



±9,600 SF WALGREENS (DARK) Owner/User or Relocation Potential

- NOI: \$92,000 | 1.5 Years Lease Term Remaining
- Signalized Corner | 7,300 VPD | Drive-Thru
- Anchors: Autozone, Circle K, Hardee's
- Potential Redevelopment Opportunity

OFFERING MEMORANDUM

12845 Main St,
Williston, SC



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12845 MAIN STREET

- Executive Summary
- Area Overview



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OFFER SUBMISSION

Please submit all offers as a non-binding letter of intent (LOI). Including:

- Purchase Price
- Earnest Money
- Due Diligence Timeline
- Financing Method
- Delivered Vacant or Leased



EXECUTIVE SUMMARY



±9,600 SQUARE FEET RETAIL SPACE

ADDRESS

12845 Main Street,
Williston, SC, 29853

TAX ID

047-03-02-003

LEASE

NOI: \$92,000
Lease Type: NN

SIZE

±9,600 Square Feet
±0.96 Acre Lot

CONDITION

Good
Year Built: 1996

DEMOGRAPHICS

5 Mile Pop: 5,015
5 Mile MHI: \$45,110



Subject to Offer

List Price

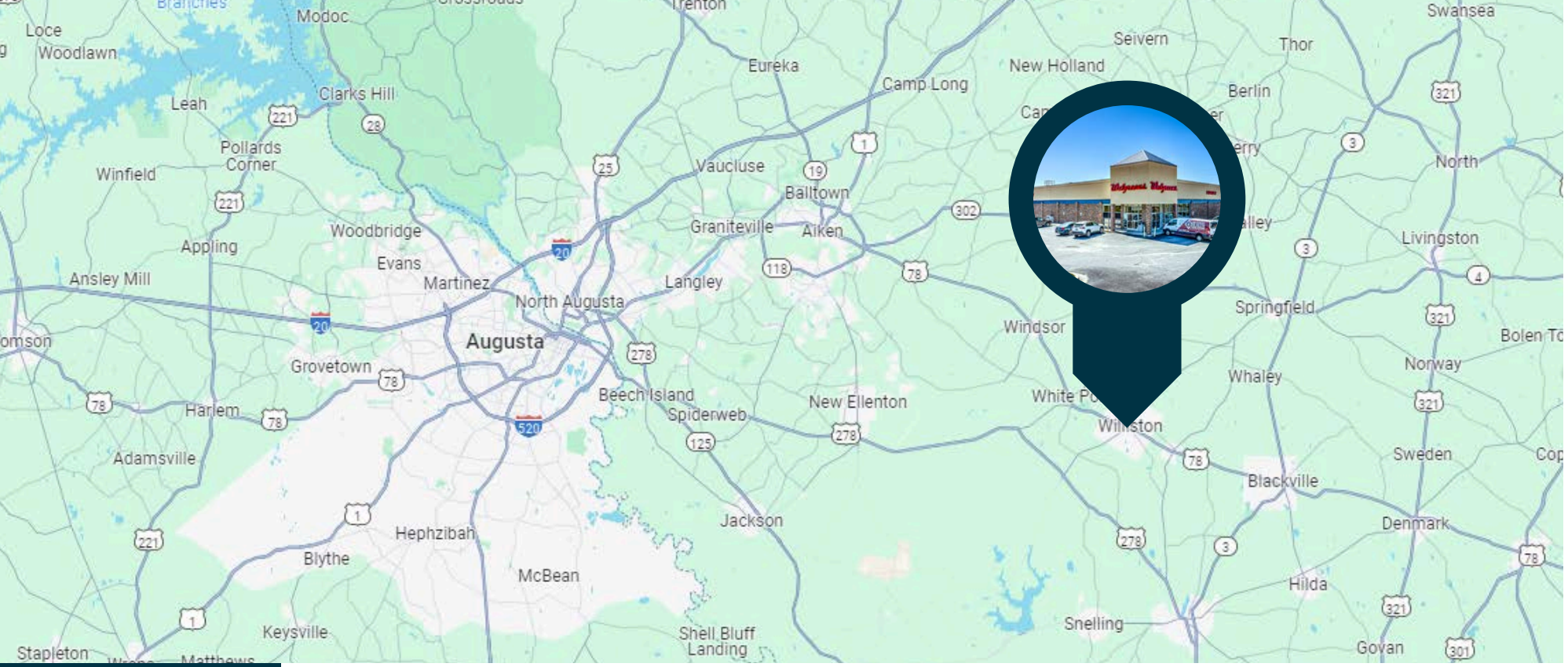
OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is proud to offer this ±9,600 SF Dark Walgreens located in Williston, SC, within the Augusta-MSA. The property, zoned for Rural-Urban Development, is in good condition and provides flexibility for various future uses. Although Walgreens has ceased operations at this location, the property remains under a corporate-guaranteed lease through 02/28/2026, ensuring immediate income generation with a Net Operating Income (NOI) of \$92,000. This property presents a unique opportunity for either an owner/user to purchase and operate their business or for a value add investment by re-leasing the property.



