



Price:  
**\$1,200,000**



Cap Rate:  
**8.99%**

## HENSLEY NNN FLEX CENTER VALUE-ADD OPPORTUNITY

120 Kaminer Way Pkwy | Columbia, SC



**VIEW WEBSITE & OFFERING MEMORANDUM**

- Value-Add Flex Asset | 100% Occupied Flex Center Located in Columbia, SC | Value-Add Potential with Short-Term Leases & Below Market Rents
- Offered Well-Below Replacement Cost | Three-Building Flex Park Totaling 12,310 SF on 1.82 Acres | Additional Shed/Storage Structure Excluded from GLA
- Diverse Tenant-Mix | Fully Occupied by Seven Tenants All on NNN Leases | Minimal Landlord Responsibilities | Tenants Include a Nutritionist, Salons, Printing Company, Steri-Clean, and More
- Excellent Accessibility | Located Just Off of Broad River Rd (22,500+ VPD) In Columbia, SC | In Close Proximity to Interstate 26, Interstate 20, University of South Carolina, Downtown Columbia, & More
- Close Proximity to Numerous Major Developments | Near the 181-AC BullStreet District Expansion | Major Mixed-Use Development Transforming Former Hospital into a Live-Work-Play Campus
- Growing Downtown Columbia Pipeline with the \$80 Million Mixed-Use Development Recently Announced in the Vista & oLiv Columbia, a \$225 Million, 2,350-Bed Mixed-Use Project
- Rapidly Expanding Student-Base at the University of South Carolina | Systemwide 2024 Enrollment of 56,100+ Students | Record-Breaking 2025 Freshman Class | Largest University in the State | Annual Economic Impact Over \$7.4 Billion



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