	1239	GLA	1,500	2164	1	25,971	0			
		RNT	Rent	1239	GLA	1,500	2229	1	26,750	0			
	RNT	Rent	1239	GLA	1,500	2274	2	27,285	0				
	RNT	Rent	1239	GLA	1,500	2342	2	28,103	0				
	RNT	Rent	1239	GLA	1,500	2412	2	28,946	0				
	Amendments (2)												
	Type(s)	Status	From	To	Move In	Description		Notes					
	Original Lease	Activated	3/1/2001	2/28/2026	3/1/2001								
	Renewal Lease	Activated	3/1/2026	2/28/2031	3/1/2026	FIFTH AMENDMENT							
	Options (2)												
	Type	Notes			Status	Who	Date	Valid Till Date	Term	Earliest	Description		
	Renewal	ONE 5-YEAR OPTION: TENANT MUST NOTIFY LANDLORD IN WRITING AT LEAST 365 DAYS PRIOR TO EXPIRATION OF THE INITIAL TERM. (03/01/2026 to 02/28/2031) Market Rent as determined by Landlord but not less than the Monthly Minimum Annual Rent scheduled to be paid at the end of the term that expires February 28, 2026.			Active	Tenant	2/28/2026		60				
Renewal	SECTION OF 5TH AMENDMENT: MONTHLY MINIMUM RENT DURING THE OPTION PERIOD WILL BE AT MARKET RENT AS DETERMINED BY LANDLORD BUT NOT LESS THAN THE MONTHLY MINIMUM ANNUAL RENT SCHEDULED TO BE PAID AT THE END OF THE TERM THAT EXPIRES FEBRUARY 28, 2031.			Active	Tenant	2/28/2031		60					







Lease	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received	
PRABHAKAR MCHS(10000759)	1255	Retail Net	1,600.00	10/15/2024	10/31/2027	1,555.00	0.97	18,660.00	11.66	1,800.00	
	Charge Schedule (4)										
	Change	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt./Area	Annual /Area	
	RNT	Rent		GLA	1,600.00	10/15/2024	10/31/2027	1,555.00	0.97	18,660.00	
	CM	CM		GLA	1,600.00	1/1/2025	10/31/2027	123.85	0.08	1,486.20	
	INS	CM		GLA	1,600.00	1/1/2025	10/31/2027	79.48	0.05	953.76	
	TAX	CM		GLA	1,600.00	1/1/2025	10/31/2027	63.65	0.04	763.80	
	Rent Steps (1)										
	Change	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt./Area	Annual /Area	
	RNT	Rent	1255	GLA	1,600	10/15/2024	10/31/2027	1,555	1	18,660	
	Amendments (1)										
	Type(s)	Status	From	To	Move In	Term	Area	Description	Notes		
	Original Lease	Activated	10/15/2024	10/15/2024		37.00	1,600.00				
	Options (1)										
	Type	Notes			Status	Who	Date	Valid Till Date	Term	Earliest	Description
	Renewal				Active	Tenant	10/31/2027		60		
	Description										
COLLIER'S BARGAIN OUTLET, INC.(10000761)	1257	Retail Net	19,475.00	2/12/2025	2/28/2033	8,601.46	0.44	103,217.52	5.30	0.00	
	Charge Schedule (4)										
	Change	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt./Area	Annual /Area	
	RNT	Rent		GLA	19,475.00	2/12/2025	2/28/2033	8,601.46	0.44	103,217.52	
	CM	CM		GLA	19,475.00	2/12/2025	2/28/2033	1,460.63	0.08	17,527.56	
	INS	CM		GLA	19,475.00	2/12/2025	2/28/2033	967.43	0.05	11,609.16	
	TAX	CM		GLA	19,475.00	2/12/2025	2/28/2033	774.70	0.04	9,296.40	
	Rent Steps (1)										
	Change	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt./Area	Annual /Area	
	RNT	Rent	1257	GLA	19,475	2/12/2025	2/28/2033	8,601	0	103,218	
	Amendments (1)										
	Type(s)	Status	From	To	Move In	Term	Area	Description	Notes		
	Original Lease	Activated	2/12/2025	2/28/2033		97.00	19,475.00				
	Options (4)										
	Type	Notes			Status	Who	Date	Valid Till Date	Term	Earliest	Description
	Renewal	2-4 FOUR 5-YEAR OPTIONS. Tenant to notify Landlord 180 days prior to expiration of the initial Term or the then current Renewal Term as the case may be. OPTION 1 03/01/2033 to 02/28/2038 \$9,007.19			Active	Tenant	2/28/2033		60		
	Renewal	2-4 FOUR 5-YEAR OPTIONS. Tenant to notify Landlord 180 days prior to expiration of the initial Term or the then current Renewal Term as the case may be. OPTION 2 03/01/2038 to 02/28/2043 \$9,412.92			Active	Tenant	2/28/2033		60		
	Renewal	2-4 FOUR 5-YEAR OPTIONS. Tenant to notify Landlord 180 days prior to expiration of the initial Term or the then current Renewal Term as the case may be. OPTION 3 03/01/2043 to 02/29/2048 \$9,818.65			Active	Tenant	2/28/2033		60		
	Renewal	2-4 FOUR 5-YEAR OPTIONS. Tenant to notify Landlord 180 days prior to expiration of the initial Term or the then current Renewal Term as the case may be. OPTION 4 03/01/2048 to 02/28/2053 \$10,224.38			Active	Tenant	2/28/2033		60		

Lease	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration			Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
PUCHA ANDERSON(10000762)	125/A	Retail Net	2,400.00	1/1/2002	9/9/2099			1,500.00	0.63	18,000.00	7.50	0.00
<b>Charge Schedule (1)</b>												
Change		Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt./Area	Annual	Annual/Area	
RNT		Rent		G.A.	2,400.00	1/1/2011	9/9/2099	1,500.00	0.62	18,000.00	7.50	
<b>Rent Steps (1)</b>												
Change		Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt./Area	Annual	Annual/Area	
RNT		Rent	125/A	G.A.	2,400	1/1/2011	9/9/2099	1,500	1	18,000	0	
<b>Amendments (1)</b>												
Type(s)		Status	From	To	Move In	Term	Area	Description		Notes		
Original		Activated	1/1/2002	9/9/2099	1/1/2002	1,172.00	2,400.00					
<b>Options (1)</b>												
Type				Notes		Status	Who	Date	Valid Till Date	Term	Earliest	Description
Renewal						Active	Tenant	9/9/2099		60		
Lease												
HIBBETT SPORTING GOODS #1095(10000763)	125/E	Retail Net	5,600.00	4/1/2013	3/31/2030			5,600.00	1.00	67,200.00	12.00	0.00
<b>Charge Schedule (2)</b>												
Change		Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt./Area	Annual	Annual/Area	
RNT		Rent		G.A.	5,600.00	4/1/2013	3/31/2030	5,600.00	1.00	67,200.00	12.00	
CRV		CRV		G.A.	5,600.00	1/1/2025	3/31/2030	219.66	0.04	2,635.92	0.47	
<b>Rent Steps (1)</b>												
Change		Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt./Area	Annual	Annual/Area	
RNT		Rent	125/E	G.A.	5,600	4/1/2013	3/31/2030	5,600	1	67,200	0	
<b>Amendments (1)</b>												
Type(s)		Status	From	To	Move In	Term	Area	Description		Notes		
Original		Activated	4/1/2013	3/31/2030	4/1/2013	204.00	5,600.00					
<b>Options (3)</b>												
Type				Notes		Status	Who	Date	Valid Till Date	Term	Earliest	Description
Renewal				PER LEASE AGREEMENT, TENANT HAS THREE 5-YEAR OPTIONS, AS OF TENANT'S LETTER DATED NOVEMBER 15, 2019, TENANT IS EXERCISING ITS RENEWAL OPTION, OPTION 1 04/01/2020 TO 03/31/2025 \$5,600.00		Active	Tenant	3/31/2030		60		
Renewal				THREE 5-YEAR OPTIONS, PER FIRST AMENDMENT dated July 1, 2020, AS OF TENANT'S LETTER DATED NOVEMBER 8, 2024, TENANT IS EXERCISING IT 2ND RENEWAL OPTION WITH ONE RENEWAL @ \$5,600.00		Active	Tenant	3/31/2030		60		
Renewal				THREE 5-YEAR OPTIONS, PER FIRST AMENDMENT dated July 1, 2020, OPTION 3 04/01/2030 TO 03/31/2035 \$5,600.00		Active	Tenant	3/31/2030		60		



Lease	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
LEE HUNH & TAI THANH LE(10000765)	1257G	Retail Net	1,600.00	3/1/2025	2/28/2030	507.33	0.32	6,087.96	3.80	1,800.00
	Charge Schedule (4)									
	Change	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt./Area	Annual /Area
	RNT	Rent		GLA	1,600.00	3/1/2025	6/30/2025	507.33	0.32	6,087.96
	CRA	CRA		GLA	1,600.00	3/1/2025	2/28/2030	166.19	0.10	1,994.28
	INS	CRA		GLA	1,600.00	3/1/2025	2/28/2030	79.48	0.05	953.76
	TAX	CRA		GLA	1,600.00	3/1/2025	2/28/2030	63.00	0.04	756.00
	Rent Steps (2)									
	Change	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt./Area	Annual /Area
	RNT	Rent	1257G	GLA	1,600	3/1/2025	6/30/2025	507	0	6,088
	RNT	Rent	1257G	GLA	1,600	7/1/2025	2/28/2030	1,500	1	18,000
	Amendments (1)									
	Type(s)	Status	From	To	Move In	Term	Area	Description	Notes	
	Original Lease	Activated	3/1/2025	2/28/2030	3/1/2025	60.00	1,600.00			
	LAIS UNA NBS 4403A1(8000767)	1269	Retail Net	1,500.00	12/1/2024	11/30/2029	1,670.00	1.11	20,040.00	13.36
Charge Schedule (4)										
Change		Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt./Area	Annual /Area
RNT		Rent		GLA	1,500.00	1/1/2025	11/30/2026	1,670.00	1.11	20,040.00
CRA		CRA		GLA	1,500.00	1/1/2025	11/30/2029	116.11	0.08	1,393.32
INS		CRA		GLA	1,500.00	1/1/2025	11/30/2029	74.51	0.05	894.12
TAX		CRA		GLA	1,500.00	1/1/2025	11/30/2029	59.67	0.04	716.04
Rent Steps (3)										
Change		Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt./Area	Annual /Area
RNT		Rent	1269	GLA	1,500	1/1/2025	11/30/2026	1,670	1	20,040
RNT		Rent	1269	GLA	1,500	12/1/2026	11/30/2028	1,720	1	20,640
RNT		Rent	1269	GLA	1,500	12/1/2028	11/30/2029	1,770	1	21,240
Amendments (1)										
Type(s)		Status	From	To	Move In	Term	Area	Description	Notes	
Original Lease		Activated	12/1/2024	11/30/2029	12/1/2024	60.00	1,500.00			
Options (1)										
Type	Notes				Status	Who	Date	Valid Till Date	Term	Earliest Description
Renewal					Active	Tenant	11/30/2029		60	

