



# 7.33% CAP RATE

106 Hammett Acres Road, Anderson, SC 29621

**JOHN WRIGHT JR., CCIM**

President

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#### PROPERTY HIGHLIGHTS

- 5,100 SF daycare facility sitting on 1.35 AC located right off N. Main Street (Traffic Count=33,800)
- 7.33 % Cap Rate an an attractive price point!
- Long-term tenant that has been in place for 20+ years!
- Tenant recently renewed for another 5-year term!
- Lease Expiration: May 31,2030!
- Roof replaced in 2022!
- Annual Rent Increases!
- Hard to find Price Point for Investment!

#### OFFERING SUMMARY

Sale Price:	\$605,000
Cap Rate:	7.33%
NOI:	\$44,347.47 (\$8.70/SF)
Lot Size:	1.35 AC
Building Size:	5,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,615	16,828	30,505
Total Population	5,992	40,813	75,342
Average HH Income	\$81,929	\$75,230	\$77,132



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## ADDITIONAL PHOTOS



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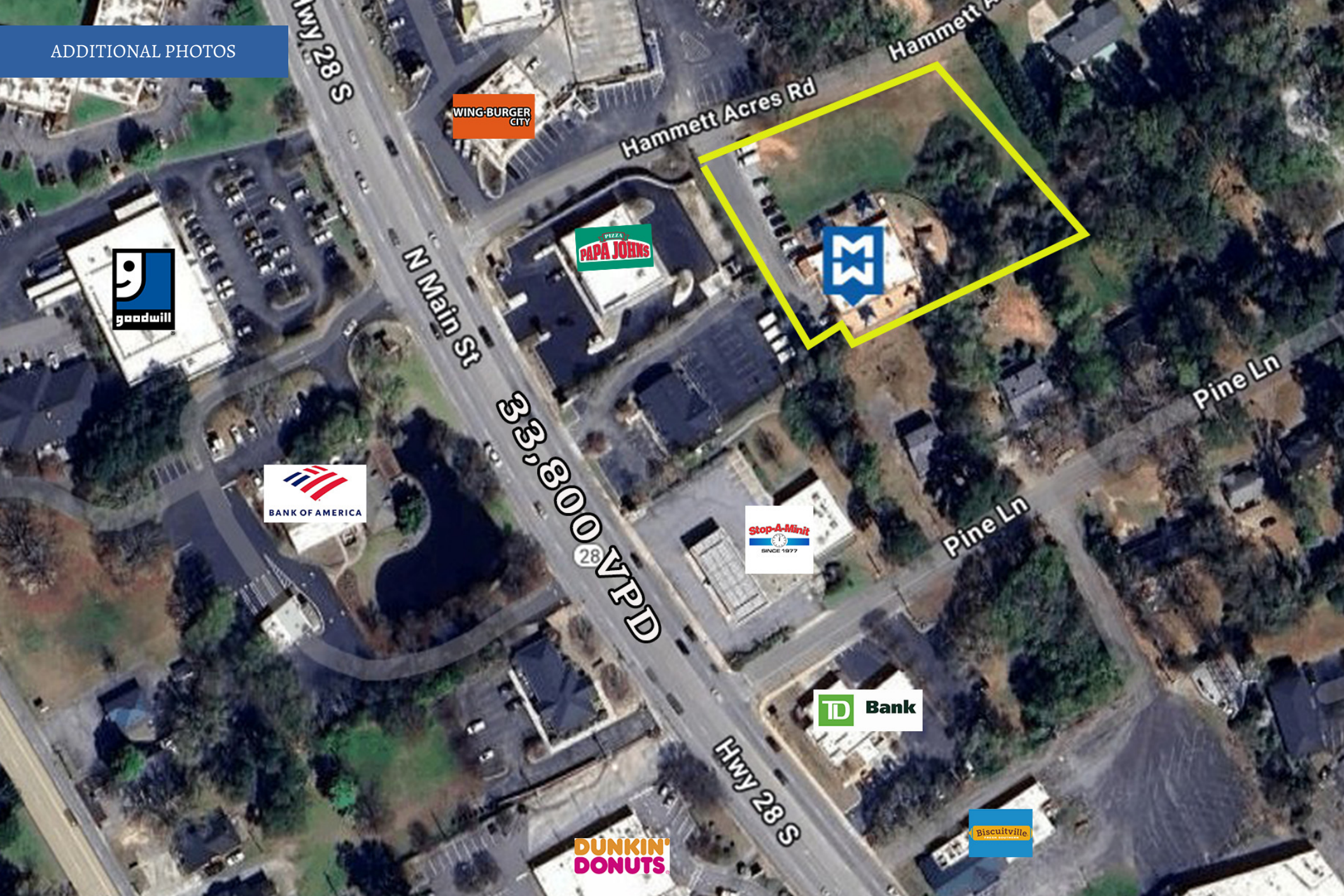