LOCATION DESCRIPTION

This ±9,600 square foot building is strategically located in downtown Williston, SC, along Church Street, a major East-West corridor through the town. The property is surrounded by several established neighboring tenants, including AutoZone, Subway, Hardee's, Dollar General, Family Dollar, and others. The property is also situated less than one mile from Williston-Elko Middle and High School, with a total of 386 students. With 5,015 residents living within a 5-mile radius and a median household income of \$45,110, the location offers a solid consumer base. Additionally, there is limited competition in the area, as many retailers are not present in the Williston market, making this property a prime opportunity for various retail or commercial uses.



LEASE ABSTRACT

TENANT	WALGREENS
LEASE START	2/1/1995
LEASE EXPIRATION	2/28/2026
LEASE GUARANTEE	CORPORATE
LEASE TYPE	NN
TENANT'S RESPONSIBILITY	RE TAXES, INSURANCE, UTILITIES REPAIRS & MAINTENANCE
LANDLORD'S RESPONSIBILITY	ROOF, STRUCTURE, FOUNDATION HVAC (REPLACEMENT)
RENT/SF	\$9.58/SF
NOI	\$92,000





Walgreens



Stock Ticker:
WBA

YoY Revenue Growth:
6.92%

Credit Rating:
BBB

Number of Employees:
±450,000

Total Revenue:
\$145.53 Billion

Market Capitalization:
\$8.95 Billion

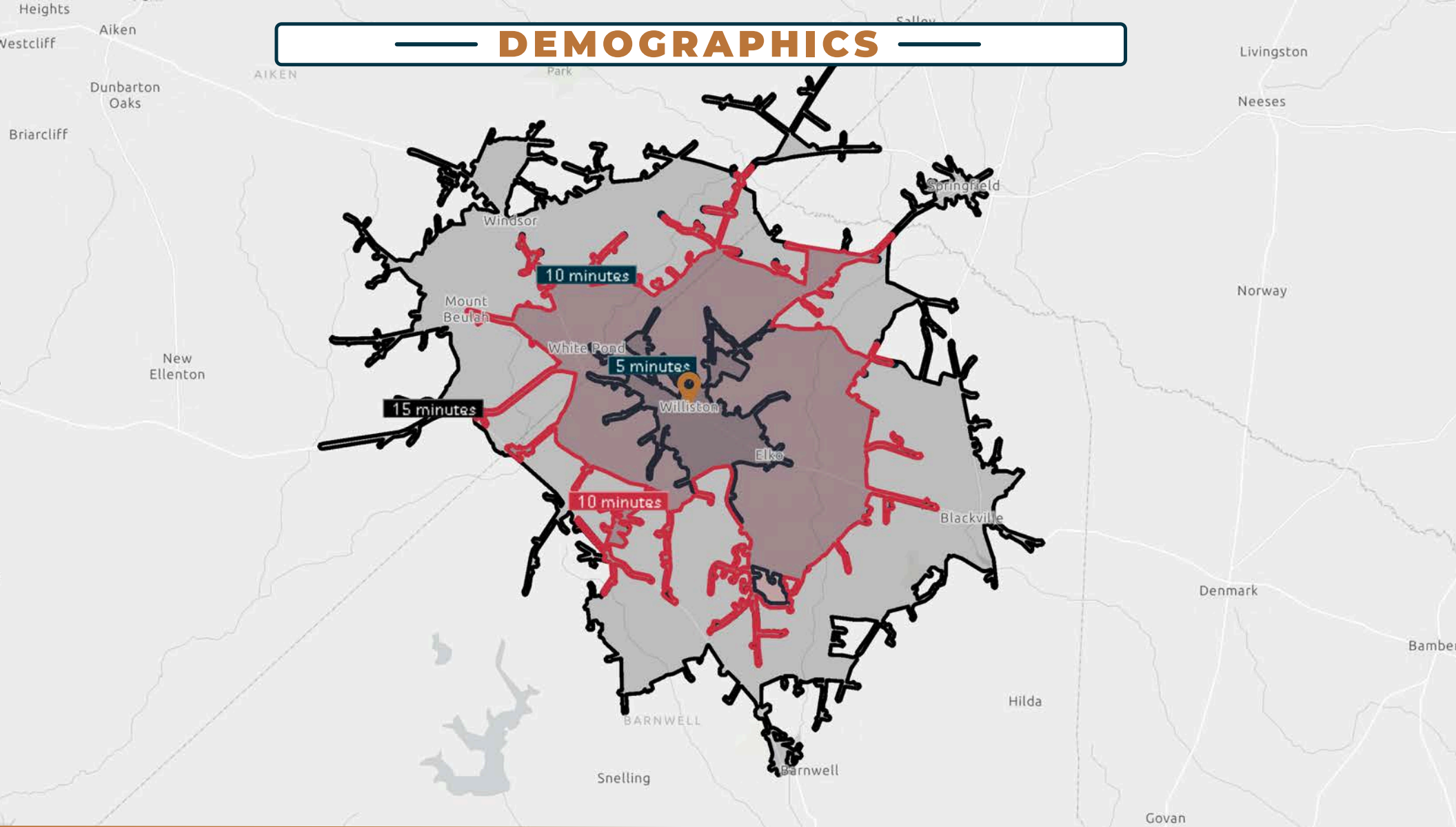
TENANT OVERVIEW