Lease	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
SECURITY FINANCE CORPORATION OF SOUTH CAROLINA(00000768)	1275	Retail Net	1,400.00	11/1/2019	10/31/2025	1,575.71	1.13	18,908.52	13.51	1,592.50
<b>Charge Schedule (4)</b>										
Change	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area
RNT	Rent		GLA	1,400.00	11/1/2024	10/31/2025	1,575.71	1.13	18,908.52	13.51
CAM	Com		GLA	1,400.00	1/1/2025	10/31/2025	117.18	0.08	1,406.16	1.00
TAX	Com		GLA	1,400.00	1/1/2025	10/31/2025	69.55	0.05	834.60	0.60
				1,400.00	1/1/2025	10/31/2025	55.69	0.04	668.28	0.48
<b>Rent Steps (1)</b>										
Change	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area
RNT	Rent	1275	GLA	1,400	11/1/2024	10/31/2025	1,576	1	18,909	0
<b>Amendments (1)</b>										
Type(s)	Status	From	To	Move In	Term	Area	Description		Notes	
Original Lease	Activated	11/1/2019			72.00	1,400.00				
<b>Options (1)</b>										
Type	Notes	Status	Who	Date	Valid Till Date	Term	Earliest	Description		
Renewal		Active	Tenant	10/31/2025		60				
Lease	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
PATRICIA MCCANNIS & BRANDI MCINNIS(0000769)	1279	Retail Net	1,050.00	6/1/2023	5/31/2026	0.00	0.00	0.00	0.00	2,500.00
<b>Amendments (1)</b>										
Type(s)	Status	From	To	Move In	Term	Area	Description		Notes	
Original Lease	Activated	6/1/2023	5/31/2026		36.00	1,050.00				
<b>Options (1)</b>										
Type	Notes	Status	Who	Date	Valid Till Date	Term	Earliest	Description		
Renewal		Active	Tenant	5/31/2026		60				
Lease	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
CATO OF SOUTH CAROLINA, LLC(0000070)	1283	Retail Net	5,703.00	2/15/1992	1/31/2026	4,039.63	0.71	48,475.56	8.50	0.00
<b>Charge Schedule (2)</b>										
Change	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area
RNT	Rent		GLA	5,703.00	2/1/2025	1/31/2026	4,039.63	0.71	48,475.56	8.50
CAM	Com		GLA	5,703.00	1/1/2025	1/31/2026	80.79	0.01	969.48	0.17
<b>Rent Steps (1)</b>										
Change	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area
RNT	Rent	1283	GLA	5,703	2/1/2025	1/31/2026	4,040	1	48,476	0
<b>Amendments (1)</b>										
Type(s)	Status	From	To	Move In	Term	Area	Description		Notes	
Original Lease	Activated	2/15/1992	1/31/2026		408.00	5,703.00				
<b>Options (1)</b>										
Type	Notes	Status	Who	Date	Valid Till Date	Term	Earliest	Description		
Renewal	TENANT LTR EXERCISING OPTION DATED JULY 25, 2024, TO AUTOMATICALLY EXTEND AND RENEWED FOR ONE 5-YEAR PERIOD, 03/01/2026 TO 01/31/2031 \$4,752.50, PLUS SEE PERCENTAGE RENT CLAUSE	Active	Tenant	1/31/2026		60				





Lease	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment /SF	Annual Payment	Annual Payment /SF	Security Deposit Received
VARIETY WHOLESALEERS INC. (ROSES/00000773)	1293	Retail Net	32,833.00	5/10/2017	5/31/2029	12,500.00	0.38	150,000.00	4.57	0.00
Charge Schedule (1)										
Change	Type	Unit	Area	From	To	Monthly Amt	Amt./Area	Annual	Annual/Area	
RNT	Rent		GLA	6/1/2024	5/31/2029	12,500.00	0.38	150,000.00	4.57	
Rent Steps (1)										
Change	Type	Unit	Area	From	To	Monthly Amt	Amt./Area	Annual	Annual/Area	
RNT	Rent	1293	GLA	6/1/2024	5/31/2029	12,500	0	150,000	0	
Amendments (1)										
Type(s)	Status	From	To	Term	Area	Description	Notes			
Original Lease	Activated	5/10/2017	5/31/2029	145.00	32,833.00					
Options (1)										
Type	Notes									
Renewal	FIRST AND ONLY - 3(a) ONE 5-YEAR OPTION: Tenant to notify Landlord 180 days prior to the Commencement of the renewal term. 06/01/2029 to 05/31/2034 \$13,750.00									
				Status	Active	Who	Tenant	Date	5/31/2029	Term: 60
						Valid Till Date		Earliest		Description

Lease	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
DOLLAR TREE STORES INC. #00523(00000774)	1294	Retail Net	10,200.00	12/5/2011	3/31/2027	7,862.50	0.77	94,350.00	9.25	0.00
Charge Schedule (4)										
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt./Area	Annual/Area
	RNT	Rent		GLA	10,200.00	4/1/2022	3/31/2027	7,862.50	0.77	94,350.00 9.25
	CR1	CR1		GLA	10,200.00	1/1/2025	3/31/2027	505.22	0.05	6,062.64 0.59
	CR2	CR1		GLA	10,200.00	1/1/2025	3/31/2027	469.02	0.05	5,628.24 0.55
	TAX	CR1		GLA	10,200.00	1/1/2025	3/31/2027	405.75	0.04	4,869.00 0.48
Rent Steps (1)										
	Change	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt./Area	Annual/Area
	RNT	Rent	1294	GLA	10,200	4/1/2022	3/31/2027	7,863	1	94,350 0
Amendments (1)										
	Type(s)	Status	From	To	Move In	Term	Area	Description	Notes	
	Original Lease	Activated	12/5/2011	3/31/2027	12/5/2011	184.00	10,200.00			
Options (4)										
	Type	Notes								
	Renewal	2-ND - 3RD RENEWAL TERM: SECTION 3.3 OF THE LEASE: Tenant shall notify Landlord in writing 6 months prior to expiration. 3RD RENEWAL TERM: 04/01/2032 to 03/31/2037 \$9,287.50								
	Renewal	2-ND - 4TH RENEWAL TERM: SECTION 3.3 OF THE LEASE: Tenant shall notify Landlord in writing 6 months prior to expiration. 4TH RENEWAL TERM: 04/01/2037 to 03/31/2042 \$9,712.50								
	Renewal	2ND AND - 1ST EXTENSION TERM: SECTION 3.3 OF THE LEASE: Tenant shall notify Landlord in writing 6 months prior to the expiration. 1ST EXTENSION TERM: 04/01/2037 to 03/31/2032 \$7,862.50								
	Renewal	3RD AND - 5TH RENEWAL TERM: SECTION 3.3 OF THE LEASE: Tenant shall notify Landlord in writing 6 months prior to expiration. 5TH RENEWAL TERM: 04/01/2042 to 03/31/2047 \$9,137.50								

Lease	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
TRACTOR SUPPLY COMPANY 1457(000007/5)	1295	Retail Net	26,657.00	11/24/2010	11/30/2035	9,680.00	0.36	116,160.00	4.36	0.00
Charge Schedule (3)										
	Change	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt./Area	Annual/ Area
	RNT	Rent		GLA	26,657.00	12/1/2020	11/30/2025	9,680.00	0.36	116,160.00
	COM	Com		GLA	26,657.00	1/1/2025	11/30/2035	290.00	0.03	9,480.00
	TAX	Com		GLA	26,657.00	1/1/2025	11/30/2035	1,060.39	0.04	12,724.68
Rent Steps (2)										
	Change	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt./Area	Annual/ Area
	RNT	Rent	1295	GLA	26,657	12/1/2020	11/30/2025	9,680	0	116,160
	RNT	Rent	1295	GLA	26,657	12/1/2025	11/30/2035	10,164	0	121,968
Amendments (1)										
Type(s)		Status	From	To	Move In	Term	Area	Description	Notes	
Original Lease		Activated	11/24/2010	11/30/2035	11/24/2010	301.00	26,657.00			
Options (5)										
Type	Notes									
Renewal	1ST AMENDMENT SECTION 3. OPTIONS MODIFIED FROM LEASE SECTION 14 TO EXTEND TO TWO (2) ADDITIONAL 5-YEAR PERIODS. OPTION #1: 12/01/2034 to 11/30/2039 \$11,180.40									
Renewal	1ST AMENDMENT SECTION 3. OPTIONS MODIFIED FROM LEASE SECTION 14 TO EXTEND TO TWO (2) ADDITIONAL 5-YEAR PERIODS. OPTION #2: 12/01/2039 to 11/30/2044 \$12,298.44									
Renewal	FOUR 5-YEAR EXTENSIONS OR OPTIONS. TENANT EXERCISED OPTION #1: FEBRUARY 13, 2015 AND EXERCISED OPTION #2: FEBRUARY 24, 2020. BELOW IS OPTION #3: 12/01/2025 to 11/30/2030 \$10,648.00									
Renewal	FOUR 5-YEAR EXTENSIONS OR OPTIONS. TENANT EXERCISED OPTION #1: FEBRUARY 13, 2015. THIS IS OPTION #2: 12/01/2020 to 11/30/2025 \$9,680.00									
Renewal	FOUR 5-YEAR EXTENSIONS OR OPTIONS. TENANT EXERCISED OPTION #1: FEBRUARY 13, 2015; EXERCISED OPTION #2: FEBRUARY 24, 2020; OPTION #3: 12/01/2025 to 11/30/2030 \$10,648.00 OPTION #4: 12/01/2030 to 11/30/2035 \$11,712.83									
VACANT	1201		0.00			0.00	0.00		0.00	0.00
VACANT	1253		2,400.00			0.00	0.00		0.00	0.00
VACANT	1257B		1,600.00			0.00	0.00		0.00	0.00
VACANT	1257C		800.00			0.00	0.00		0.00	0.00
VACANT	1263		750.00			0.00	0.00		0.00	0.00
VACANT	1265		750.00			0.00	0.00		0.00	0.00
VACANT	1271		3,150.00			0.00	0.00		0.00	0.00
VACANT	1273		4,000.00			0.00	0.00		0.00	0.00
VACANT	1277		1,500.00			0.00	0.00		0.00	0.00
VACANT	1281		1,050.00			0.00	0.00		0.00	0.00
VACANT	ATM		1.00			0.00	0.00		0.00	0.00



## Existing Leases

### 1. Rodney Long

Size:	5,695 SF
Use:	Storage in rear behind Hibbett's
Existing Rent:	\$500.00/month
Rent Increases:	NA
Lease Expiration:	Month-to-month
Additional Options:	NA
Security Deposit:	NA
Exclusive:	NA
This is a month to month lease with no NNN.	

### 2. S.S.Y., INC. (Yokohama Japanese Express)

Size:	1,500 SF
Use:	Japanese restaurant
Existing Rent:	\$2,101.18/month
Rent Increases:	\$2,164.22/month for 3/1/26 – 2/28/27 \$2,229.14/month for 3/1/27 – 2/29/28 \$2,273.72/month for 3/1/28 – 2/28/29 \$2,341.94/month for 3/1/29 – 2/28/30 \$2,412.19/month for 3/1/30 – 2/28/31
Lease Expiration:	2/28/31
Additional Options:	One 5-year option with 365 days' notice. Rent will be at market rent but not less than the Monthly Minimum Rent scheduled to be paid at the end of the term that expires 2/28/31.
Security Deposit:	\$1,000.00
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

### 3. Fadhl Hasan (This is on the left end of the center and S.S.Y., Inc. is to the right.)

Size:	1,500 SF
Use:	Sale of cigarettes, vape and related products
Existing Rent:	\$1,875.00/month
Rent Increases:	None
Lease Expiration:	1/31/26
Additional Options:	None
Security Deposit:	\$1,956.25
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

4. Mark Hensley, Inc. dba Hensley Furniture (This was a former Badcock Furniture location. Mark plans to open as Hensley Furniture.)

