

TWO-TENANT NNN

Investment Opportunity



Strong Retail Corridor | Off Interstate 85 (130,300 VPD) | Across From Michelin's Headquarters



101 The Parkway

GREENVILLE SOUTH CAROLINA

ACTUAL SITE



EXCLUSIVELY PRESENTED BY



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NATIONAL NET LEASE

Broker in Charge: Scott Tiernan, SRS Real Estate Partners-Southeast, LLC | SC License No. 129027

OFFERING SUMMARY



OFFERING

Pricing	\$1,411,000
Net Operating Income	\$81,142
Cap Rate	5.75%

PROPERTY SPECIFICATIONS

Property Address	101 The Parkway Greenville, South Carolina 29615
Rentable Area	3,100 SF
Land Area	0.50 AC
Tenants	Dunkin' Frankie's Pizza
Lease Type	NNN
Landlord Responsibilities	Roof, Structure, Parking Lot
Lease Term Remaining	Dunkin' ---- 7 Years Frankie's Pizza ---- 6 Years
Lease Expiration	Dunkin' ---- December 31, 2030 Frankie's Pizza ---- April 30, 2033



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	6,109	52,234	144,532
2024 Households	2,981	21,014	59,984
2024 Average Household Income	\$114,200	\$131,148	\$118,459
2024 Median Age	39.1	41.9	39.0
2024 Total Businesses	685	2,288	6,650
2024 Total Employees	10,828	37,279	99,247

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Size SF	Pro					Rental Increases							Lease Start Date	Lease End Date	Options Remaining
		Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rata (\$)	Increase Date	Increase %	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr			
Dunkin'	1,800	58%	\$4,004	\$2.22	\$48,048	\$26.69	59%	Jan-26	12.5%	\$4,505	\$2.50	\$54,054	\$30.03	Aug-07	Dec-30	1 (5-Year)
10% Increase Beg. of Option Period																
Frankie's Pizza	1,300	42%	\$2,758	\$2.12	\$33,094	\$25.46	41%	May-26	2.5%	\$2,827	\$2.17	\$33,921	\$26.09	May-13	Apr-33	1 (5-Year) 2.5% Annual Increases During Options
								May-27	2.5%	\$2,897	\$2.23	\$34,769	\$26.75			
								May-28	2.5%	\$2,970	\$2.28	\$35,638	\$27.41			
								May-29	2.5%	\$3,044	\$2.34	\$36,529	\$28.10			
								May-30	2.5%	\$3,120	\$2.40	\$37,443	\$28.80			
								May-31	2.5%	\$3,198	\$2.46	\$38,379	\$29.52			
								May-32	2.5%	\$3,278	\$2.52	\$39,338	\$30.26			
Total Occupied	3,100	100%	\$6,762	\$2.18	\$81,142	\$26.17	100%									

Two-Tenant Offering | Dunkin' - Franchisee (78 Locations) | Frankie's Pizza | Options to Extend

- Opportunity to acquire a two-tenant Dunkin' and Frankie's Pizza offering in Greenville, SC
- The Dunkin' lease is signed by [TBG Food Acquisition Corp.](#), a franchisee with 78 locations across 3 states
- Dunkin' has 7 years remaining on their lease and Frankie's Pizza has 6 years remaining; each tenant has a 5-year extension option

NNN Leases | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenants pays for CAM, taxes, insurance and maintain most aspects of the premises
- Landlord responsibilities limited to roof, structure, parking lot
- Fee simple ownership of the building and land
- Ideal, low-management investment for an out-of-state, passive investor