Walgreens Boots Alliance, Inc. (Nasdaq: WBA) is a global leader in the retail pharmacy, healthcare, and pharmaceutical wholesale sectors. The company operates across two primary divisions: Retail Pharmacy USA and Retail Pharmacy International. Through its extensive network of over 21,000 retail locations in 11 countries, including more than 9,000 stores in the United States, WBA serves millions of customers daily. The company is dedicated to advancing the health and well-being of communities by offering a wide range of pharmacy services, healthcare products, and consumer goods.

WBA is also one of the largest pharmaceutical wholesalers in the world, with a distribution network that includes over 425 centers supplying more than 250,000 pharmacies, doctors, health centers, and hospitals in over 20 countries. Leveraging its size, scale, and expertise, WBA is well-positioned to address global challenges such as the rising cost of prescription drugs and the need for improved healthcare access.

With a rich history of over 100 years, WBA continues to innovate in community pharmacy, focusing on providing a seamless omnichannel experience that integrates physical stores with digital platforms. The company employs over 450,000 people globally and remains committed to its purpose of creating healthier communities through trusted healthcare solutions.

DEMOGRAPHICS



Drive Time Radii

	5 Min	10 Min	15 Min
Population	2,827	4,727	11,086
Median HH Income	\$44,123	\$44,673	\$40,713
Median Age	42.7 Yrs	43.6 Yrs	43.9 Yrs