Size:	18,900 SF
Use:	Furniture store
Existing Rent:	\$10,028.42/month for 7/1/25 – 6/30/26
Rent Increases:	\$10,228.98/month for 7/1/26 – 6/30/27 \$10,433.56/month for 7/1/27 – 6/30/28
Lease Expiration:	6/30/28
Additional Options:	One 5-year option with 180 days' notice \$10,746.57/month for 7/1/28 – 6/30/29 \$11,068.97/month for 7/1/29 – 6/30/30 \$11,401.04/month for 7/1/30 – 6/30/31 \$11,743.07/month for 7/1/31 – 6/30/32 \$12,093.36/month for 7/1/32 – 6/30/33
Security Deposit:	\$2,363.00
Exclusive:	Landlord agrees to not lease space to a new tenant at Georgetown Plaza Shopping Center whose primary business is the sale of furniture. Primary business is defined as a company that generates 50% of its sales from the sale of furniture.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

5. Georgetown Flooring Company

Size:	8,000 SF
Use:	Sale of flooring products and related items
Existing Rent:	\$3,750.00/month for 6/1/25 – 5/31/26
Rent Increases:	\$4,000.00/month for 6/1/26 – 5/31/28
Lease Expiration:	5/31/28
Additional Options:	None
Security Deposit:	\$3,500.00
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

6. WA Boatman Food Corp dba Hwy 55 Burgers Shakes & Fries

Size:	2,400 SF
Use:	Restaurant
Existing Rent:	\$3,173.22/month for 4/1/25 – 3/31/26
Rent Increases:	\$3,236.68/month for 4/1/26 – 3/31/27 \$3,301.42/month for 4/1/27 – 3/31/28 \$3,367.45/month for 4/1/28 – 3/31/29
Lease Expiration:	3/31/29
Additional Options:	None
Security Deposit:	\$2,400.00
Exclusive:	Landlord agrees not to lease space to another tenant in Georgetown Plaza whose primary business is the sale of burgers, cheesesteaks and frozen desserts. Primary business is defined as a business that generates more than 30% of its sales from the sale of burgers, cheesesteaks, and frozen desserts. This exclusive does not prohibit Landlord from leasing space to a tenant whose business is the sale of ice cream and related products.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

7. Prabhakar Moro

Size:	1,600 SF
Use:	Printing, sign business and construction office
Existing Rent:	\$1,555.00/month
Rent Increases:	None
Lease Expiration:	10/31/27
Additional Options:	None
Security Deposit:	\$1,800.00
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	



8. Pucha Anderson dba New Esquire Fashions

Size:	2,400 SF
Use:	Clothing store
Existing Rent:	\$1,500.00/month per rent roll. Recent rent payments \$1,000/month. Proforma reflects this amount.
Lease Expiration:	Month to month.
Additional Options:	None
Security Deposit:	None
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	
This tenant is month to month and has been closed during part of the last two years due to health issues.	

9. Hibbett Sporting Goods, Inc.

Size:	5,600 SF
Use:	Retail sale of sporting goods, athletic shoes, apparel sports fan licensed products and such other items as sold in a majority of Tenant's other retail locations.
Existing Rent:	\$5,600.00/month for 4/1/25 – 3/31/30
Lease Expiration:	3/31/30
Additional Options:	One 5-year option with 120 days' notice \$5,600.00/month for 4/1/30 – 3/31/35
Security Deposit:	None
Exclusive:	Landlord shall not permit any other tenant or other user in the Center to conduct Exclusive Use in the Center. Exclusive Use shall be defined as the retail sale of sporting goods, athletic apparel, athletic shoes or sports fan licensed products.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

10. Le Huynh & Tai Thanh Le

Size:	1,600 SF
Use:	Nail salon
Existing Rent:	\$1,500.00/month for remaining term
Lease Expiration:	2/28/30
Additional Options:	None
Security Deposit:	\$1,800.00
Exclusive:	Nail salon
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

11. Ollie's Bargain Outlet, Inc.

Size:	19,475 SF
Use:	Sale at retail of general merchandise, including without limitation, refurbished merchandise, books, carpet, housewares, linens, and anything else sold at any of Tenant's other retail stores from time to time.
Existing Rent:	\$8,601.46/month for years 1 through 8.
Rent Increases:	None
Lease Expiration:	2/28/33
Additional Options:	\$9,007.19/month for years 9 through 13 \$9,412.92/month for years 14 through 18 \$9,818.65/month for years 19 through 23 \$10,224.38/month for years 24 through 28
Security Deposit:	None
Exclusive:	<i>See next page for details.</i>
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

*[Continued on next page]*

Exclusive Use for Ollie's Bargain Outlet, Inc.:

**19.2.1. Use Protections.** Subject to the exceptions set forth in Section 19.2.2 below, Landlord shall not lease, license, or otherwise occupy, or permit to be leased, licensed, or otherwise occupied, any portion of the Shopping Center (other than the Premises) for the operation of a retail store the principal business of which is the sale and offering for sale of merchandise that is generally categorized as: discount and/or closeout (the "Exclusive Use"). Further, Landlord will not, nor will it permit any occupant of the Shopping Center to operate any portion of the Shopping Center (other than the Premises) for any of the following uses (collectively, "Restricted Uses" and together with the Exclusive Use, the "Use Protections") without the prior written consent of Tenant, which consent may be withheld by Tenant in its sole and absolute discretion:

(i) retail operations with the word "Bargain" or any derivation, abbreviation, slang, symbol, or combination thereof (or their respective equivalents in any other language) in their trade name;

(ii) a store whose principal business is the offer and sale of merchandise which is classified as "close-out," "odd lot," "clearance," "discontinued," "cancellation," "second," "floor model," "demonstrator," "obsolescent," "over stock," "distressed," "bankruptcy," "overruns," "fire sale," or "damaged";

(iii) a store using the lesser of (A) thirty percent (30%) or more of its sales floor area, or (B) two thousand (2,000) square feet or more, for the display and sale of books and related media (in calculating the areas used for display and sale of books and related media, both the actual display and sale areas, as well as one-half of the aisle space adjacent to such display and sales areas shall be counted);

(iv) the uses set forth on **Exhibit E** attached hereto; or

(v) any of the following retail establishments (or their successors in interest): Big Lots, Ross, Home Buys, 2<sup>nd</sup> and Charles, Ocean State Job Lot, Rural King, Essex Bargain Hunt, Bargain Hunt, Barnes & Noble, Books-A-Million (BAM), Hobby Lobby, and Dirt Cheap.

**19.2.2. Exceptions to Use Protections.** Notwithstanding anything in Section 19.2.1 to the contrary, the Use Protections shall not apply to (i) any current occupant or tenant of the Shopping Center who is operating under its current use clause or trade name as of the Effective Date (including without limitation Dollar Tree and Roses); provided, however, that a verbatim copy of the applicable use clause and trade name is disclosed to Tenant on **Exhibit D** attached

hereto and made a part hereof, and if Landlord's consent is required for a change in permitted use or trade name or the expansion of such use, then Landlord shall not consent to a change of such use or trade name or expansion of any use which would result in a violation of the Use Protections; (ii) any single-price point retail "dollar store" whose primary use is the sale of merchandise at \$1.25, \$1.00, or \$0.99, including without limitation, the following retail stores or any retail dollar stores similar thereto: Dollar Tree, Family Dollar and Dollar General and (iii) any replacement of Roses with a discount retailer that devotes more than fifty percent (50%) of its Rentable Area to the sale and display of clothing. Further and notwithstanding anything herein to the contrary, if Tenant ceases to be open and operating in the Premises for more than one hundred eighty (180) days, other than due to a Permitted Closure (as defined in Section 19.4 herein), then the Use Protections shall be terminated and of no further force and effect, with the exception of Section 19.2.1(iv), which shall continue to be applicable.

### 13. Laishana Nashad'Dai

Size:	1,500 SF
Use:	A business providing educational services for children ages 2 – 9 years of age.
Existing Rent:	\$1,670.00 1/1/25 – 11/30/26
Rent Increases:	\$1,720.00 12/1/26 – 11/30/28 \$1,770.00 12/1/28 – 11/30/29
Lease Expiration:	11/30/29
Additional Options:	None
Security Deposit:	\$3,800.00
Exclusive:	Landlord will not lease space less than 8,000 SF at Georgetown Plaza to another tenant whose Primary Business is for education purposes for children ages 2 through 9. Primary Business is a company that generates in excess of 25% of its business from education purposes for children ages 2 through 9.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

### 12. Security Finance Corporation of South Carolina

Size:	1,400 SF
Use:	Operation of a retail operation for consumer financial services and electronic preparation of tax returns.
Existing Rent:	\$1,575.71
Rent Increases:	None
Lease Expiration:	10/31/25
Additional Options:	None
Security Deposit:	\$1,592.50
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

13. Patricia McCants & Brandi McInnis

Size:	1,050 SF
Use:	Hair salon
Existing Rent:	\$1,157.00/month
Rent Increases:	1,207.00/ month for 6/1/25 - 5/31/26
Lease Expiration:	5/31/26
Additional Options:	None
Security Deposit:	\$2,500.00
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	
Note: This tenant is in default and is not shown on the rent roll.	

14. Cato of South Carolina (It's Fashion)

Size:	5,703 SF
Use:	Display and sale of off-priced ladies', children's and men's apparel, accessories and allied lines commonly sold in It's Fashion stores.
Existing Rent:	\$4,039.63/month
Rent Increases:	None
Lease Expiration:	1/31/26
Additional Options:	One 5-year option. Automatically renewed unless Landlord receives 90 days' written notice of intention to not exercise the option. \$4,752.50/month 2/1/25 – 1/31/30
Security Deposit:	None.
Exclusive:	Landlord shall not lease to any national or regional apparel store specializing in the sale of its merchandise at moderate prices or less.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

15. Lemmkan, Inc. dba H&R Block

Size:	1,400 SF
Use:	Operation for conducting a financial services business, including, but not limited to, tax preparation, tax audit assistance, electronic tax filing, refund transfers, refund anticipation loans and for sell such other products and services as are offered in any H&R Block office.
Existing Rent:	\$1,450.00/month 2/1/25 – 1/31/26
Rent Increases:	\$1,500.00/month 2/1/26 – 1/31/27 \$1,550.00/month 2/1/27 – 1/31/28 \$1,600.00/month 2/1/28 – 4/30/29
Lease Expiration:	4/30/29
Additional Options:	Two 5-year options with 180 days' prior written notice. Option 1: \$1,650.00/month 5/1/29 – 4/30/30 \$1,700.00/month 5/1/30 – 4/30/31 \$1,750.00/month 5/1/31 – 4/30/32 \$1,800.00/month 5/1/32 – 4/30/33 \$1,850.00/month 5/1/33 – 4/30/34 Option2: \$1,900.00/month 5/1/34 – 4/30/35 \$1,950.00/month 5/1/35 – 4/30/36 \$2,000.00/month 5/1/36 – 4/30/37 \$2,050.00/month 5/1/37 – 4/30/38 \$2,100.00/month 5/1/38 – 4/30/39
Security Deposit:	\$1,600.00
Exclusive:	Landlord will not lease space in Georgetown Plaza to any tenant whose primary business is similar to Tenant's (including tax preparation, tax audit assistance, electronic filing, refund transfers, and refund anticipation loans). Primary business is defined as a business that generates over 25% of its income from tax preparation, tax audit assistance, electronic filing, refund transfers, and refund anticipation loans.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

16. World Finance Company of South Carolina

Size:	1,470 SF
Use:	Conduction of a general finance and insurance business, including the arranging for the loaning of money, discounting all kinds of commercial paper, mortgages, conditional sales contracts, security agreements, catalog sales, in-house sales of electronics, tax preparation and other related business activities.
Existing Rent:	\$1,805.34/month
Lease Expiration:	7/31/26
Additional Options:	One three-year option with 180 days' notice
Security Deposit:	None
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

17. Variety Wholesalers, Inc. (Roses)

Size:	32,833 SF
Use:	The Leased Premises shall be used by Tenant for the purpose of engaging in the retail sale of general merchandise and for no other purpose.
Existing Rent:	\$12,500.00/month
Existing Gross Sales Breakpoint:	\$3,750,000.00
Lease Expiration:	5/31/29
Additional Options:	One five-year option with 180 days' notice. 6/1/29 – 5/31/34 \$13,750.00/month
Option Period Gross Sales Breakpoint:	\$4,125,000.00
Additional Charges:	Tenant agrees to pay Landlord Tenant's prorata share of any increase in excess of the amount of such charges and assessments for the calendar year 2016.
Security Deposit:	None.
Exclusive:	Landlord will not lease or permit to be leased or approve any sublease to any other tenant, any business or building in the Shopping Center to be used and occupied by such tenant for the purpose of operating a general merchandise store, discount general merchandise store, or any business similar to or in substantial competition with the business of Tenant. Business similar to that of Tenant shall be interpreted to include but not limited to: Big Lots, Wal-Mart, K-



	Mart, Target, Ollie's, Fred's and/or any affiliate or alternative operating name of the foregoing retail stores. General merchandise shall be defined as an assortment of retail merchandise including both hardlines (toys, health & beauty aids, housewares, furniture, sporting goods, snacks, etc.) and softlines (clothing, accessories, jewelry, etc.).
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18. Dollar Tree Stores, Inc.

