



Price:  
**\$12,025,000**



Cap Rate:  
**7.38%**

# ACADEMY SPORTS + OUTDOORS (S&P: BB+)

237 Park Terrace Drive | Columbia, SC



## VIEW WEBSITE & OFFERING MEMORANDUM



NN Lease with \$0.50/SF Rental Increases Every 5 Years & at Each of the Three, 5-Year Options | Corporate Lease from Growing Retailer | Credit-Rated Tenant (S&P: BB+)



Well-Established National Retailer | 317+ Total Locations with Plans to Open 160 to 180 New Stores Over the Next 3 Years | Long-Term Growth Runway of 800+ Stores Nationwide



Long-Term Operating History & Prime Retail Corridor | Academy has Operated at the Property Since 2014 | Surrounded by National Retailers Including Walmart, Sam's Club, Trader Joe's, Home Goods, Ulta, & More



Strong Demographics & Dense Population | Roughly 1.5 Miles from Irmo High School & Irmo Middle School (2,245+ Students) | Population 103,500+ within a 5-Mile Radius



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 & òLiv 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

Exclusively Offered by:

**NORTHMARQ NATIONAL NET LEASE GROUP**



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