



TRAVINIA ITALIAN KITCHEN

5074 SUNSET BLVD, LEXINGTON, SC 29072

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

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Activity ID ZAG0250493

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SUBJECT PHOTOS



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INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS:

- 2007 Build to Suit for Travinia Italian Kitchen | 5,740-SF Building
- Fine Dining Italian Restaurant & Wine Bar with Large Dining Area and Seasonal Outdoor Seating
- Over 18-years of Successful Operations | Large Private Party Accommodations and Catering
- Personally Guaranteed Lease With 6+ Years Remaining | Minimal Landlord Responsibilities
- Tenant Reimburses Tax, Insurance, CAM, HVAC with No Caps

LOCATION HIGHLIGHTS:

- Situated Along a Dense Retail Corridor In a Shopping Center With Multiple Local and National Tenants | Easy Access From Both Directions With Large Shared Parking Lot
- Very High Visibility Along Sunset Blvd / US-378 Seeing 40,400+ Vehicles Per Day
- Sunset Blvd / US-378 is a Major Traffic Artery Into Downtown Columbia and Connects to Interstate 20
- Proximity to Nationally Recognized Tenants, Including: Target, Best Buy, Lowe's, Home Depot, Walmart Supercenter, ALDI, Publix, Food Lion, Kohl's, Five Guys, Chick Fil A, Cava, Discount Tire, Express Oil, and Many More
- Located Less Than 4 Miles From Lake Murray, a Major Recreation and Vacation Destination in the State Seeing 1.7 Million Annual Visitors
- Located Just 9.5 Miles From Downtown Columbia and The University of South Carolina With 38,000+ Students, The Largest University in South Carolina
- Strong Demographics: Population Exceeds 102,300 Within 5-Miles of the Property | 5-Mile Population is Expected to Increase Through 2029 | Daytime Population Exceeds 125,000 Within 5-Miles
- Affluent Area: Average Household Incomes of Over \$134,600 Within 1-Mile
- Columbia is the Capital of South Carolina and The 2nd Largest Metropolitan Area in the State With a Population of 837,000+

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INVESTMENT SUMMARY

LIST PRICE

\$2,215,000

CAP RATE

8.25%

NET OPERATING INCOME

\$182,740

PROPERTY DESCRIPTION	
YEAR BUILT:	2007
GLA:	5,740-SF
LOT SIZE:	+/-0.13-AC

RENT SCHEDULE					
START	END	ANNUALLY	MONTHLY	PSF	INCR.
1/1/2026	12/31/2026	\$182,740	\$15,228	\$31.84	-
1/1/2027	12/31/2027	\$186,395	\$15,533	\$32.47	2.00%
1/1/2028	12/31/2028	\$190,123	\$15,844	\$33.12	2.00%
1/1/2029	12/31/2029	\$193,925	\$16,160	\$33.78	2.00%
1/1/2030	12/31/2030	\$197,804	\$16,484	\$34.46	2.00%
1/1/2031	12/31/2031	\$201,760	\$16,813	\$35.15	2.00%
1/1/2032	11/30/2032	\$205,795	\$17,150	\$35.85	2.00%
Op 1: 12/1/2032	11/30/2033	\$209,911	\$17,493	\$36.57	2.00%
12/1/2033	11/30/2034	\$214,109	\$17,842	\$37.30	2.00%
12/1/2034	11/30/2035	\$218,391	\$18,199	\$38.05	2.00%
12/1/2035	11/30/2036	\$222,759	\$18,563	\$38.81	2.00%
12/1/2036	11/30/2037	\$227,214	\$18,935	\$39.58	2.00%

LEASE ABSTRACT	
OWNERSHIP:	Fee Simple
LEASE TYPE:	Double Net
LEASE TERM REMAINING:	6+ Years
LEASE COMMENCEMENT:	8/8/2008
EXPIRATION DATE:	11/30/2032
OPTION TERMS:	One, 5-Year Option
RENTAL INCREASES:	2% Annually
LL RESPONSIBILITY:	Roof, Structure, Landscaping and Parking Lot*
TENANT RESPONSIBILITY:	All Else Including Reimbursement for Taxes, Insurance, CAM and HVAC
GUARANTY:	Personal

*Landscaping and parking lot are the responsibility of the association, which is paid for through common assessments and reimbursed by the tenant.



