



## *Offering Memorandum*

### UNIQUE VALUE-ADD RETAIL AND FLEX PORTFOLIO

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





## TRANSACTION *team*



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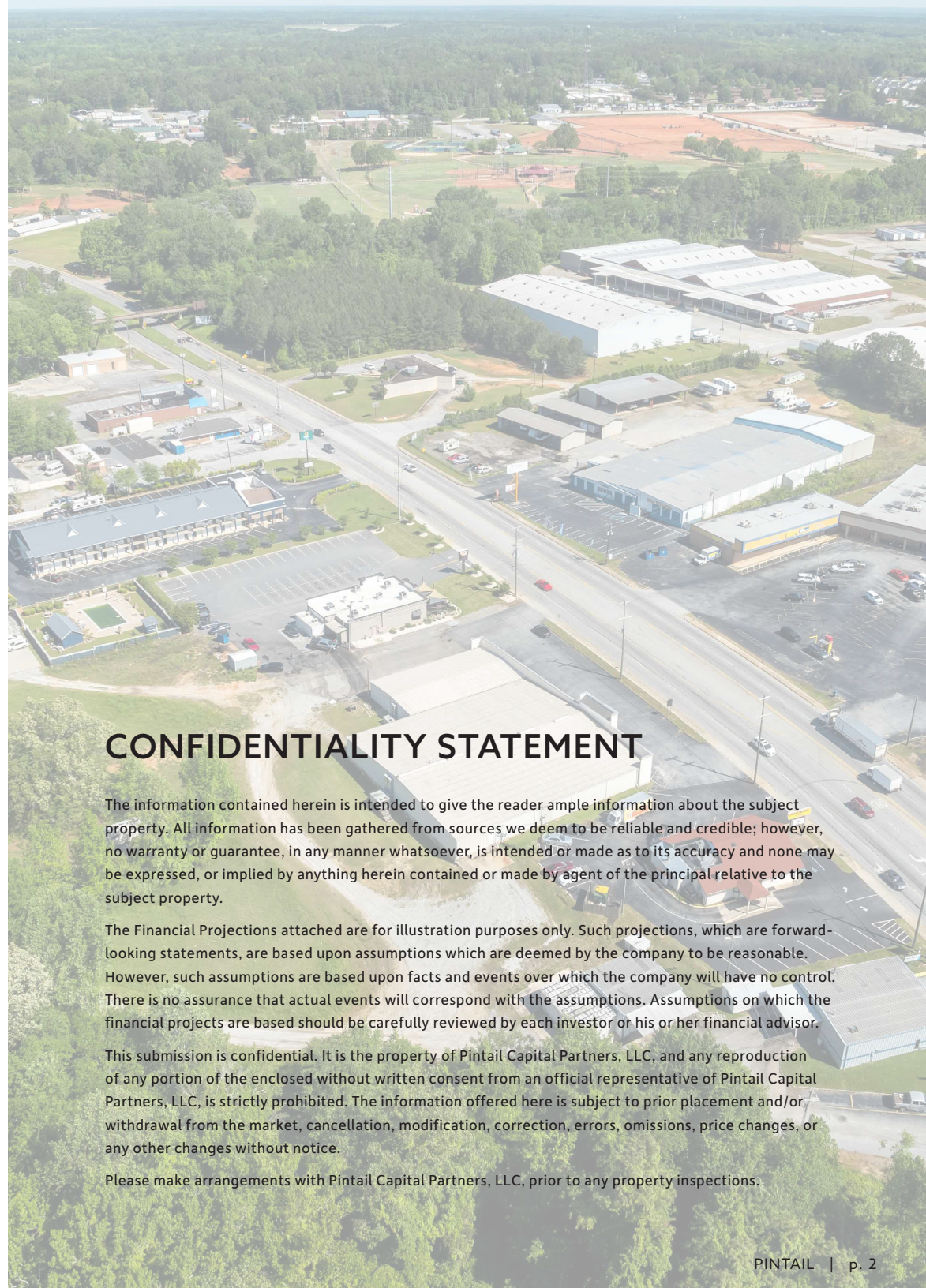


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# PROPERTY DETAILS

## 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 ±12,006 SF

BUILDING 1 (±2,478 SF) Retail with Drive-Thru, Local Tenant

BUILDING 2 (±7,028 SF) Flex Building, Local Tenant





BUILDING 3 (±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

NEW RETAILER  
COMING SOON

QT

Bojangles's Famous Chicken 'n Biscuits

CVS

POPEYES

McDonald's

Arbys

BURGER KING



# PROPERTY ACCESS POINTS

COMMERCE  
CIR

BYPASS 25 NE  
19,950+ VPD

EMERALD RD N  
10,330+ VPD

PARCEL LINES  
ACCESS/CURB CUTS

DEEDED ACCESS  
TO ALL BUILDINGS



## 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 it’s 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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