

9033 OLD HIGHWAY NUMBER SIX
SANTEE, SC
INTERSTATE LOCATION


OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE



Investment Offering • 2020 Construction • 5+ Year NN Lease • Corporate Guaranty • (6) 5-Year Options

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

©2024, Oswald Cooke & Associates, LLC

Benjy Cooke (Primary)

Office 843-388-5650

Mobile 843-343-1351

benjy.cooke@oswaldcooke.com

Ruthie Godfrey

Mobile 864-344-1541

ruthie.godfrey@oswaldcooke.com



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE





9033 OLD HWY NUMBER 6 SANTEE, SC

PRICE \$2,000,000

CAP RATE 5.85%

NOI \$117,000

LEASE COMMENCEMENT 07/30/2020

LEASE TYPE NN

LEASE EXPIRATION 02/28/2031

RENTAL INCREASES 10% Every 5 Years (2031)

RENEWAL OPTIONS (6) 5-Year Options

BUILDING SIZE 2,510 SF

LOT SIZE 0.74 Acres

YEAR BUILT 2020

TMS 0324-17-02-006.000

COUNTY Orangeburg

ZONING CG - Commercial General

GUARANTOR Corporate



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE

AERIAL

INTERSTATE
95

37,000 VPD

INTERSTATE
95



**Santee Cooper
Country Club**



Old Highway Number 6



Quick Pantry



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE

AERIAL

Lake Marion

Santee State Park

Lake Shore
Campground

Santee Cooper
Country Club

95

6

37,000 VPD



Enmarket



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE

Image © 2025 Airbus

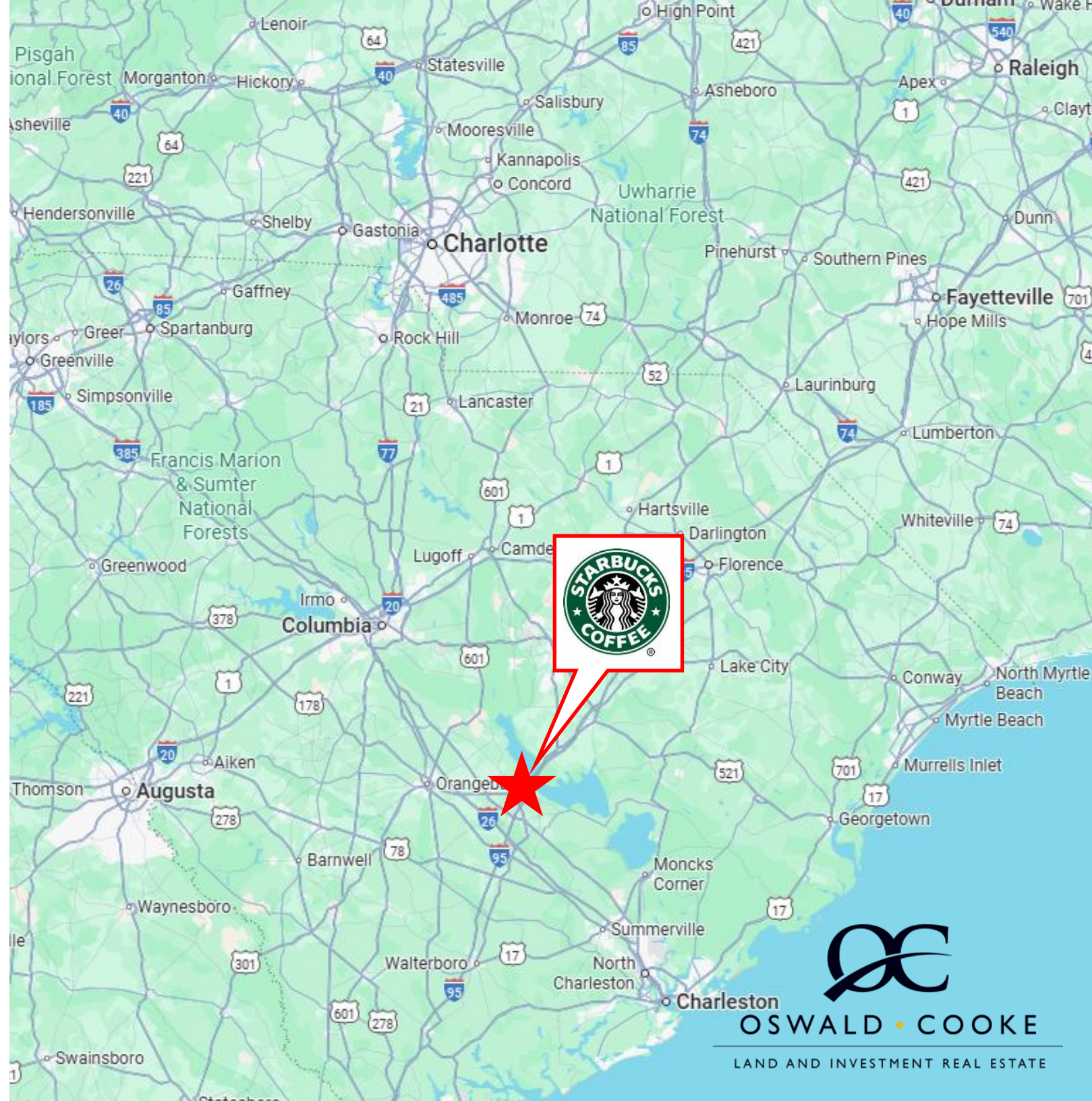
95

VICINITY

- 24 Miles to Orangeburg
- 64 Miles to Charleston
- 68 Miles to Columbia
- 69 Miles to Florence

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	595	2,553	5,512
Number of Households	301	1,157	2,483
2024 Average Household Income	\$52,988	\$46,951	\$46,494
Daytime Employees	1,351	1,842	2,262



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE

ABOUT SANTEE



