

9033 OLD HIGHWAY NUMBER SIX  
SANTEE, SC  
INTERSTATE LOCATION



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

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**OSWALD • COOKE**

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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



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AERIAL

37,000 VPD



Santee Cooper  
Country Club



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AERIAL

Santee State Park

Lake Shore  
Campground

Lake Marion

Santee Cooper  
Country Club

37,000 VPD



Enmarket



DOLLAR GENERAL



Image © 2025 Airbus



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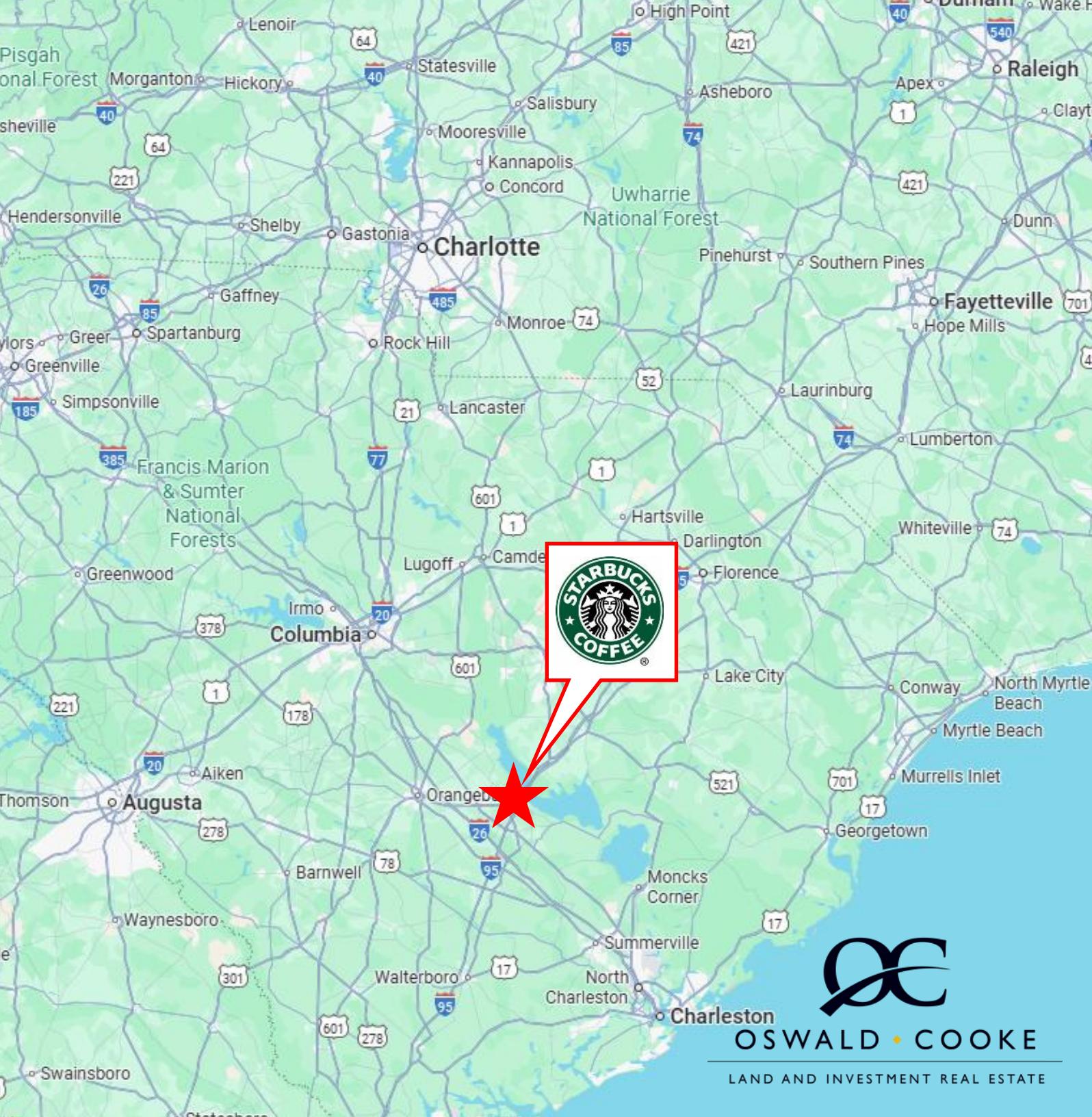
LAND AND INVESTMENT REAL ESTATE

## 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



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# ASBUILT

IMS No. 1324-1/-12-1817.1800

CALCULATED PT

KELLY SHARED ACCESS  
AND PARKING EASEMENT

TRANSFORMER DRIVE TUBE BACK

CONC. FOUNDATION  
EE - 132.16<sup>2</sup>

SANTEE ACCESS  
EASEMENT

NAIL (0)

207 500000 EASMENT  
58 144 PG 196  
58 144 PG 197

POE  
CM (O)

OLD NUMBER  
24

PK MAIL (0)

SMITH ACCES

N/F  
G.L. SMITH INC. et. al.  
DB 398 Pg 633  
PB 52 Pg 89  
MS No. 0324-17-02-005.000



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# 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 its 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.*

# STARBUCKS



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*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.*



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