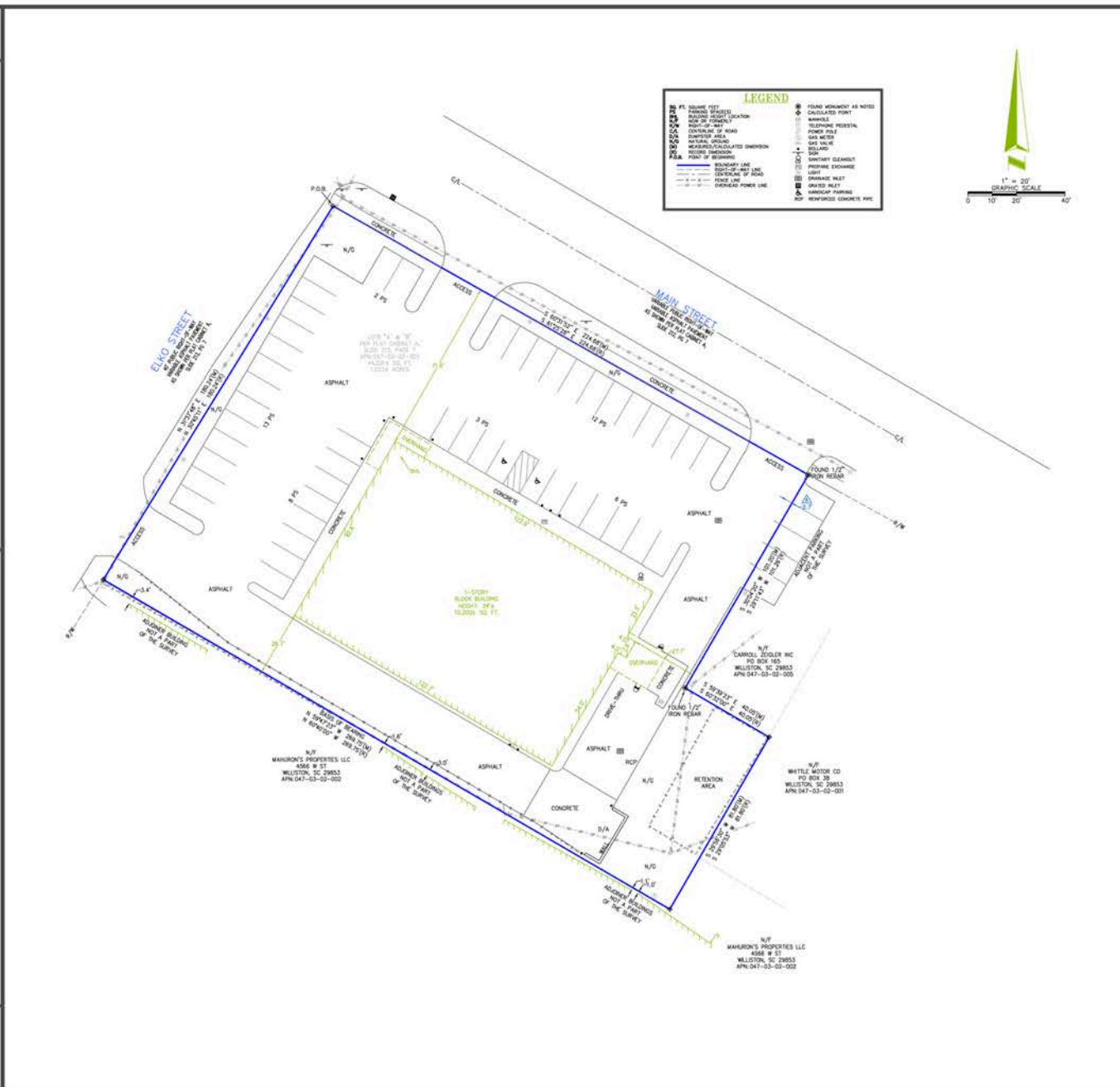
TITLE COMMITMENT INFORMATION
THE PROPERTY HEREON RECORDED IS THE SAME AS THE PREVIOUS PROPERTY AS DESCRIBED IN THE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 19744, WITH AN EFFECTIVE DATE AND TIME OF APRIL 4, 2021 AT 5:50 PM.

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BARNWELL, STATE OF SOUTH CAROLINA AND IS DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN LOT OF LAND TOGETHER WITH THE IMPROVEMENTS THEREON, SITUATE IN THE TOWN OF WILLOWTON, WILLOWTON SCHOOL DISTRICT, COUNTY OF BARNWELL, STATE OF SC AND BEING MORE PARTICULARLY SHOWN AND DELINEATED AS A 0.272-ACRE LOT, A 0.272-ACRE LOT DESIGNATED AS LOT "A", AND A 0.272-ACRE LOT DESIGNATED AS LOT "B" ON TOPOGRAPHIC SURVEY PREPARED BY PENELUA A. VAN BURLEN, PLS OF ARC SURVEYING COMPANY, INC. SAHAGARD P. 1999 AND RECORDED IN PLAT GABINET A, SLIDE 212, PAGE 2, IN THE OFFICE OF THE CLERK OF COURT FOR BARNWELL COUNTY AND MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO.

