

A photograph of a Walgreens store exterior. The building is a single-story structure with a grey stone facade. The word "Walgreens" is written in large, red, cursive letters across the top. To the left, "PHOTO" is written in black, and to the right, "PHARMACY" is written in red. There are four green awnings over the windows. On the right side, there is a brick tower with a large window. The sky is clear blue. The text "WALGREENS ABSOLUTE NNN LEASE" is overlaid in large white letters across the bottom of the image.

WALGREENS ABSOLUTE NNN LEASE

201 N LAFAYETTE DRIVE, SUMTER, SC 29150

KASE ABUSHARKH

Founding Principal
925.348.1844
kase@thekasegroup.com
SC #104250

JEFF BRACCO

Managing Director
510.388.4438
jbracco@thekasegroup.com
CA DRE #01336201

JACOB ABUSHARKH

Managing Principal
650.315.2112
jacob@thekasegroup.com
CA DRE #01385529





TABLE OF CONTENTS

PROPERTY INFORMATION

3

Property Summary
Property Description
Aerial Photo

DEMOGRAPHICS

7

Demographics Map & Report



PHOTO

Walgreens

PHARMACY

PROPERTY INFORMATION

SECTION 1



PROPERTY HIGHLIGHTS

- Absolute NNN Lease – Zero Landlord Responsibilities
- Corporate Guarantee – Backed by Walgreens
- 5% Rental Increases Every 5 Years
- ±14,820 SF Building on ±1.84 Acres
- High-Traffic Corner Location – Signalized Intersection of E Calhoun St & N Lafayette Dr (46,000+ VPD Combined)
- Adjacent to Major National Retailers – Walmart, Lowe's, Petco, Staples, T-Mobile, Aspen Dental
- Proximity to Educational Institutions – Sumter High School (2,289 students), Morris College (384 students), Central Carolina Technical College (2,885 students)
- Located in a Stable and Growing Market – Surrounded by Residential Neighborhoods and Commercial Developments

OFFERING SUMMARY

Sale Price:	\$3,453,000
Price per SF:	\$239.54
Lot Size:	1.84 AC
Building Size:	14,820 SF
NOI:	\$252,050.00
Cap Rate:	7.3%
Year Built:	2008
Lease Start:	9/1/2022
Lease End:	8/31/2035
Increases:	5% Every 5 Years
Options:	Twelve, 5 Year



PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to acquire a corporately guaranteed Walgreens located at the signalized intersection of East Calhoun Street and North Lafayette Drive in Sumter, South Carolina. The ±14,820 square foot building sits on a ±1.84-acre parcel and was constructed in 2008. The property is secured by a long-term absolute NNN lease with zero landlord responsibilities and structured rent escalations. The lease includes 5% rental increases every five years, with twelve (12) five-year renewal options, providing long-term income growth and stability. Strategically positioned in a high-traffic corridor with combined traffic counts exceeding 46,000 vehicles per day, the site offers excellent visibility and accessibility. The property is surrounded by prominent national retailers, including Walmart, Lowe's, Petco, Staples, T-Mobile, and Aspen Dental, enhancing its retail synergy and consumer draw. Additionally, the location benefits from proximity to key educational institutions such as Sumter High School (2,289 students), Morris College (384 students), and Central Carolina Technical College (2,885 students), contributing to a strong daytime population and consistent foot traffic. The surrounding area features a mix of established residential neighborhoods and commercial developments, reinforcing the property's position within a stable and growing market.

LOCATION DESCRIPTION

Sumter, South Carolina is a growing city located in the heart of the state, approximately 45 miles east of Columbia. As the economic and cultural center of Sumter County, the city plays a key role in the region's commerce, education, and healthcare sectors. One of Sumter's largest economic drivers is Shaw Air Force Base, which supports both military and civilian personnel and anchors the local economy. The city is also home to several higher education institutions, including Morris College and Central Carolina Technical College, in addition to a range of public and private K-12 schools. Healthcare services are led by Prisma Health Tuomey Hospital, a regional medical facility providing comprehensive care to the surrounding communities. Sumter offers a mix of residential neighborhoods, local businesses, and recreational amenities such as Swan Lake Iris Gardens—home to all eight species of swan. With affordable housing, a steady employment base, and a strong sense of community, Sumter continues to attract residents and investment interest throughout the Midlands region of South Carolina.