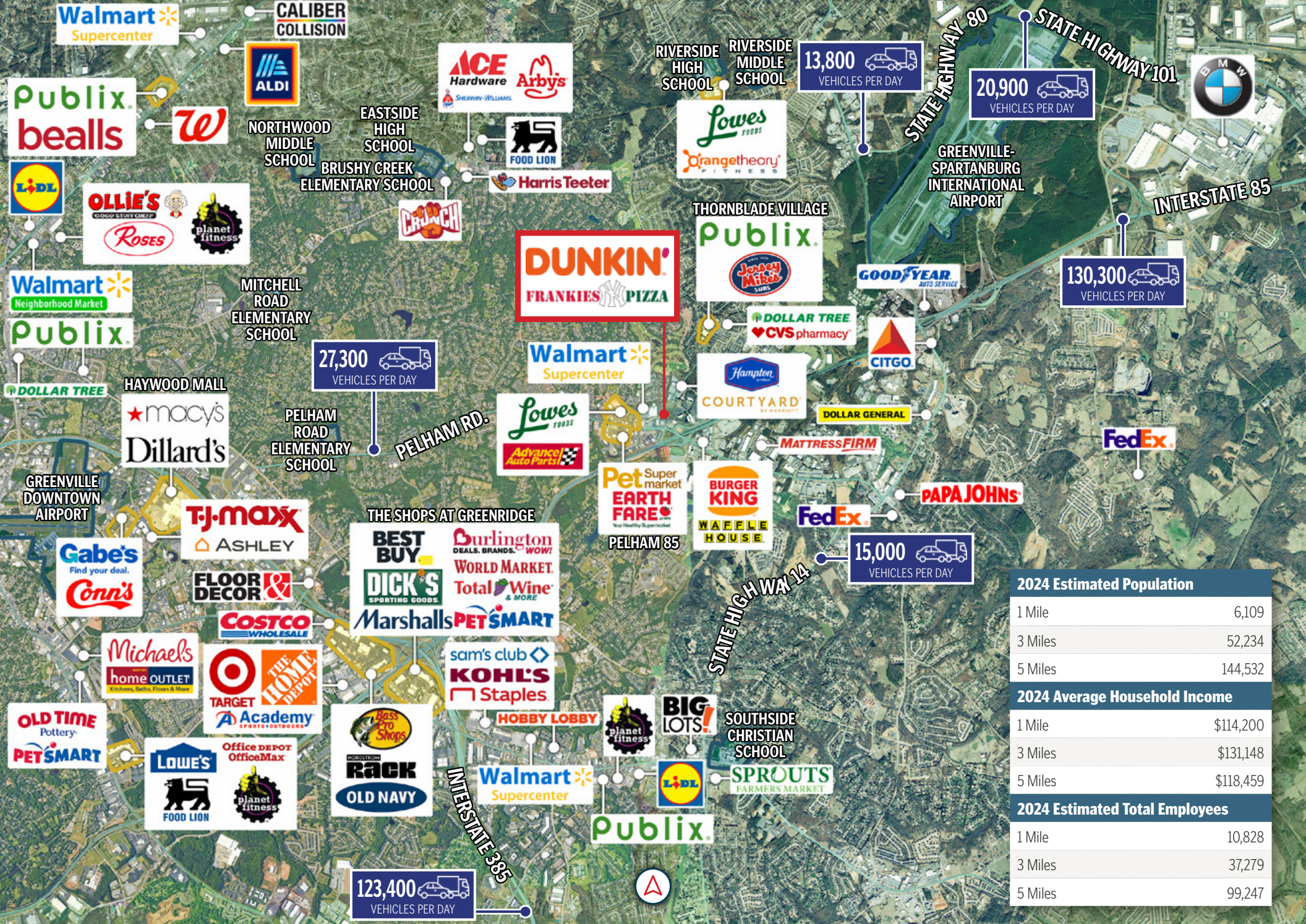
Milestone Plaza | Direct Consumer Base w/ Nearby Hotels | Off Interstate 85 | Surrounding Retailers | Michelin Headquarters

- The asset is located next to Milestone Plaza, a Lowes Foods-anchored shopping center
 - **The Lowes Foods ranks in the top 72% (14,007 out of 51,648) of all nationwide grocery stores**
- The site is adjacent to several hotels including Marriott, Hampton Inn, Econo Lodge, Home2 Suites, Courtyard, and more, providing a direct consumer base from which to draw
- Ideally positioned off Interstate 85 (130,300 VPD), allowing users to benefit from on/off ramp access to the site and surrounding Greenville trade areas
- Across the street from Michelin's North America Headquarters

Strong Demographics In 5-mile Trade Area | Six-Figure Incomes

- More than 144,000 residents and 99,000 employees support the trade area
- \$114,200 average household income within a 1-mile radius









THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
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25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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