SAID LOT HAS THE FOLLOWING METES AND BOUNDS, TO-WIT COMMENCING AT A POINT IN THE NORTHWESTERN CORNER OF SAID LOT AT THE INTERSECTION OF ELKO STREET AND US HIGHWAY 78 AND RUNNING THENCE SOUTH 45 DEGREES 50 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 224.88 FEET ALONG US HIGHWAY 78; THENCE SOUTH 28 DEGREES 11 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 158.24 FEET ALONG LOT "C"; THENCE SOUTH 80 DEGREES 32 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 43.05 FEET ALONG LOT "C"; THENCE SOUTH 28 DEGREES 11 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 364.79 FEET TO A POINT ON ELKO STREET; THENCE NORTH 20 DEGREES 45 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 185.24 FEET ALONG ELKO STREET TO THE POINT OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE B
NO APPLICABLE SCHEDULE B ITEMS PROVIDED.

STATEMENT OF ENCROACHMENTS
ASPHALT PARKING APPLIES TO CROSS OVER SUBJECT PROPERTY BY AS MUCH AS 3.7'.



VICINITY MAP
NOT TO SCALE

SHEET 1 OF 1

LAND AREA
44,534 SQUARE FEET
1.0226 ACRES

PARKING
REGULAR- 44
HANDICAP- 2
TOTAL- 46

FLOOD INFORMATION
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY SPECIAL AVAILABLE ONLINE AT WWW.FEMA.GOV. AND BY DRAWING PLATTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 160252001W WHICH IS AN EFFECTIVE DATE OF 02/27/2018 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS
THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83-2011, AS MEASURED ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY WHICH BEARS S049°12'37" PER GPS COORDINATE OBSERVATIONS.

LATITUDE: 33°24'01.483"
LONGITUDE: -81°57'34.868"
COMMENCEMENT ANGLE: 001°35'58.849"

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL UTILITIES WITHIN THE SUBSTATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREIN RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, FENCES, EASEMENTS, EGRESSWAYS AND ENCROACHMENTS HAVE BEEN LOCATED ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BOTH MAIN STREET AND ELKO STREET, BOTH BEING DESIGNATED PUBLIC STREETS OF BARNWELL COUNTY.
- THERE IS NO VISIBLE EVIDENCE OF CONFLICTS ON SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARLY MORNING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE EVIDENTIALLY WITHOUT ANY CAPS, COPIES OR OVERLAYS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES OTHER COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NOT VISIBLE WITHOUT THE GRANULAR AND THE ORIGINAL LICENSED SURVEYOR AND HIS/HERS ASSISTANTS AND RELIANCE TO SURVEY MAPS, ORDINANCES OR REPORTS BY OTHER THAN THE SURVEY PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY OR PARTIES.
- THE MARKED INTERSECTING STREET IS THE INTERSECTION OF MAIN STREET AND ELKO STREET, WHICH ADJUTS THE SW CORNER OF THE SUBJECT PROPERTY.
- THE DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS.

ALTA/NSPS LAND TITLE SURVEY
AEI JOB #438379
WALGREENS PHARMACY
12845 MAIN STREET

BARNWELL COUNTY WILLISTON, SC 29853

PHOTO

AEI Consultants
COORDINATED BY:
AD CONSULTANTS
2500 CARRO DAMBO
MILPITAS, CA, 94587
TELEPHONE: 925 746 8000
EMAIL: SURVEYS@AEI-CONSULTANTS.COM

SURVEYOR'S CERTIFICATE
TO: FIDELITY NATIONAL, TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7A, 7B1, 7C, 8, 9, 13, 16 AND 17 OF TABLE A THEREOF. THE FOLLOWING WAS COMPLETED ON 05/06/2021.
DATE OF PLAT OR MAP: 05/07/2021