Size:	10,200 SF
Use:	Variety store selling general merchandise including food products.
Existing Rent:	\$7,862.50/month
Lease Expiration:	3/31/27
Additional Options:	4/1/27 – 3/31/32    \$7,862.50/month 4/1/32 – 3/31/37    \$8,287.50/month 4/1/37 – 3/31/42    \$8,712.50/month 4/1/42 – 3/31/47    \$9,137.50/month
Security Deposit:	None
Exclusive:	Tenant shall have the exclusive use for the operation of a single price point variety retail store.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

## 19. Tractor Supply Company

Size:	26,657 SF
Use:	Tractor Supply store
Existing Rent:	\$9,680.00.00/month
Lease Expiration:	11/30/35
Rent Increases:	\$10,164.00 12/1/25 – 11/30/35
Additional Options:	Two five-year options 12/1/35 – 11/30/39 \$11,180.40/month 12/1/39 – 11/30/44 \$12,298.44/month
Security Deposit:	None
Exclusive:	Landlord shall not sell, lease, rent occupy or allow to be occupied any portion of the Restricted Property for the purpose of selling or offering for sale those items which support a farm/ranch/rural/do-it-yourself lifestyle including: (a) tractor and equipment repair and maintenance supplies; (b) farm fencing; (c) livestock gates; (d) livestock feeding systems; (e) animal feed and health/maintenance products for pets or livestock (including but not limited to: dog, cat, bird, horse, cattle, goat, pig, fowl, rabbits, equine and livestock); (f) western wear and boots; (g) outdoor work wear (similar to and specifically including Carhartt products) and boots, but excluding jeans; (h) horse and rider tack and equipment; (i) bird feed, housing and related products; (j) lawn and garden equipment (including but not limited to, push/riding mowers, mow-n-vacs, garden carts, snow blowers, chippers and shredders, wheel barrows, and log splitters); (k) hardware; (l) power tools; (m) welders and welding supplies; (n) open and closed trailers; (o) 3-point equipment; and, (p) truck and trailer accessories (including truck tool boxes, and trailer hitches and connections) (the “ <b><u>Restricted Products</u></b> ”).
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

# PROFORMA

Georgetown, SC

TENANT	SUITE #	LEASE EXPIRATION	SF	R/SF	ANNUAL RENT
Rodney Long (Storage)	1200	Mo/Mo	5,895	\$1.05	\$6,000.00
SSY, Inc.	1239	2/28/2031	1,500	\$17.31	\$25,970.64
Fadhl Hasan (Tobacco)	1243	1/31/2026	1,500	\$15.00	\$22,500.00
Mark Hensley/Badcocks Firm	1245	6/30/2028	18,900	\$8.49	\$122,747.76
Georgetown Flooring	1249	5/31/2028	8,000	\$6.00	\$48,000.00
WA Boatman Food Corp	1251	3/31/2029	2,400	\$16.18	\$38,840.16
Available	1253		2,400	\$0.00	\$0.00
Moro Printing	1255	10/31/2027	1,000	\$11.66	\$18,660.00
Olle's	1257	2/28/2033	19,475	\$5.30	\$103,217.50
Pucha Anderson	1257A	Mo/Mo	2,400	\$5.00	\$12,000.00
Available	1257B		1,600	\$0.00	\$0.00
Available	1257C	1/6/1900	800	\$0.00	\$0.00
Hibbett Sporting Goods	1257E	3/31/2030	5,600	\$12.00	\$67,200.00
Le Huynh Nail Salon	1257G		1,600	\$11.25	\$18,000.00
Available	1263		750	\$0.00	\$0.00
Available	1265		750	\$0.00	\$0.00
Shana Dai	1269	11/30/2029	1,500	\$13.60	\$20,400.00
Available	1271		3,150	\$0.00	\$0.00
Available	1273		4,000	\$0.00	\$0.00
Security Finance	1275	10/31/2025	1,400	\$13.51	\$18,908.52
Available	1277		1,500	\$0.00	\$0.00
McCants McInnis (salon)	1279	6/30/2027	1,050	\$12.65	\$13,282.50
Available	1281		1,050	\$0.00	\$0.00
Cato/Its Fashion	1283	1/31/2026	5,703	\$8.50	\$48,475.50
Leremken (H R Block)	1289	4/30/2029	1,400	\$12.86	\$18,000.00
World Finance	1291	7/31/2026	1,470	\$14.74	\$21,664.08
Roses	1293	5/31/2029	32,833	\$4.57	\$150,000.00
Dollar Tree	1294	3/31/2027	10,200	\$9.25	\$94,350.00
Tractor Supply	1295	11/30/2025	26,657	\$4.58	\$121,968.00

ADDITIONAL RENT REIMB (2024)			\$148,858.63
	CAM	\$56,677.04	
	Taxes	\$36,281.04	
	Insurance	\$20,476.05	
	Other's	\$35,444.50	

<b>TOTAL EXPENSES (2024)</b>		<b>(\$2.04)</b>	<b>(\$340,964.54)</b>
	Taxes	\$75,280.09	
	Insurance	\$100,360.20	
	Electricity	\$8,673.70	
	Water	\$477.53	
	General Repairs	\$14,907.25	
	Fire	\$20,797.18	
	Grounds	\$21,100.00	
	Landscaping	\$32,029.00	
	Parking Lot	\$21,000.00	
	Mgm fee	\$46,339.59	
	<b>Total</b>	<b>\$340,964.54</b>	

	CAP RATE	
CURRENT VALUE	7.25%	\$11,342,638.07

<https://www.kelloggsmgmt.org/programs/courses/online/mba/mba-valuation.aspx> Property Valuation/Accounting/Valuation (2018)

## **Proforma Adjustments**

1. SSY, Inc.: Rent increase effective 3/1/26
2. Mark Hensley: Rent increase effective 7/1/26
3. Georgetown Flooring: Rent increase effective 6/1/26
4. WA Boatman: Rent increase effective 4/1/26
5. Tractor Supply: Rent increase effective 12/1/25
6. Pucha Anderson: Actual rent is \$1,500 but proforma shows \$1,000 because this is what she is currently paying. Month to month lease.
7. Proforma includes Ollie's anticipated NNN of \$35,444.50.

INCOME & EXPENSES  
2022, 2023 and 2024 YEAR END

# GEORGETOWN PLAZA SHOPPING CENTER INCOME STATEMENT

As of December 31, 2022

Reporting Book:

As of Date:

Location:

Year To Date

12/31/2022

Actual

## NET OPERATING INCOME

### INCOME

BASE RENT	760,170.15
CAM REIMBURSEMENT	43,516.53
TAX REIMBURSEMENT	26,673.01
INSURANCE REIMBURSEMENT	13,785.09
OTHER INCOME	31,095.11

Total INCOME	875,239.89
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### OPERATING EXPENSES

ELECTRICITY (CAM)	7,892.08
WATER/SEWER (CAM)	347.36
GEN REPAIRS / MAINT (CAM)	1,794.05
FIRE SPRINKLER (CAM)	12,304.52
GROUPS / TRASH PICKUP (CAM)	15,600.00
LANDSCAPING (CAM)	16,260.50
PARKING LOT SWEEPING (CAM)	16,038.00
SNOW REMOVAL (CAM)	500.00
PROPERTY INSURANCE (CAM)	92,843.70
PROPERTY TAXES (CAM)	71,167.99
MANAGEMENT FEES (CAM)	43,869.72

Total OPERATING EXPENSES	278,617.92
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Total NET OPERATING INCOME	596,621.97
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# GEORGETOWN PLAZA SHOPPING CENTER INCOME STATEMENT

As of December 31, 2023

Reporting Book:

As of Date:

Location:

Year To Date

12/31/2023

Actual

## NET OPERATING INCOME

### INCOME

BASE RENT	722,423.78
CAM REIMBURSEMENT	43,557.43
TAX REIMBURSEMENT	26,807.57
INSURANCE REIMBURSEMENT	14,805.44
OTHER INCOME	28,449.89

Total INCOME	836,044.11
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### OPERATING EXPENSES

ELECTRICITY (CAM)	8,238.15
WATER/SEWER (CAM)	429.85
GEN REPAIRS / MAINT (CAM)	17,327.06
FIRE SPRINKLER (CAM)	18,111.03
GROUNDS / TRASH PICKUP (CAM)	15,600.00
LANDSCAPING (CAM)	20,439.00
PARKING LOT SWEEPING (CAM)	19,246.00
PROPERTY INSURANCE (CAM)	63,012.57
PROPERTY TAXES (CAM)	80,235.87
MANAGEMENT FEES (CAM)	42,023.35

Total OPERATING EXPENSES	284,662.88
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Total NET OPERATING INCOME	551,381.23
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## GEORGETOWN PLAZA SHOPPING CENTER INCOME STATEMENT

As of December 31, 2024

Reporting Book:

As of Date:

Location:

Year To Date  
12/31/2024

Actual

### NET OPERATING INCOME

#### INCOME

BASE RENT	800,765.52
CAM REIMBURSEMENT	56,677.04
TAX REIMBURSEMENT	36,261.04
INSURANCE REIMBURSEMENT	20,476.05
OTHER INCOME	24,262.51

Total INCOME	<u>938,442.16</u>
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#### OPERATING EXPENSES