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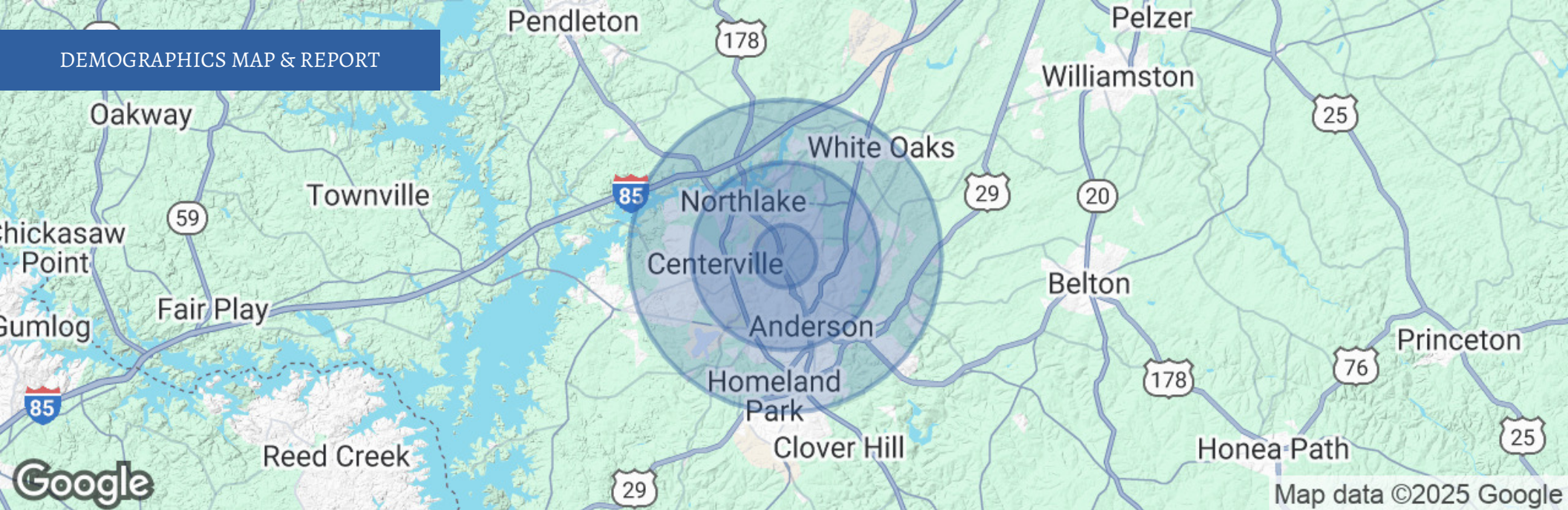




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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,992	40,813	75,342
Average Age	42	41	41
Average Age (Male)	40	39	40
Average Age (Female)	43	42	43

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,615	16,828	30,505
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$81,929	\$75,230	\$77,132
Average House Value	\$266,421	\$247,344	\$240,113

Demographics data derived from AlphaMap



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