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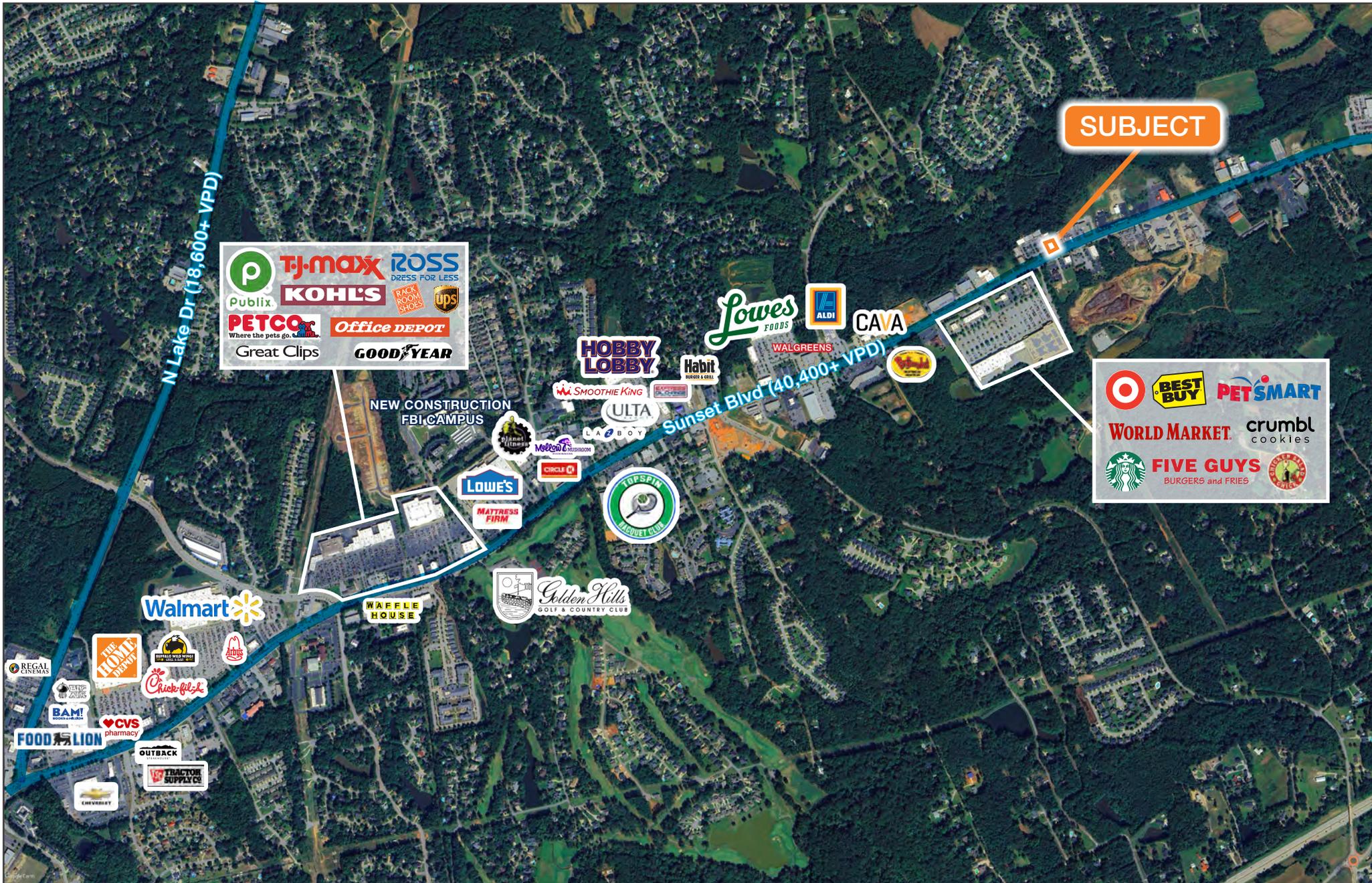
LOCAL AERIAL



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AERIAL OVERVIEW



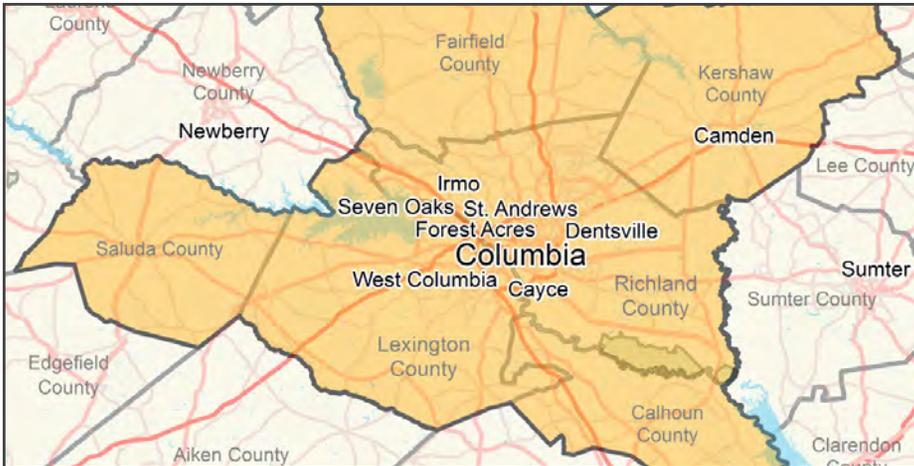
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MARKET OVERVIEW

COLUMBIA METRO OVERVIEW

The Columbia metro contains the state capital and the University of South Carolina. As a result, the market has a growing and diverse economic base with a strong foundation in government, education and insurance. The city of Columbia itself is the second-most populous city in South Carolina, with 141,000 people. Overall, the metro's 851,000 residents are spread among six counties in the central portion of the state: Richland, Calhoun, Lexington, Fairfield, Kershaw and Saluda.