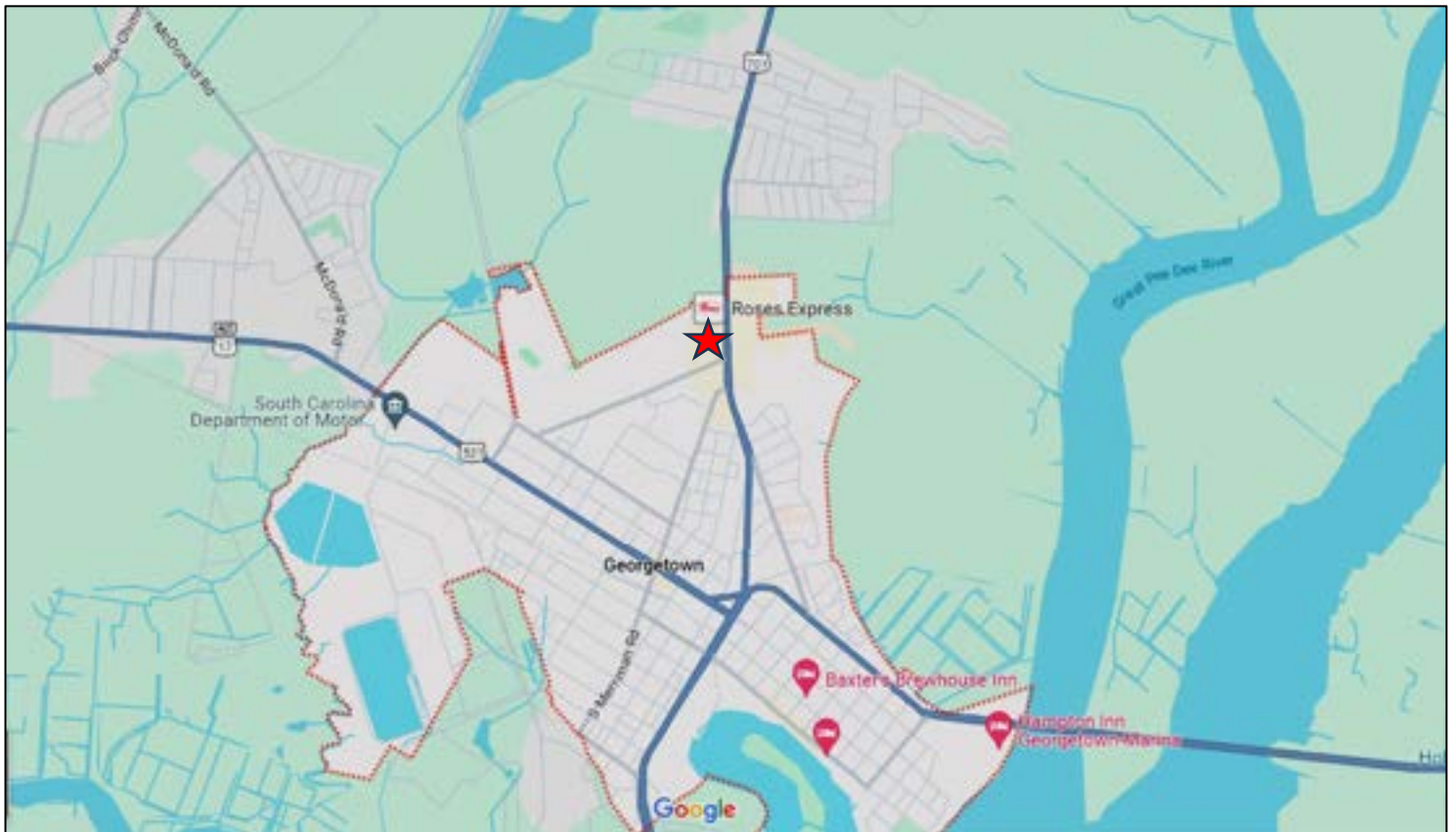
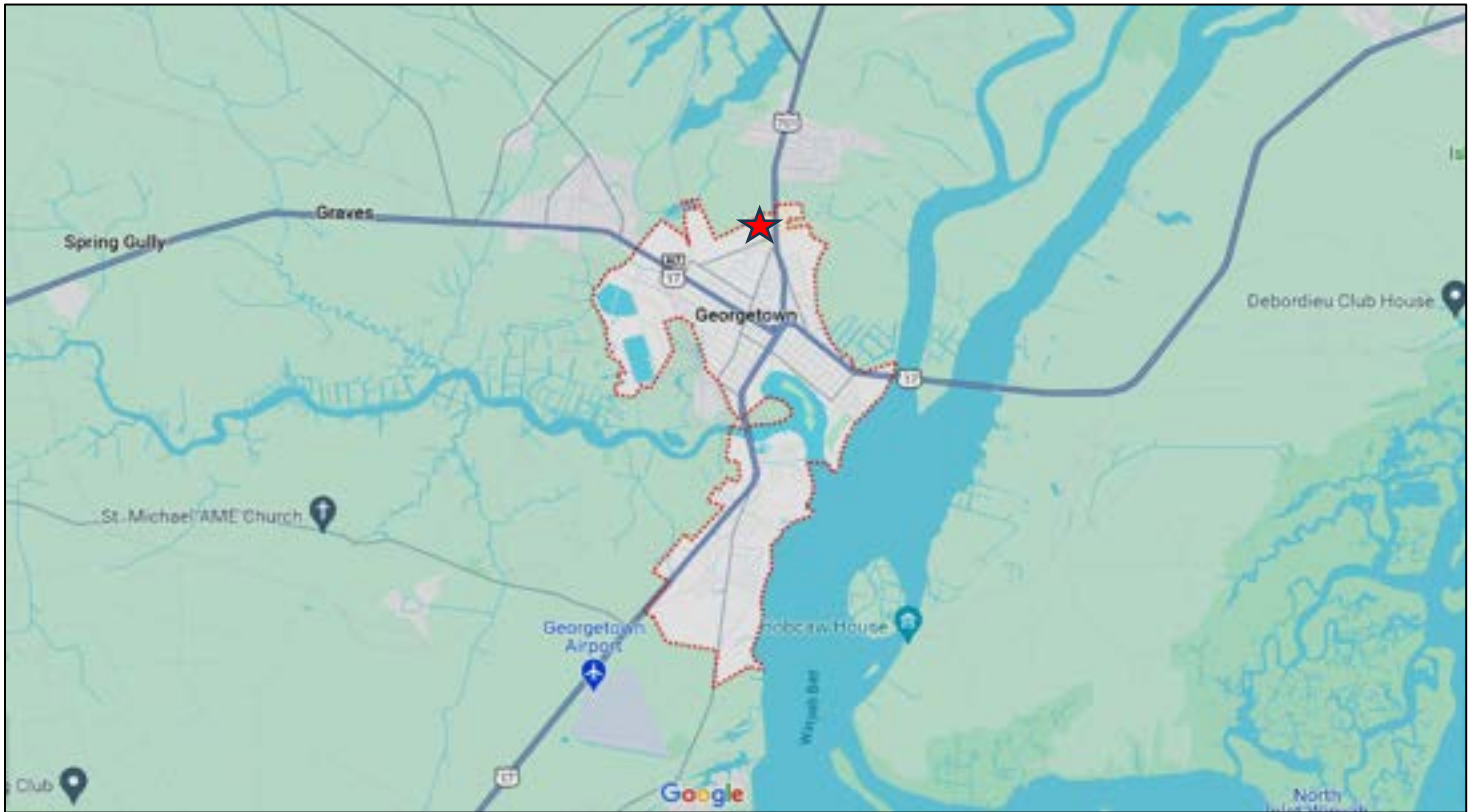
ELECTRICITY (CAM)	8,673.70
WATER/SEWER (CAM)	477.53
GEN REPAIRS / MAINT (CAM)	14,907.25 * see note below
FIRE SPRINKLER (CAM)	20,797.18
GROUNDS / TRASH PICKUP (CAM)	21,100.00
LANDSCAPING (CAM)	32,029.00
PARKING LOT SWEEPING (CAM)	21,000.00
PROPERTY INSURANCE (CAM)	100,360.20
PROPERTY TAXES (CAM)	75,280.09
MANAGEMENT FEES (CAM)	46,339.59

Total OPERATING EXPENSES	<u>340,964.54</u>
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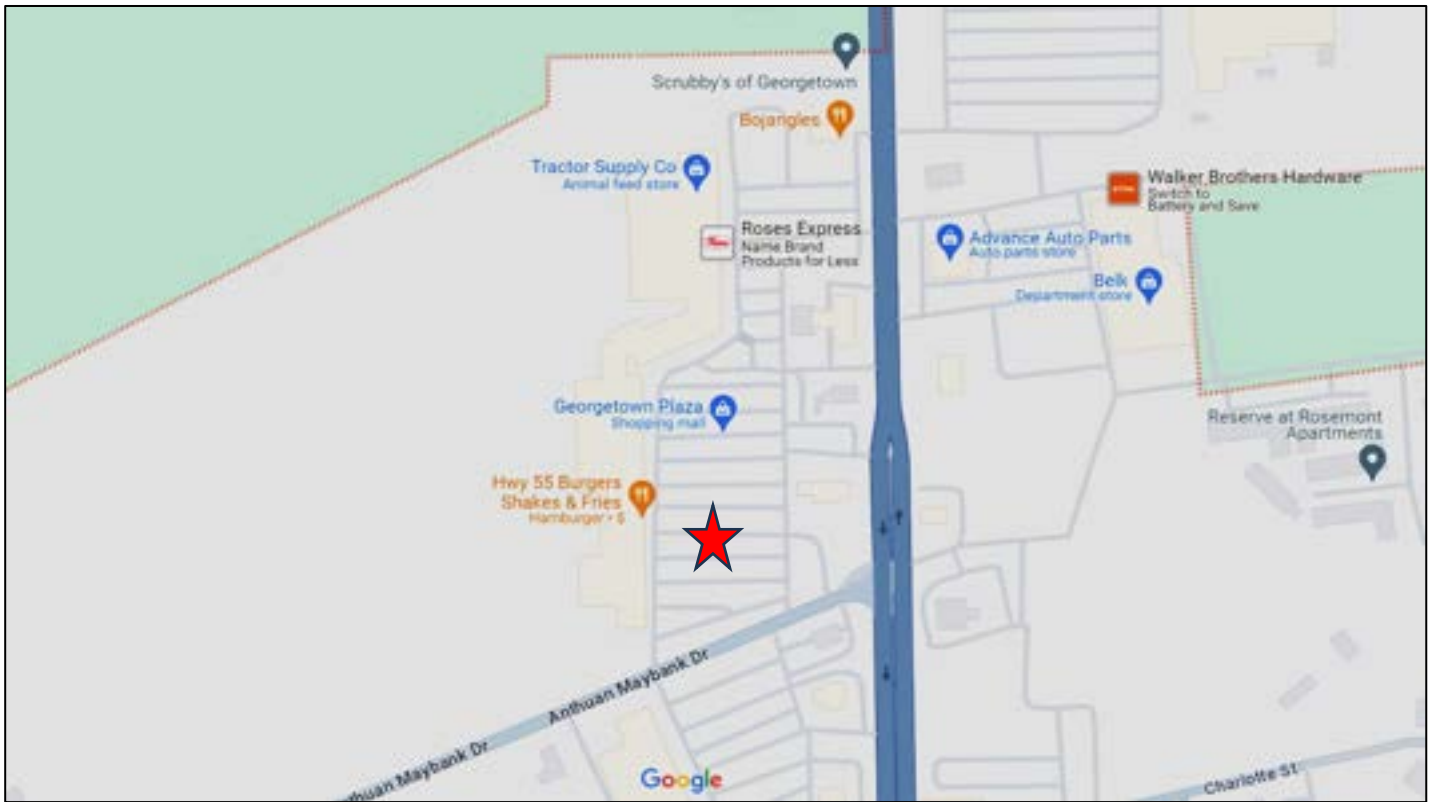
Total NET OPERATING INCOME	<u><u>597,477.62</u></u>
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\*Note: Gen Repairs does not include the cost to seal the parking lot required by the Ollie's lease \$73,451.64