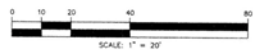
PRELIMINARY

SURVEY PREPARED BY:
TIMOTHY LEON FISH, PLS
PROFESSIONAL LAND SURVEYOR NO.21647
STATE OF SOUTH CAROLINA

SURVEYOR JOB NUMBER: 21-2723
SCALE: 1" = 20'
DRAWN BY: [initials]
APPROVED BY: JT

DATE	REVISION HISTORY	BY

ARC Surveying Company, Inc.
 P.O. BOX 1054, MT. PLEASANT, SOUTH CAROLINA 29445 PHONE: (803) 881-4913
 OFFICE LOCATION: 830 LOWCOUNTRY BLVD. 1ST FLOOR FACSIMILE: (803) 849-4120
 F.L.C. 96-1330295 DRAWN BY: DWB



- LEGEND**
- = PROPERTY CORNER
 - - - = FENCE
 - = LIGHT POLE
 - = DROPPED INLET
 - ⊠ = WATER INLET
 - - - = SIGN
 - ⊕ = POWER POLE
 - ⊙ = CONCRETE
 - ⊞ = CURB INLET
 - ⊚ = STORM SEWER MAINHOLE

NOTES

REFERENCE PLAT RECORDED IN PLAT SLIDE 222, PAGE 3.

TMS 047-03-02-003, 004, 006.

DEED BOOK _____ PAGE _____

S.C.D.H.P.T. DOCKET # _____

AREA DETERMINED BY COORDINATE METHOD

BUILDING TIES ARE FOR CONVEYANCE PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION

AREA OF BUILDING = 10216 SQ. FT.

NUMBER OF PARKING SPACES TOTAL = 45.

NUMBER OF HANDICAPPED SPACES = 2.

ELECTRIC SERVICE PROVIDED BY SOUTH CAROLINA ELECTRIC & GAS COMPANY

WATER SERVICE PROVIDED BY BOARD OF PUBLIC WORKS, TOWN OF WILLISTON

SEWER SERVICE PROVIDED BY BOARD OF PUBLIC WORKS, TOWN OF WILLISTON

GAS SERVICE PROVIDED BY SOUTH CAROLINA ELECTRIC & GAS COMPANY

THE TOWN OF WILLISTON HAS NO ZONING REQUIREMENTS

PROPERTY DESCRIPTION EXHIBIT - A

ALL THAT CERTAIN LOT OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON, SITUATE IN THE TOWN OF WILLISTON, WILLISTON SCHOOL DISTRICT, COUNTY OF BARNWELL, STATE OF SOUTH CAROLINA, AND BEING MORE PARTICULARLY SHOWN AND DELINEATED AS A 0.272 ACRE LOT, A 0.722 ACRE LOT DESIGNATED LOT "A", AND A 0.028 ACRE LOT DESIGNATED LOT "B" ON TOPOGRAPHIC SURVEY PREPARED BY PENOLIA A. VAN BUREN, P.L.S., OF ARC SURVEYING COMPANY, INC. DATED MARCH 2, 1995, AND RECORDED IN PLAT CABINET A, SLIDE 222, PAGE 7, IN THE OFFICE OF THE CLERK OF COURT FOR BARNWELL COUNTY AND MADE A PART OF THIS DESCRIPTION BY REFERENCE THEREOF.

ACCORDING TO SAID PLAT, SAID LOT HAS THE FOLLOWING METES AND BOUNDS, TO-WIT: COMMENCING AT A POINT IN THE NORTHWESTERN CORNER OF SAID LOT AT THE INTERSECTION OF ELKO STREET AND U.S. HIGHWAY 78 AND RUNNING THENCE SOUTH 41 DEGREES 25 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 204.68 FEET ALONG U.S. HIGHWAY 78; THENCE SOUTH 29 DEGREES 11 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 101.28 FEET ALONG LOT "C"; THENCE SOUTH 60 DEGREES 32 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 40.68 FEET ALONG LOT "C"; THENCE SOUTH 29 DEGREES 25 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 81.80 FEET TO A POINT; THENCE NORTH 60 DEGREES 40 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 109.75 FEET TO A POINT ON ELKO STREET; THENCE NORTH 30 DEGREES 45 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 180.24 FEET ALONG ELKO STREET TO THE POINT OF BEGINNING.