METRO HIGHLIGHTS



HIGHER EDUCATION

With over 35,000 students and a staff of 2,000 professionals, the University of South Carolina offers more than 350 programs of studies.



STATE CAPITAL

Roughly 19 percent of the employment base works for the state government, supporting various programs throughout South Carolina.



DIVERSIFYING ECONOMY

The local economy has diversified from government, military and manufacturing to include finance, logistics, advanced manufacturing, health care and insurance.

ECONOMY & DEMOGRAPHIC HIGHLIGHTS

- Major employers in the health care, government and education sectors include Palmetto Health, Blue Cross Blue Shield and the University of South Carolina. The financial and insurance sector is represented by Colonial Life & Accident Insurance Company, AgFirst Farm Credit Bank and Aflac.
- Fort Jackson, the U.S. Army's largest, most active initial entry training installation, is located here.
- Manufacturers with significant operations in the metro include Schneider Electric, International Paper, Michelin, Westinghouse Electric and Trane.
- United Parcel Service's southeastern regional hub is at the Columbia Metropolitan Airport.

DEMOGRAPHIC HIGHLIGHTS



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MARKET OVERVIEW: LEXINGTON, SOUTH CAROLINA



Lexington is the most populous town in and the county seat of Lexington County, South Carolina. It is a suburb of the state capital, Columbia and it is the second-most populous municipality in the greater Columbia area. In 2022, retail sales within Lexington accounted for nearly \$2.5 billion. With a revitalized Main Street and the opening of a major outdoor amphitheater, Lexington is a town on the move. Located just minutes from the state's capital city and its largest university, Lexington has all the benefits a cosmopolitan area has to offer.

With a rich historical background and promises of a strong future, Lexington provides a diverse community, endless economic opportunities and prosperous growth. Located in the Midlands of South Carolina, Lexington County is known as one of the fastest growing areas in the state and region. As a leader in business and industry, Lexington provides an outstanding quality of life with a reasonable cost of living. Featuring a temperate climate, convenient location to downtown Columbia and access to Lake Murray, Lexington offers exceptional recreational and residential opportunities. Lexington is a community that has kept all its southern charm and grace even during tremendous growth. Lexington is about people who care about their neighbors and work to make their community a safe and fun place for their families.



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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection	3,253	33,863	106,060
2024 Estimate	3,179	32,814	102,319
2010 Census	3,140	31,743	97,288
2000 Census	2,605	24,809	86,635
Daytime Population	3,652	29,377	125,143
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average	\$134,677	\$123,439	\$105,734
Median	\$112,009	\$105,110	\$88,550
Per Capita	\$51,361	\$47,516	\$42,992
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection	1,123	13,293	43,874
2024 Estimate	1,092	12,845	42,059
2010 Census	1,051	12,232	39,570
2000 Census	898	9,838	34,892
HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$331,423	\$295,037	\$244,097
EMPLOYMENT	1 Mile	3 Miles	5 Miles
2024 Unemployment	1.03%	1.20%	1.65%
Avg. Time Traveled	28	28	26
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
High School Graduate (12)	11.29%	17.23%	20.54%
Some College (13-15)	14.55%	17.89%	20.41%
Associate Degree Only	7.57%	10.51%	10.14%
Bachelor's Degree Only	35.03%	29.43%	27.10%
Graduate Degree	26.72%	20.91%	16.07%

MAJOR EMPLOYERS	EMPLOYEES
1 Shaw Industries Inc	3,027
2 Lexmed Inc	2,653
3 Lexington Women Care-Lexington Medical Center	1,336
4 Southeastern Freight Lines Inc	700
5 Walmart Inc-Walmart	688
6 US Security Associates Inc	569
7 Early Autism Project Inc	543
8 Publix Super Markets Inc-Publix 00512	502
9 Akebono Brake Corporation	500
10 Lexington Medical Center-Lexington Womens Care	348
11 Lexington Medical Center-Sandhills Family Medicine	329
12 Three Rvers Rsdntial Trtmnt MD	316
13 Lexington Medical Center-Womens Breast Ctr	310
14 Medical Services America Inc-Arbuckle Medical Equipment	300
15 Lexington Medical Center	290
16 Lexington Medical Center	290
17 Gmri Inc-Olive Garden	282
18 Lexington Medical Center-Internal Medicine Assc	271
19 Gel Engineering LLC	250
20 Lexington Cnty Hlth Svcs Dst I	230
21 Uibs USA LLC	220
22 Lexington Medical Center	215
23 Mexican Restaurant Ventures-Taco Bell	200
24 Emmco Credit Corp	200
25 Three Rvers Bhavioral Hlth LLC	200

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