# MAPS

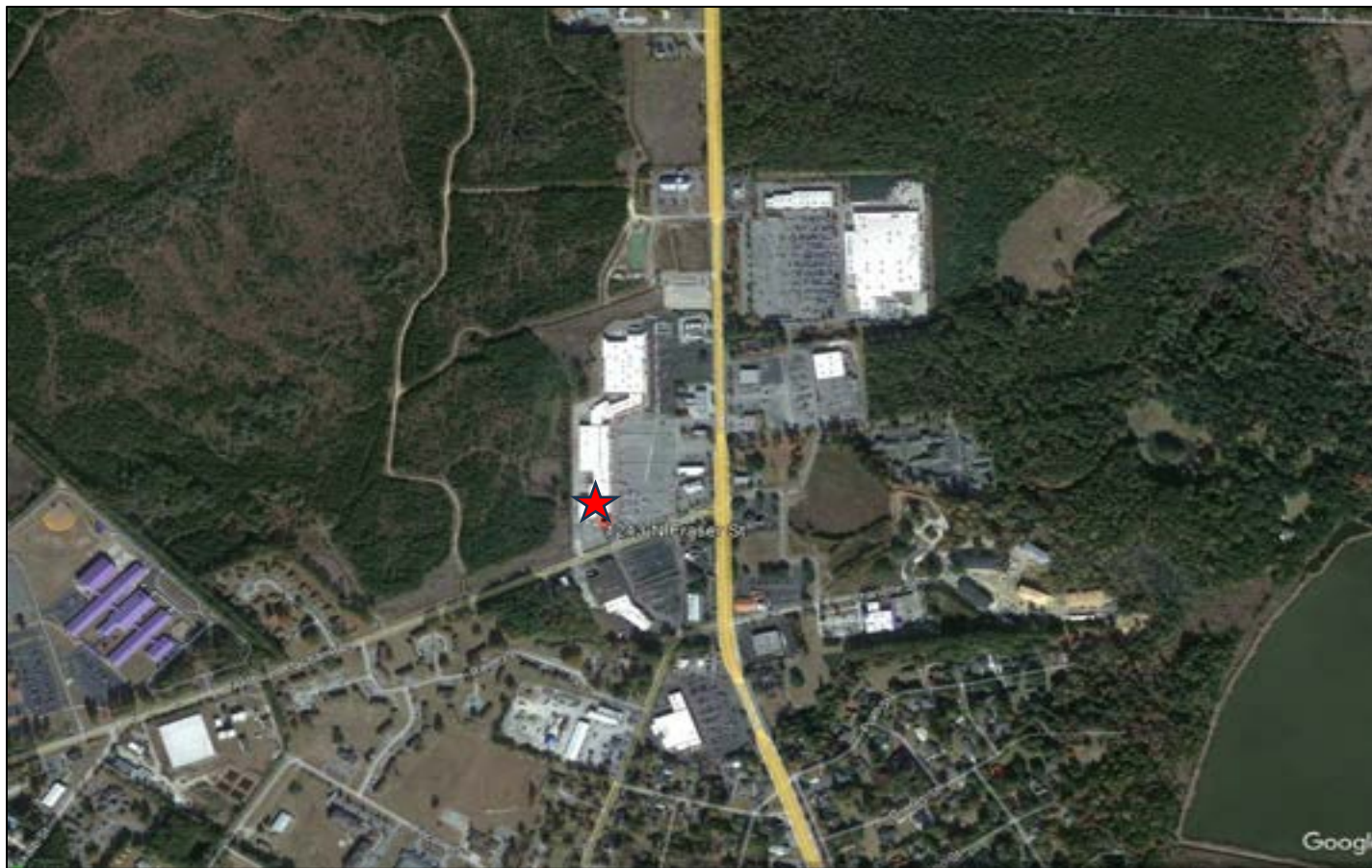
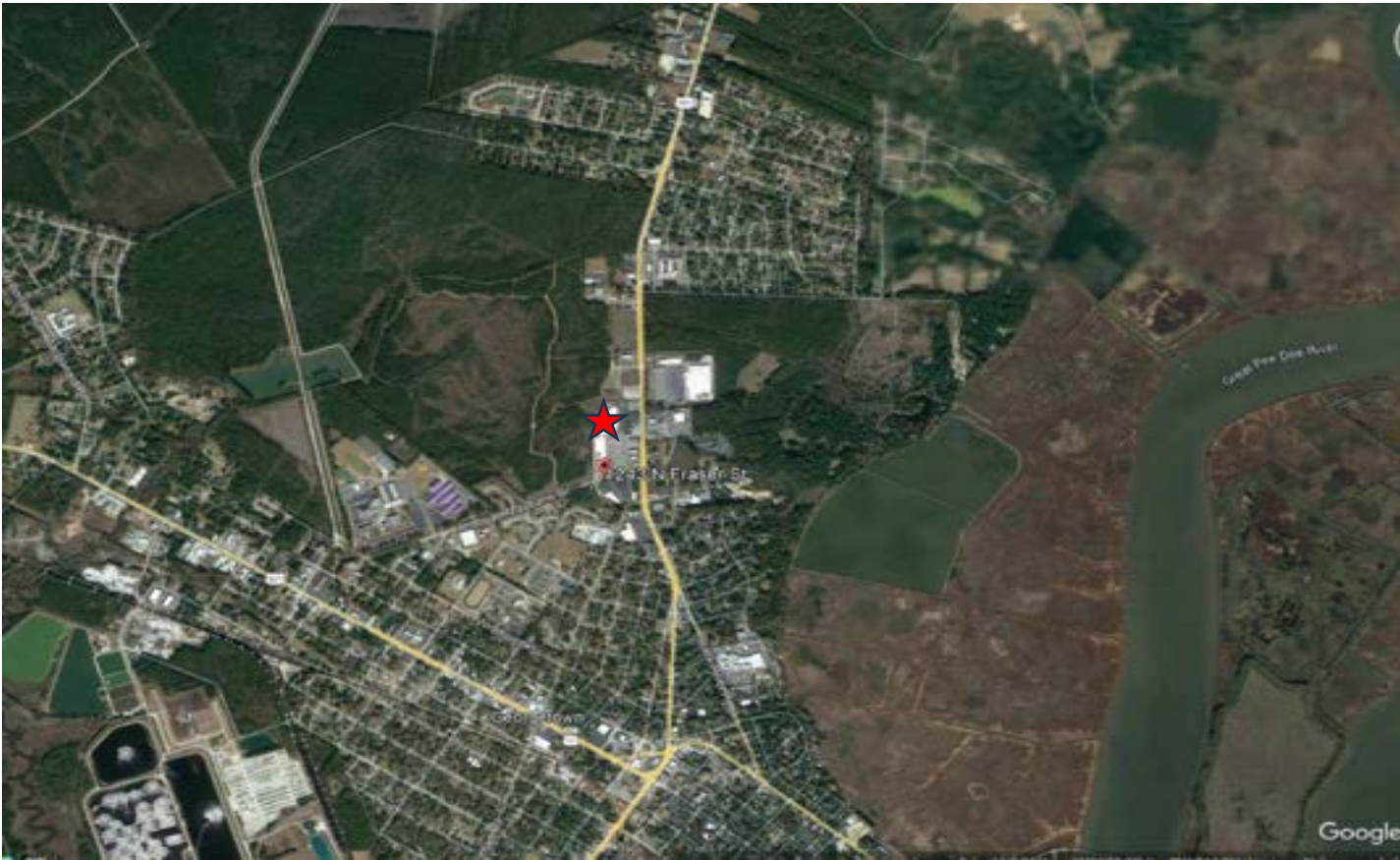


Georgetown Plaza



*Georgetown Plaza*





Georgetown Plaza



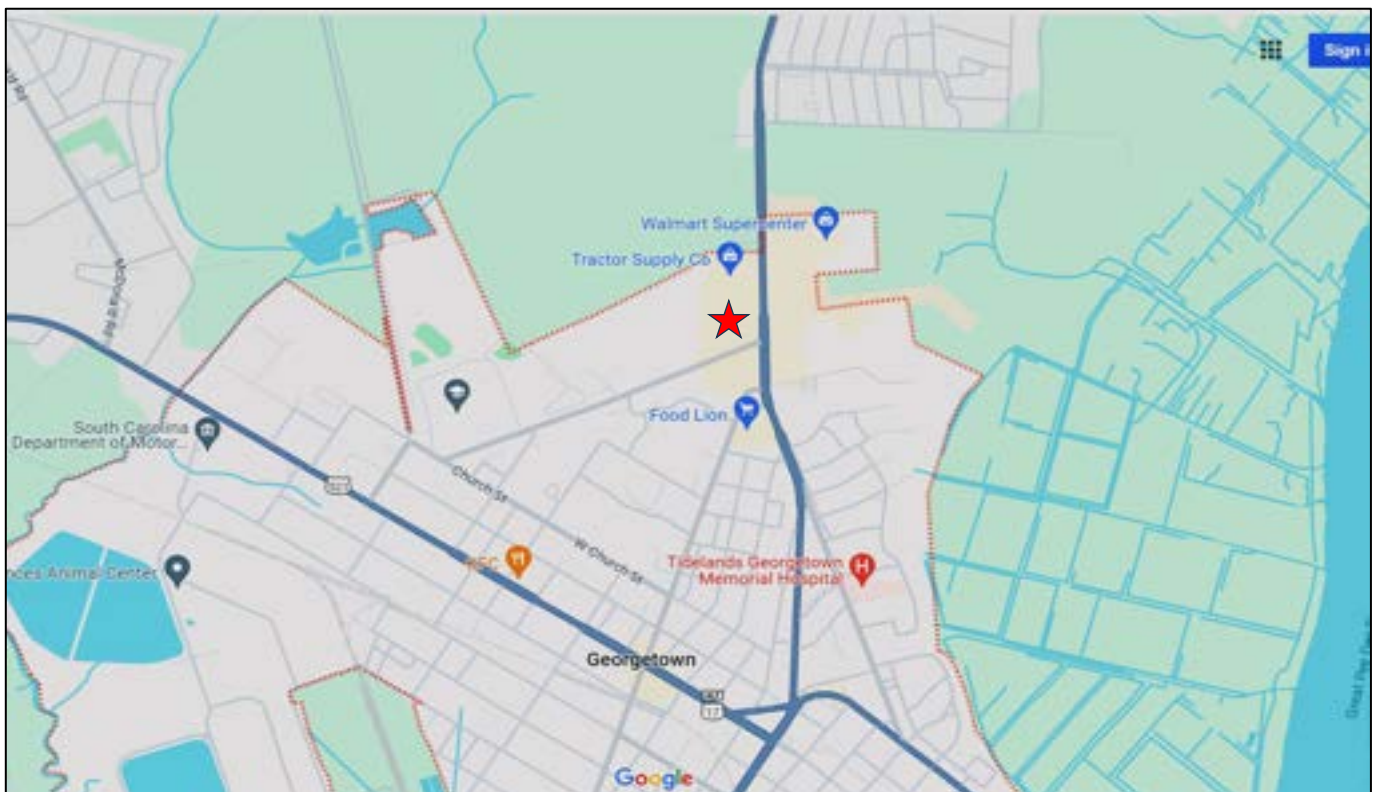


*Georgetown Plaza*

# TRAFFIC DATA

N. Fraser Street – 25,100

Anthuan Maybank Street – 6,100



# PHOTOGRAPHS





*Georgetown Plaza*



*Georgetown Plaza*





Georgetown Plaza



Georgetown Plaza





Georgetown Plaza



Georgetown Plaza

# DEMOGRAPHICS

# Pop-Facts® Demographic Snapshot | Summary



Trade Area: 1239 N. Fraser - 1 mi., 1239 N. Fraser - 3 mi., 1239 N. Fraser - 5 mi.

	1239 N. Fraser - 1 mi.	1239 N. Fraser - 3 mi.	1239 N. Fraser - 5 mi.
<b>Population</b>			
2010 Census	3,128	10,255	16,238
2020 Census	2,869	9,736	15,598
2024 Estimate	2,825	9,744	15,743
2029 Projection	2,796	9,733	15,872
<b>Population Growth</b>			
Percent Change: 2010 to 2020	-8.60	-5.06	-3.94
Percent Change: 2020 to 2024	-1.19	0.08	0.93
Percent Change: 2024 to 2029	-1.38	-0.11	0.82
<b>Households</b>			
2010 Census	1,247	3,965	6,129
2020 Census	1,174	3,981	6,229
2024 Estimate	1,183	4,068	6,402
2029 Projection	1,183	4,107	6,536
<b>Household Growth</b>			
Percent Change: 2010 to 2020	-5.85	0.40	1.63
Percent Change: 2020 to 2024	0.77	1.93	2.78
Percent Change: 2024 to 2029	0.00	1.21	2.09
<b>Family Households</b>			
2010 Census	841	2,749	4,327
2020 Census	742	2,689	4,133
2024 Estimate	800	2,824	4,535
2029 Projection	799	2,860	4,634
<b>Family Household Growth</b>			
Percent Change: 2010 to 2020	-11.77	-5.62	-4.48
Percent Change: 2020 to 2024	7.82	9.08	9.73
Percent Change: 2024 to 2029	-0.13	1.27	2.18

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Population & Race



Trade Area: 1239 N. Fraser - 1 mi., 1239 N. Fraser - 3 mi., 1239 N. Fraser - 5 mi.