STATE OF SOUTH CAROLINA
 COUNTY OF BARNWELL

TO: UNITED FARM BUREAU FAMILY LIFE INSURANCE COMPANY
 TOWN TILE INSURANCE COMPANY

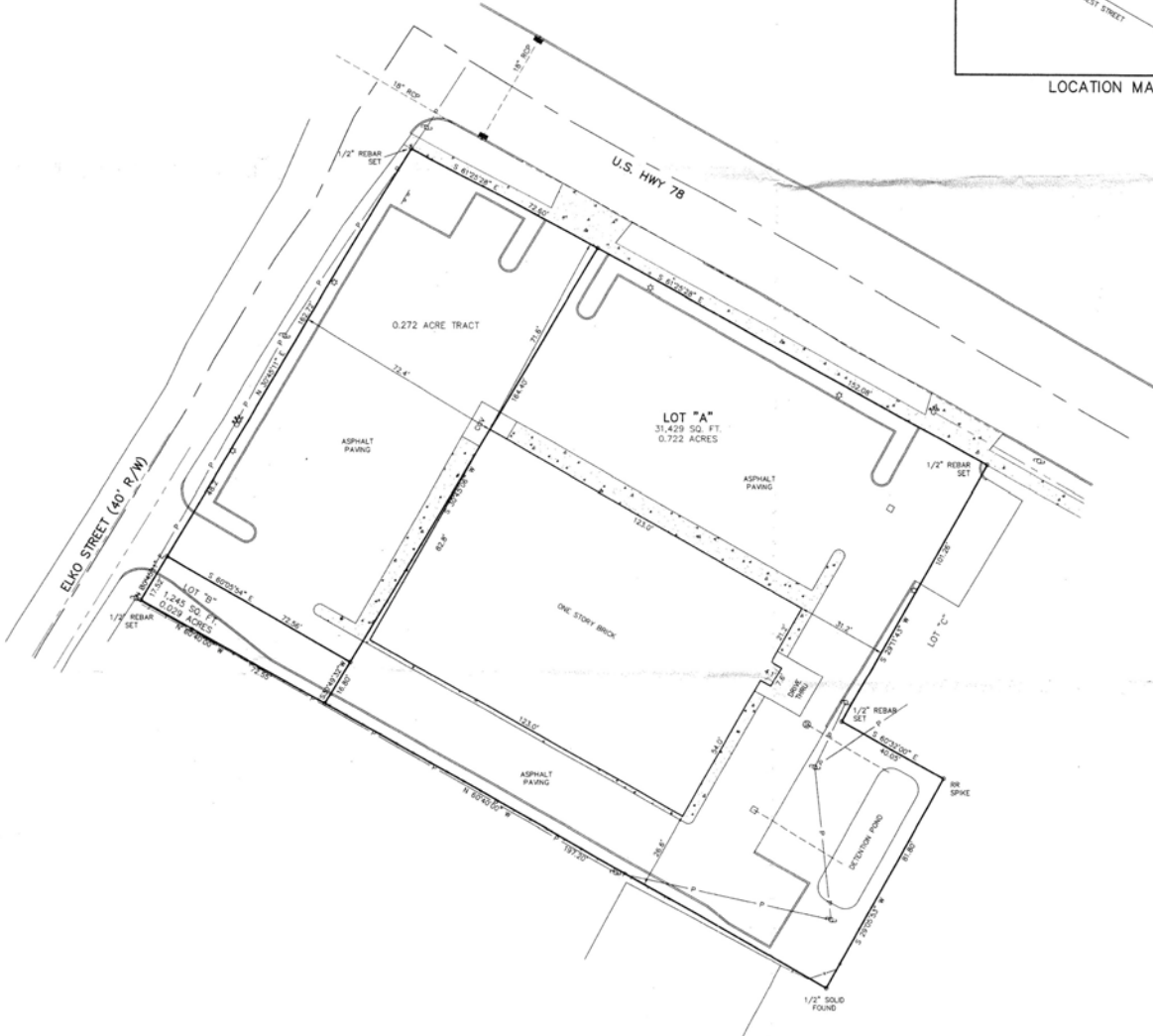
I, PENOLIA A. VAN BUREN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA OF THE FIRM OF ARC SURVEYING COMPANY, INC., IN MOUNT PLEASANT, S.C. (F.C.S. 881-4913), HEREBY CERTIFY THAT THE PREMISES SHOWN HEREON IS A TRUE AND CORRECT PLAT OF THE PROPERTY DESCRIBED HEREON, THAT THE BUILDINGS THEREON ARE LOCATED WITH RESPECT TO PROPERTY BOUNDARIES AS SHOWN, THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING THOSE WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREON OR ON OR OVER SAID PREMISES EXCEPT AS SHOWN; THAT ALL RIGHTS-OF-WAY, EASEMENTS OR ZONING ORDINANCES OVER OR ACROSS SAID PREMISES VISIBLE ON THE SURFACE ARE SHOWN; THAT THE PREMISES SURVEYED DO NOT ENCRONCH ON THE ADJOINING PROPERTY AND THAT THE ADJOINING PROPERTY DOES NOT ENCRONCH ON THE PREMISES SURVEYED EXCEPT AS SHOWN; I FURTHER CERTIFY THAT I HAVE CONSULTED FEDERAL BUREAU OF INVESTIGATION FLOOD HAZARD BOUNDARY MAPS AS ARE CURRENTLY AVAILABLE AND HAVE FOUND THAT THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