DEMOGRAPHICS

SECTION 2

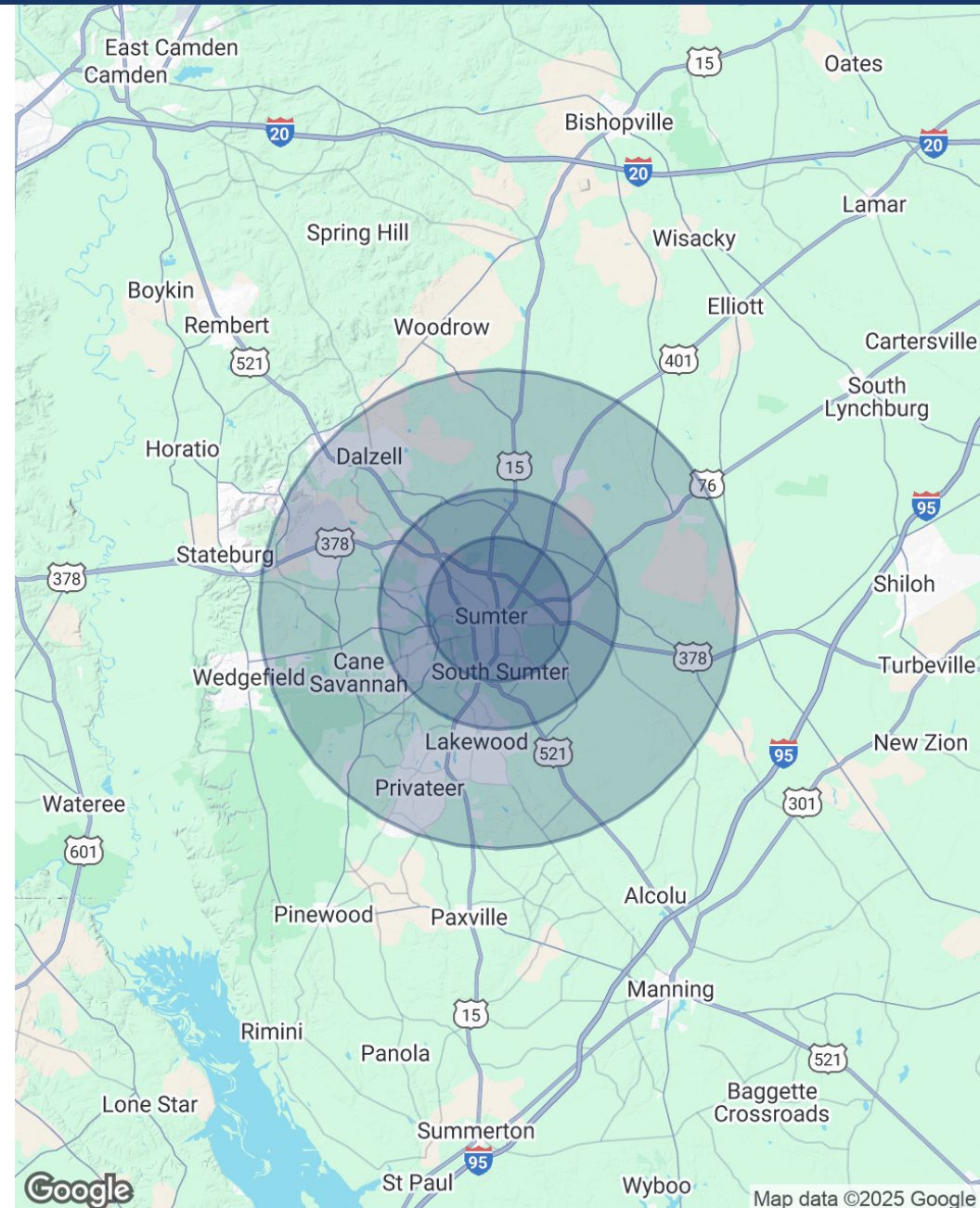
DEMOGRAPHICS MAP & REPORT

201 N LAFAYETTE DRIVE
SUMTER, SC 29150

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	28,574	47,900	86,024
Average Age	35.9	38.1	37.6
Average Age (Male)	33.4	35.5	35.3
Average Age (Female)	38.2	40.4	39.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,703	22,593	38,935
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$39,465	\$52,069	\$54,674
Average House Value	\$88,522	\$115,145	\$126,383

* Demographic data derived from 2020 ACS - US Census





KASE ABUSHARKH

925.348.1844

Founding Principal

kase@thekasegroup.com

SC #104250

JEFF BRACCO

510.388.4438

Managing Director

jbracco@thekasegroup.com

CA DRE #01336201

JACOB ABUSHARKH

650.315.2112

Managing Principal

jacob@thekasegroup.com

CA DRE #01385529

CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.