Once a predominantly agricultural community, Santee is gateway to many outdoor recreational opportunities in the Santee-Cooper Country. Nestled along I-95, Santee offers access to some of the best fishing in the Southeast, as well as boating, golfing, camping, wildlife watching and guided nature tours. Santee is a small town but attracts more than 100,000 visitors annually from all parts of the globe. It is one of the most popular fishing destinations in the state. Santee is conveniently located on the south shore of Lake Marion, the largest freshwater lake in the state of South Carolina. Santee is a true picture of Southern Hospitality and offers many attractions for it's tourists from hiking and birding to boating and fishing, outdoor recreational opportunities abound in Santee. Santee National Golf Club is also a top attraction. This 18-hole championship golf course was built in 1889.

Information courtesy of: [Discover SC](#)

ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail
- Four major commercial airports in addition to 50 municipal airports
- Four ports, two of which are inland: the Port of Charleston, which has five terminals and has received worldwide recognition for its innovative design and productivity; the Port of Georgetown, which includes specialty cargo-handling facilities; and the inland ports in Greer and Dillon, which connect South Carolina to the majority of the East Coast via I-85 and I-95.

HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth place in 2018 under "Best States for Business."
- South Carolina is a right-to-work state with one of the lowest unionization rates in the nation.
- 3rd Fastest growing state in the US in 2022 according to the US Census.

You won't find a more hospitable or business-friendly climate than South Carolina.



Benjy Cooke (Primary)

O - 843.388.5650

C - 843.343.1351

benjy.cooke@oswaldcooke.com

Ruthie Godfrey

O - 843.388.5650

C - 864.344.1541

ruthie.godfrey@oswaldcooke.com

All information in the package is confidential in nature and is believed to be true and reliable. However, Oswald Cooke & Associates makes no guaranties, warranties or representations to the completeness thereof. The presentation is subject to errors and should be verified by all interested parties.



870 WALT MILLER STREET, SUITE 100

MOUNT PLEASANT, SC 29464

OFFICE: 843-388-5650

WWW.OSWALDCOOKE.COM