WITNESS MY HAND THIS 8TH DAY OF MARCH, 1996

Penolia A. Van Buren
 PENOLIA A. VAN BUREN, P.L.S. S.C. REG. NO. 11075

PLAT SHOWING LOT "A", "B" AND 0.272 AC TRACT, LOCATED AT THE INTERSECTION OF ELKO STREET AND U.S. HIGHWAY 78, TOWN OF WILLISTON, BARNWELL COUNTY, STATE OF SOUTH CAROLINA

MARCH 8, 1996



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR "A" CLASS SURVEY, AS SPECIFIED THEREIN.

Penolia A. Van Buren
 PENOLIA A. VAN BUREN, P.L.S. S.C. REG. NO. 11075







National Beverage
Screen Printer

Williston-Elko
High School
218 Students



Williston-Elko
Middle School
168 Students



SITE





THE CSRA OVERVIEW



622,275

CSRA Population



\$61,473

CSRA Med. Income



\$198,719

Med. Home Value



0.43%

Ann. Growth Rate



4

Total Colleges



9,921

College Studets



269,031

Labor Force



3.7%

Unemployment Rate

MSA BUSINESS OVERVIEW

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.



GEORGIA
CYBER CENTER



JOHN DEERE



U.S. Department
of Veterans Affairs



WILLISTON, SC

Williston is a charming town located in Barnwell County, South Carolina. The town was founded in 1880 and has a rich history that is reflected in its historic buildings and landmarks.

Williston's downtown area features several historic buildings, including the Williston Depot, which was built in 1870 and now serves as a museum. The town is also home to the Williston Memorial Park, a public park that includes a community center, sports fields, and playgrounds.

Williston is known for its beautiful natural surroundings, with several parks and recreational areas located nearby.

The town is just a short drive from the Barnwell State Park, which offers hiking trails, fishing, and camping. The town also boasts several local farms and orchards, where visitors can pick their own produce and enjoy the scenic countryside. In addition to its natural and recreational amenities, Williston is a thriving community with a mix of residential and commercial areas. The town has several small businesses, including restaurants, shops, and services. The town also has a strong sense of community, with several annual events and festivals that bring residents together, such as the Williston Peach Festival.



DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

**For inquiries,
contact us.**



www.finemgroup.com
finem@meybohm.com
706.305.0054

HOW WE HELP OUR CLIENTS

REGIONAL EXPERTISE MEETS ADVANCED DATA & MARKETING



REGIONAL EXPERTISE & KNOWLEDGE

By way of our particular regional focus on warehouse space, we track space availabilities, tenant needs, off-market properties and more.



TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data