



Offering Memorandum

UNIQUE VALUE-ADD RETAIL AND FLEX PORTFOLIO

707 BYPASS 25 NE, GREENWOOD, SC 29646 | \pm 3.88 ACRES | \pm 12,006 TOTAL SF



TRANSACTION *team*



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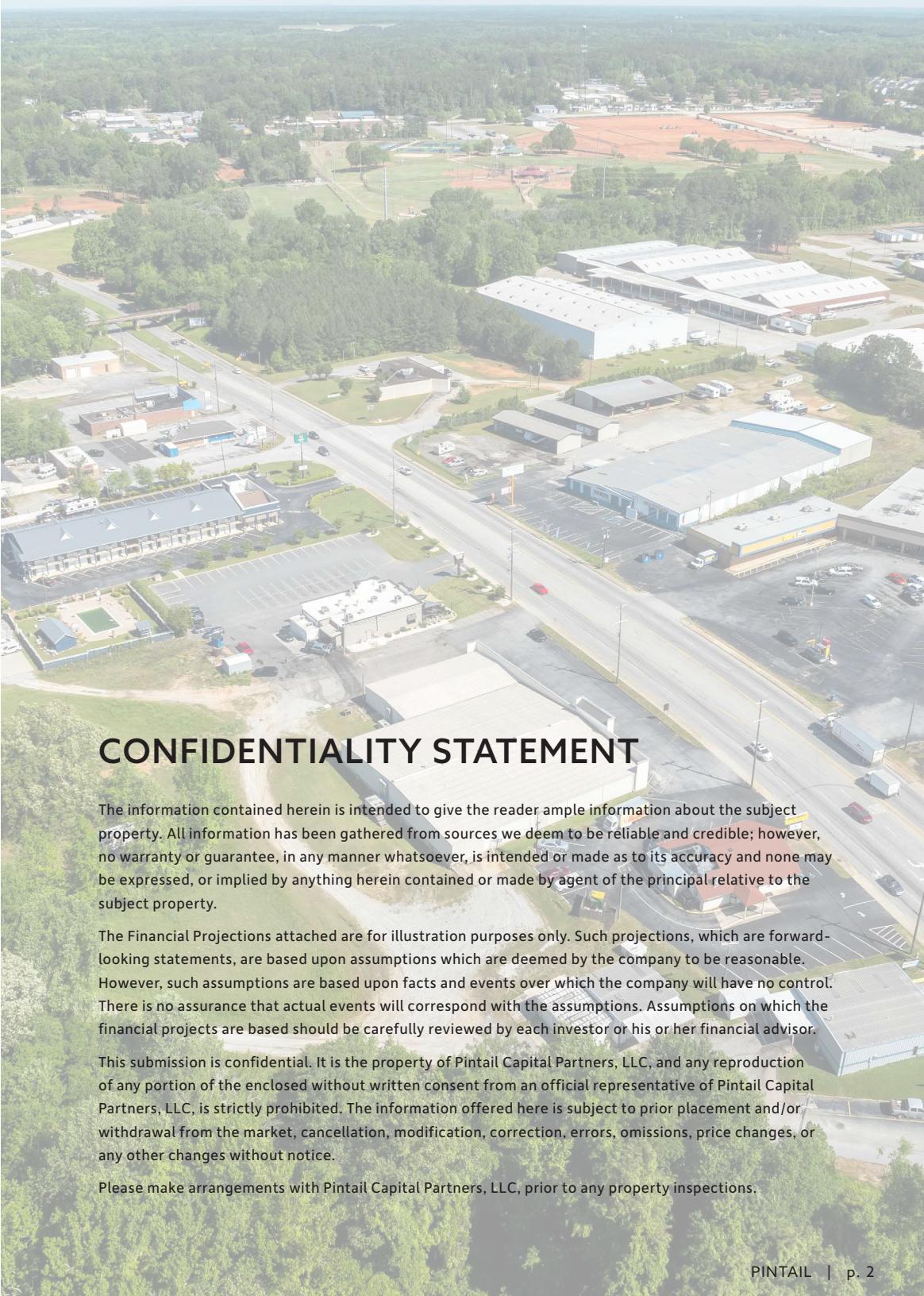
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PROPERTY DETAILS

UNIQUE VALUE-ADD RETAIL AND FLEX PORTFOLIO

ADDRESS/LOCATION	707 Bypass 25 NE, Greenwood, SC 29646	
TAX MAP NUMBERS	6856-670-398, 6856-617-394, & 6856-611-415 (Greenwood County)	
TOTAL ACREAGE	± 3.88 AC with room for building expansion	
TOTAL SF	$\pm 12,006$ SF	
BUILDING 1	($\pm 2,478$ SF)	Retail with Drive-Thru, Local Tenant
BUILDING 2	($\pm 7,028$ SF)	Flex Building, Local Tenant
BUILDING 3	($\pm 2,500$ SF)	Warehouse, Regional Tenant

CURRENT NOI: \$70,200

PRICING: \$955,102 (7.35% CAP)



UTILITIES AND ZONING

SEWER ————— Greenwood Metropolitan District

WATER ————— Greenwood Commissioner of Public Works

GAS ————— Greenwood Commissioner of Public Works

POWER ————— Duke Energy

TELECOM ————— WCFiber, CenturyLink, Vyve Broadband

ZONING ————— I-1



SURROUNDING RETAIL

Walmart
Supercenter

DOLLAR GENERAL

Hardee's
CHARBROILED THICKNESS

NEW RETAILER
COMING SOON



CVS



PROPERTY ACCESS POINTS



SURROUNDING AREA + NEW HOUSING DEVELOPMENTS



MARKET OVERVIEW

Greenwood, SC

Located in Upstate, South Carolina, Greenwood County is home to many global companies, including Fujifilm's North American headquarters, along with thousands of innovative small businesses.

Greenwood boasts an excellent quality of life and an overall cost of living index lower than state and national averages. Additionally, the Greenwood community supports two institutions of higher learning, elevating the quality of the labor pool.

With its modern and diverse economic base and approximately 26% of the county's large and ready workforce dedicated to the industry, Greenwood has become a hub for new manufacturing developments.

county demographics

TOTAL POPULATION	69,258
TOTAL HOUSEHOLDS	27,403
OWNER OCCUPIED HH	63.9%
AVG HH INCOME	\$67,671
MEDIAN AGE	40

major employers

Self Regional Healthcare	Lonza
Teijin	E.A. Sween Co.
Eaton Corporation	Cardinal Health
Fujifilm	Colgate Palmolive
Carolina Pride Foods	Clemson Center for Human Genetics



For more information,
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