Total Population: 2,825, 9,744, 15,743 | Total Households: 1,183, 4,058, 6,402

	1239 N. Fraser - 1 mi.		1239 N. Fraser - 3 mi.		1239 N. Fraser - 5 mi.	
	Count	%	Count	%	Count	%
<b>2024 Est. Population by Single-Classification Race</b>						
White Alone	1,188	42.05	4,435	45.52	8,454	53.89
Black/African American Alone	1,412	49.98	4,559	46.78	5,910	37.54
American Indian/Alaskan Native Alone	9	0.32	24	0.25	40	0.25
Asian Alone	23	0.81	68	0.70	102	0.65
Native Hawaiian/Pacific Islander Alone	4	0.14	13	0.13	16	0.10
Some Other Race Alone	95	3.35	341	3.50	654	4.15
Two or More Races	95	3.35	304	3.12	537	3.41
<b>2024 Est. Population by Hispanic or Latino Origin</b>						
Hispanic/Latino	155	5.48	529	5.43	1,040	6.61
Not Hispanic or Latino	2,670	94.51	9,215	94.57	14,703	93.39
Mexican Origin	142	51.61	480	52.63	847	81.44
Puerto Rican Origin	11	7.10	29	5.48	64	6.15
Cuban Origin	0	0.00	1	0.19	65	6.25
All Other Hispanic or Latino	3	1.94	10	1.89	64	6.15
<b>2024 Est. Pop. by Race, Asian Alone, by Category</b>						
Chinese, except Taiwanese	7	30.43	22	32.35	40	39.22
Filipino	6	26.09	14	20.59	14	13.72
Japanese	0	0.00	0	0.00	0	0.00
Asian Indian	3	13.04	12	17.65	20	19.61
Korean	4	17.39	11	16.18	15	14.71
Vietnamese	3	13.04	9	13.23	13	12.74
Cambodian	0	0.00	0	0.00	0	0.00
Hmong	0	0.00	0	0.00	0	0.00
Laotian	0	0.00	0	0.00	0	0.00
Thai	0	0.00	0	0.00	0	0.00
All Other Asian Races Including 2+ Category	0	0.00	0	0.00	0	0.00
<b>2024 Est. Pop. Age 5+ by Language Spoken at Home</b>						
Speak Only English at Home	2,643	98.73	9,105	98.75	14,645	98.06
Speak Asian/Pacific Isl. Lang. at Home	3	0.11	8	0.09	9	0.06
Speak Indo-European Language at Home	20	0.75	51	0.55	52	0.35
Speak Spanish at Home	10	0.37	52	0.56	197	1.32
Speak Other Language at Home	0	0.00	3	0.03	31	0.21
<b>2024 Est. Hisp. or Latino Pop. by Single-Class. Race</b>						
White Alone	22	14.19	69	13.04	142	13.65
Black/African American Alone	13	8.39	38	7.18	57	5.48
American Indian/Alaskan Native Alone	0	0.00	4	0.76	11	1.06
Asian Alone	1	0.65	3	0.57	4	0.39
Native Hawaiian/Pacific Islander Alone	0	0.00	2	0.38	2	0.19
Some Other Race Alone	92	59.35	327	61.81	625	60.10
Two or More Races	27	17.42	87	16.45	199	19.14
<b>2024 Population by Ancestry</b>						
Arab	7	0.25	17	0.17	18	0.11
Czech	0	0.00	0	0.00	0	0.00
Danish	3	0.11	6	0.06	6	0.04
Dutch	20	0.71	55	0.56	79	0.50
English	165	5.84	538	5.52	1,034	6.50
French (Excluding Breque)	70	2.48	189	1.94	289	1.84
French Canadian	2	0.07	8	0.08	29	0.18
German	135	4.78	376	3.86	717	4.55
Greek	0	0.00	0	0.00	6	0.04
Hungarian	0	0.00	0	0.00	1	0.01
Irish	135	4.78	485	4.98	1,071	6.80
Italian	24	0.85	61	0.63	96	0.61
Lithuanian	0	0.00	0	0.00	6	0.04
Norwegian	0	0.00	0	0.00	0	0.00
Polish	23	0.81	98	0.97	58	0.37
Portuguese	0	0.00	0	0.00	0	0.00
Russian	4	0.14	10	0.10	10	0.06
Scotch-Irish	21	0.74	57	0.58	100	0.64
Scottish	15	0.53	93	0.95	189	1.07
Slovak	0	0.00	0	0.00	0	0.00
Subsaharan African	21	0.74	154	1.68	206	1.31
Swedish	0	0.00	5	0.05	29	0.18
Swiss	2	0.07	5	0.05	5	0.03
Ukrainian	4	0.14	11	0.11	11	0.07
United States or American	254	10.41	1,469	15.08	2,484	15.78
Welsh	10	0.35	27	0.28	55	0.35
West Indian (Excluding Hispanic groups)	0	0.00	4	0.04	31	0.20
Other Ancestry	1,485	52.57	4,752	48.77	6,838	43.44
Ancestry Unclassified	385	13.63	1,355	13.91	2,405	15.28

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Population & Race



Trade Area: 1239 N. Fraser - 1 mi., 1239 N. Fraser - 3 mi., 1239 N. Fraser - 5 mi.

Total Population: 2,825, 9,744, 15,743 | Total Households: 1,183, 4,058, 6,402

	1239 N. Fraser - 1 mi.		1239 N. Fraser - 3 mi.		1239 N. Fraser - 5 mi.	
	Count	%	Count	%	Count	%
<b>2024 Est. Population by Sex</b>						
Male	1,273	45.06	4,471	45.88	7,360	46.69
Female	1,552	54.94	5,273	54.12	8,382	53.31
<b>2024 Est. Population by Age</b>						
Age 0 - 4	148	5.24	525	5.39	808	5.13
Age 5 - 9	170	6.02	560	5.75	864	5.49
Age 10 - 14	209	7.40	620	6.36	1,001	6.36
Age 15 - 17	116	4.11	379	3.89	620	3.94
Age 18 - 20	109	3.86	367	3.77	600	3.81
Age 21 - 24	126	4.46	480	4.82	738	4.69
Age 25 - 34	266	10.44	1,022	10.49	1,621	10.30
Age 35 - 44	322	11.40	1,081	11.09	1,739	11.05
Age 45 - 54	320	11.33	1,097	11.26	1,768	11.17
Age 55 - 64	326	11.54	1,268	13.01	2,068	13.14
Age 65 - 74	393	13.91	1,426	14.63	2,337	14.85
Age 75 - 84	215	7.61	745	7.65	1,231	7.82
Age 85 and over	74	2.62	204	2.09	366	2.26
Age 16 and over	2,258	79.93	7,912	81.20	12,861	81.69
Age 18 and over	2,181	77.20	7,661	78.62	12,449	79.08
Age 21 and over	2,072	73.34	7,294	74.86	11,849	75.27
Age 65 and over	683	24.18	2,375	24.37	3,924	24.93
Median Age	-	42.43	-	43.79	-	44.31
Average Age	-	42.41	-	43.00	-	43.41
<b>2024 Est. Pop Age 15+ by Marital Status</b>						
Total, Never Married	969	42.19	3,196	39.75	4,814	36.84
Male, Never Married	412	17.94	1,467	18.25	2,342	17.92
Female, Never Married	558	24.29	1,729	21.50	2,472	18.91
Married, Spouse Present	838	36.48	3,032	37.71	5,360	41.01
Married, Spouse Absent	98	4.27	320	3.98	513	3.92
Widowed	174	7.58	613	7.62	883	6.76
Male, Widowed	20	0.87	98	1.22	140	1.07
Female, Widowed	154	6.70	515	6.41	743	5.68
Divorced	218	9.49	879	10.93	1,499	11.47
Male, Divorced	75	3.27	327	4.07	505	3.86
Female, Divorced	143	6.22	552	6.87	994	7.61
<b>2024 Est. Male Population by Age</b>						
Male: Age 0 - 4	74	5.81	264	5.91	409	5.57
Male: Age 5 - 9	84	6.60	279	6.24	435	5.92
Male: Age 10 - 14	104	8.17	309	6.91	507	6.90
Male: Age 15 - 17	62	4.87	196	4.38	321	4.37
Male: Age 18 - 20	58	4.56	190	4.25	309	4.20
Male: Age 21 - 24	68	5.34	238	5.32	386	5.25
Male: Age 25 - 34	133	10.45	487	10.89	774	10.53
Male: Age 35 - 44	129	10.13	477	10.67	776	10.56
Male: Age 45 - 54	139	10.92	504	11.27	831	11.31
Male: Age 55 - 64	147	11.55	541	12.10	902	12.27
Male: Age 65 - 74	163	12.80	605	13.53	1,014	13.80
Male: Age 75 - 84	85	6.68	301	6.73	536	7.29
Male: Age 85 and over	28	2.20	81	1.81	151	2.05
Median Age, Male	-	39.20	-	40.75	-	41.94
Average Age, Male	-	40.18	-	40.97	-	41.77
<b>2024 Est. Female Population by Age</b>						
Female: Age 0 - 4	75	4.83	260	4.93	399	4.75
Female: Age 5 - 9	87	5.61	281	5.33	429	5.11
Female: Age 10 - 14	106	6.83	311	5.90	494	5.89
Female: Age 15 - 17	54	3.48	183	3.47	299	3.56
Female: Age 18 - 20	51	3.29	178	3.38	292	3.48
Female: Age 21 - 24	59	3.80	213	4.04	353	4.21
Female: Age 25 - 34	161	10.37	535	10.15	847	10.09
Female: Age 35 - 44	193	12.44	604	11.46	963	11.47
Female: Age 45 - 54	181	11.66	592	11.23	927	11.05
Female: Age 55 - 64	179	11.53	727	13.79	1,166	13.89
Female: Age 65 - 74	231	14.88	821	15.57	1,323	15.77
Female: Age 75 - 84	130	8.38	444	8.42	695	8.28
Female: Age 85 and over	46	2.96	124	2.35	205	2.44
Median Age, Female	-	44.51	-	46.23	-	46.32
Average Age, Female	-	44.24	-	44.71	-	44.80

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Housing & Households



Trade Area: 1239 N. Fraser - 1 mi., 1239 N. Fraser - 3 mi., 1239 N. Fraser - 5 mi.

Total Population: 2,825, 9,744, 15,743 | Total Households: 1,183, 4,058, 6,402

	1239 N. Fraser - 1 mi. Count	%	1239 N. Fraser - 3 mi. Count	%	1239 N. Fraser - 5 mi. Count	%
<b>2024 Est. Households by Household Type</b>						
Total Households	1,183	100.00	4,058	100.00	6,402	100.00
Family Households	800	67.63	2,524	69.59	4,535	70.84
Other Households	383	--	1,234	--	1,867	--
<b>2024 Est. Group Quarters Population</b>						
2024 Est. Group Quarters Population	37	1.31	96	0.96	292	1.79
<b>2024 HHS by Ethnicity, Hispanic/Latino</b>						
2024 HHS by Ethnicity, Hispanic/Latino	43	3.63	192	3.99	298	4.50
<b>2024 Est. Households by Type and Presence of Own Children</b>						
Married Couple	418	35.33	1,605	39.55	2,744	42.86
With Own Kids < 18	130	10.99	418	10.30	696	10.40
Without Own Kids < 18	288	24.34	1,187	29.25	2,078	32.46
Cohabiting Couple	25	2.11	95	3.72	302	4.72
With Own Kids < 18	1	0.09	36	0.89	171	2.67
Without Own Kids < 18	23	1.94	116	2.86	130	2.03
Female Householder, No Spouse or Partner Present	505	50.30	1,580	38.44	2,148	33.55
Living Alone	271	22.91	695	17.13	1,043	16.29
With Own Kids < 18	939	14.29	303	8.70	486	7.28
Without Own Kids < 18	155	13.10	504	12.42	619	9.67
With Only Nonrelatives	1	0.09	8	0.20	21	0.33
Male Householder, No Spouse or Partner Present	145	12.34	741	18.26	1,209	18.89
Living Alone	110	9.81	519	12.72	894	13.96
With Own Kids < 18	9	0.76	84	2.07	108	1.69
Without Own Kids < 18	20	1.69	125	3.08	188	2.94
With Only Nonrelatives	0	0.00	16	0.39	18	0.28
With Own Kids < 18	309	26.12	891	21.96	1,411	22.04
Without Own Kids < 18	874	73.88	3,166	78.02	4,991	77.96
<b>2024 Est. Households by Household Size</b>						
1-Person Household	381	32.21	1,281	31.57	1,974	30.83
2-Person Household	396	32.63	1,331	32.80	2,133	33.32
3-Person Household	199	15.99	626	15.43	993	15.51
4-Person Household	125	10.57	473	11.66	752	11.75
5-Person Household	57	4.82	221	5.45	337	5.26
6-Person Household	25	2.11	78	1.92	135	2.11
7-or-more-person	20	1.69	49	1.19	76	1.19
2024 Est. Average Household Size	--	2.37	--	2.38	--	2.39
<b>2024 Est. Households by Number of Vehicles</b>						
No Vehicles	144	12.17	499	11.96	575	8.98
1 Vehicle	618	52.24	1,832	44.41	2,584	40.36
2 Vehicles	307	25.95	1,190	29.32	2,114	33.02
3 Vehicles	89	4.99	383	9.44	710	11.09
4 Vehicles	42	3.55	171	4.21	281	4.39
5 or more Vehicles	12	1.01	43	1.06	138	2.16
2024 Est. Average Number of Vehicles	--	1.43	--	1.96	--	1.71
<b>2024 Occupied Housing Units by Tenure</b>						
Housing Units, Owner-Occupied	639	64.02	2,608	64.27	4,283	66.90
Housing Units, Renter-Occupied	544	45.98	1,450	35.73	2,119	33.10
<b>2024 Owner Occ. HUs: Avg. Length of Residence</b>						
2024 Owner Occ. HUs: Avg. Length of Residence	--	24.75	--	21.58	--	19.48
<b>2024 Renter Occ. HUs: Avg. Length of Residence</b>						
2024 Renter Occ. HUs: Avg. Length of Residence	--	7.10	--	7.03	--	7.49
<b>2024 Est. Owner-Occupied Housing Units by Value</b>						
Value Less Than \$20,000	23	3.60	91	3.49	131	3.06
Value \$20,000 - \$39,999	6	0.94	109	4.18	177	4.13
Value \$40,000 - \$59,999	62	8.14	153	5.87	195	4.55
Value \$60,000 - \$79,999	16	2.50	138	4.14	148	3.46
Value \$80,000 - \$99,999	29	4.54	291	11.16	403	9.41
Value \$100,000 - \$149,999	132	19.96	423	16.22	732	17.09
Value \$150,000 - \$199,999	119	18.62	411	15.76	678	15.83
Value \$200,000 - \$249,999	90	14.09	399	13.66	691	16.13
Value \$250,000 - \$299,999	45	7.04	172	6.59	300	7.00
Value \$300,000 - \$349,999	36	5.63	142	5.45	246	5.74
Value \$350,000 - \$399,999	68	10.64	194	6.29	299	6.95
Value \$400,000 - \$499,999	46	7.29	114	4.37	139	3.25
Value \$500,000 - \$599,999	4	0.63	83	2.03	93	2.17
Value \$600,000 - \$699,999	1	0.16	10	0.38	50	1.17
Value \$700,000 - \$799,999	2	0.31	11	0.42	41	0.96
2024 Est. Median All Owner-Occupied Housing Value	--	187,295.12	--	164,896.87	--	174,908.62

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Housing & Households



Trade Area: 1239 N. Fraser - 1 mi., 1239 N. Fraser - 3 mi., 1239 N. Fraser - 5 mi.

Total Population: 2,825, 9,744, 15,743 | Total Households: 1,183, 4,058, 6,402

	1239 N. Fraser - 1 mi.		1239 N. Fraser - 3 mi.		1239 N. Fraser - 5 mi.	
	Count	%	Count	%	Count	%
<b>2024 Est. Housing Units by Units in Structure</b>						
1 Unit Detached	742	53.23	3,064	63.89	4,998	67.12
1 Unit Attached	84	6.03	139	2.90	294	3.81
2 Units	25	1.79	98	2.04	225	3.02
3 to 4 Units	64	4.59	103	2.15	144	1.93
5 to 19 Units	265	19.01	479	9.99	485	6.51
20 to 49 Units	37	2.65	60	1.25	60	0.81
50 or More Units	19	1.36	74	1.54	74	0.99
Mobile Home or Trailer	159	11.41	781	16.28	1,176	15.79
Boat, RV, Van, etc.	0	0.00	0	0.00	0	0.00
<b>2024 Est. Housing Units by Year Structure Built</b>						
Built 2020 or Later	19	1.36	84	1.75	196	2.50
Built 2010 to 2019	82	5.88	228	4.75	297	3.99
Built 2000 to 2009	134	9.61	533	11.11	880	11.82
Built 1990 to 1999	49	3.52	301	6.28	612	8.22
Built 1980 to 1989	308	28.55	1,186	24.73	1,798	24.15
Built 1970 to 1979	264	18.94	829	17.29	1,136	15.26
Built 1960 to 1969	145	10.40	388	8.09	772	10.37
Built 1950 to 1959	175	12.55	600	12.51	968	13.00
Built 1940 to 1949	70	5.02	353	7.36	439	5.90
Built 1939 or Earlier	58	4.16	294	6.13	357	4.79
<b>2024 Housing Units by Year Structure Built</b>						
2024 Est. Median Year Structure Built	--	1,979.54	--	1,979.35	--	1,980.30

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Affluence & Education



Trade Area: 1239 N. Fraser - 1 mi., 1239 N. Fraser - 3 mi., 1239 N. Fraser - 5 mi.

Total Population: 2,825, 9,744, 15,743 | Total Households: 1,183, 4,058, 6,402

	1239 N. Fraser - 1 mi. Count	%	1239 N. Fraser - 3 mi. Count	%	1239 N. Fraser - 5 mi. Count	%
<b>2024 Est. Pop Age 25+ by Edu. Attainment</b>						
Less than 9th Grade	36	1.85	248	3.82	391	3.52
Some High School, No Diploma	153	7.89	696	10.17	978	8.80
High School Graduate (or GED)	653	36.61	1,963	28.13	3,252	28.36
Some College, No Degree	321	16.50	1,485	21.70	2,598	23.38
Associate's Degree	247	12.69	790	11.54	1,275	11.50
Bachelor's Degree	307	15.78	921	13.46	1,681	14.23
Master's Degree	149	7.66	575	8.40	852	7.67
Professional Degree	15	0.77	57	0.83	84	0.75
Doctorate Degree	24	1.23	78	1.14	87	0.78
<b>2024 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.</b>						
Less than High School Diploma	17	20.00	63	21.65	189	34.87
High School Graduate	5	5.88	13	4.47	20	3.69
Some College or Associate's Degree	45	54.12	168	57.73	247	45.57
Bachelor's Degree or Higher	16	19.82	47	16.15	85	15.87
<b>2024 Est. Households by HH Income</b>						
Income < \$15,000	170	14.37	526	12.96	823	12.86
Income \$15,000 - \$24,999	81	6.85	242	5.96	377	5.89
Income \$25,000 - \$34,999	84	7.10	365	8.99	574	8.97
Income \$35,000 - \$49,999	228	19.27	889	21.91	1,218	19.02
Income \$50,000 - \$74,999	285	24.18	788	19.42	1,287	20.10
Income \$75,000 - \$99,999	165	13.95	507	12.49	772	12.06
Income \$100,000 - \$124,999	52	4.40	263	6.48	469	7.33
Income \$125,000 - \$149,999	19	1.61	152	3.75	245	3.84
Income \$150,000 - \$199,999	41	3.47	127	3.13	236	3.69
Income \$200,000 - \$249,999	38	3.21	104	2.66	183	2.86
Income \$250,000 - \$499,999	15	1.27	67	1.65	146	2.28
Income \$500,000+	4	0.34	27	0.67	72	1.13
2024 Est. Average Household Income	—	65,805.00	—	70,294.00	—	76,324.00
2024 Est. Median Household Income	—	52,093.43	—	50,145.70	—	53,220.70
<b>2024 Median HH Inc. by Single-Class, Race or Eth.</b>						
White Alone	—	58,254.23	—	57,102.60	—	64,827.08
Black or African American Alone	—	47,730.00	—	44,472.30	—	40,437.39
American Indian and Alaska Native Alone	—	20,672.62	—	20,801.34	—	20,633.14
Asian Alone	—	50,000.00	—	30,125.63	—	13,661.34
Native Hawaiian and Other Pacific Islander Alone	—	29,500.00	—	41,264.89	—	42,076.33
Some Other Race Alone	—	18,198.29	—	50,000.00	—	71,644.93
Two or More Races	—	90,936.84	—	95,445.70	—	84,125.07
Hispanic or Latino	—	20,338.23	—	43,100.65	—	49,287.01
Not Hispanic or Latino	—	52,671.18	—	50,379.05	—	53,460.50
<b>2024 Est. Families by Poverty Status</b>						
2024 Families at or Above Poverty	675	84.38	2,470	87.47	4,057	89.46
2024 Families at or Above Poverty with children	287	35.89	998	35.34	1,521	33.54
2024 Families Below Poverty	125	15.63	354	12.54	477	10.52
2024 Families Below Poverty, with children	42	5.25	170	6.02	256	5.64

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Employment & Occupation



Trade Area: 1239 N. Fraser - 1 mi., 1239 N. Fraser - 3 mi., 1239 N. Fraser - 5 mi.

Total Population: 2,825, 9,744, 15,743 | Total Households: 1,183, 4,058, 6,402

	1239 N. Fraser - 1 mi.		1239 N. Fraser - 3 mi.		1239 N. Fraser - 5 mi.	
	Count	%	Count	%	Count	%
<b>2024 Est. Employed Civilian Population 16+ by Occupation Classification</b>						
White Collar	571	47.31	2,177	48.77	3,409	48.97
Blue Collar	245	20.30	909	21.71	1,612	23.15
Service and Farming	302	32.48	1,318	29.52	1,942	27.89
<b>2024 Est. Workers Age 16+ by Travel Time to Work</b>						
Less than 15 Minutes	323	26.92	1,104	26.16	1,894	29.04
15 - 29 Minutes	241	20.08	900	21.33	1,687	26.01
30 - 44 Minutes	326	27.17	1,311	31.07	1,645	25.36
45 - 59 Minutes	134	11.17	436	10.31	560	8.14
60 or more Minutes	177	14.75	471	11.16	678	10.45
2024 Est. Avg Travel Time to Work in Minutes	-	33.00	-	32.00	-	30.00
<b>2024 Est. Workers Age 16+ by Transp. to Work</b>						
2024 Est. Workers Age 16+ by Transp. to Work	1,212	-	4,344	-	6,753	-
Drive Alone	1,030	84.98	3,479	80.09	5,408	80.07
Carpooled	119	9.82	406	11.42	707	10.47
Public Transport	2	0.17	12	0.28	37	0.55
Walked	8	0.66	88	2.03	151	2.24
Bicycle	1	0.08	1	0.02	1	0.01
Other Means	31	2.56	109	2.51	137	2.03
Worked at Home	21	1.73	159	3.66	312	4.62
<b>2024 Est. Civ. Employed Pop 16+ by Class of Worker</b>						
2024 Est. Civ. Employed Pop 16+ by Class of Worker	1,207	-	4,493	-	6,961	-
For-Profit Private Workers	877	72.66	3,012	67.47	4,588	65.90
Non-Profit Private Workers	127	10.52	413	9.25	728	10.46
Local Government Workers	44	3.65	296	6.63	484	6.95
State Government Workers	70	5.80	280	6.27	411	5.90
Federal Government Workers	19	1.57	96	2.15	83	1.19
Self-Employed Workers	70	5.80	397	8.89	631	9.05
Unpaid Family Workers	0	0.00	9	0.20	36	0.52
<b>2024 Est. Civ. Employed Pop 16+ by Occupation</b>						
Architecture/Engineering	1	0.08	26	0.58	53	0.75
Arts/Design/Entertainment/Spots/Media	36	2.98	64	1.43	75	1.08
Building/Grounds/Cleaning/Maintenance	232	19.22	693	14.85	823	11.82
Business/Financial Operations	28	2.32	116	2.60	184	2.64
Community/Social Services	40	3.31	187	4.19	251	3.60
Computer/Mathematical	13	1.08	38	0.85	90	1.29
Construction/Extraction	27	2.24	128	2.87	331	4.75
Education/Training/Library	56	4.64	353	7.91	449	6.45
Farming/Fishing/Forestry	1	0.08	8	0.18	26	0.37
Food Preparation/Serving Related	106	8.78	416	9.32	519	7.46
Healthcare Practitioner/Technician	100	8.29	235	5.25	380	5.46
Healthcare Support	31	2.57	163	3.63	241	3.46
Installation/Maintenance/Repair	33	2.73	81	1.81	205	2.94
Legal	4	0.33	32	0.72	39	0.56
Life/Physical/Social Science	1	0.08	7	0.16	7	0.10
Management	73	6.05	376	8.42	603	8.66
Office/Administrative Support	112	9.28	361	8.06	636	9.13
Production	57	4.72	254	5.69	323	4.64
Protective Services	17	1.41	93	2.08	166	2.38
Sales/Related	109	9.03	302	6.78	642	9.22
Personal Care/Service	3	0.25	76	1.70	324	4.65
Transportation/Material Moving	128	10.61	506	11.34	753	10.82
<b>2024 Est. Pop Age 16+ by Employment Status</b>						
In Armed Forces	0	0.00	1	0.01	1	0.01
Civilian - Employed	1,279	96.64	4,490	96.37	6,745	92.45
Civilian - Unemployed	145	6.42	442	9.69	715	5.96
Not in Labor Force	834	36.94	3,009	38.03	5,400	41.99

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Map



Trade Area: 1239 N. Fraser - 1 mi., 1239 N. Fraser - 3 mi., 1239 N. Fraser - 5 mi.

Total Population: 3,128, 10,255, 16,238 | Total Households: 1,247, 3,965, 6,129



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