



104 MONTGOMERY DRIVE

104 Montgomery Dr, Anderson, SC 29621

JOHN WRIGHT JR., CCIM

President

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PROPERTY HIGHLIGHTS

- Class A Medical Office Investment — 7% Cap Rate!
- 2% Annual Rent Increases!
- Lease expires 12/13/27 with two 5 year options!
- Long time oral surgery practice recently acquired by private equity!
- Strategically located in medical office park approximately 1.5 miles from hospital!
- Minimal Landlord responsibilities!

OFFERING SUMMARY

Sale Price:	\$1,538,863
Cap Rate:	7.0%
NOI:	\$107,720.41 (\$17.17 SF)
Building Size:	6,275 SF
Lot Size:	1.02 AC
Lease Expiration:	12/13/2027 (2 5 year options with 2% increases)



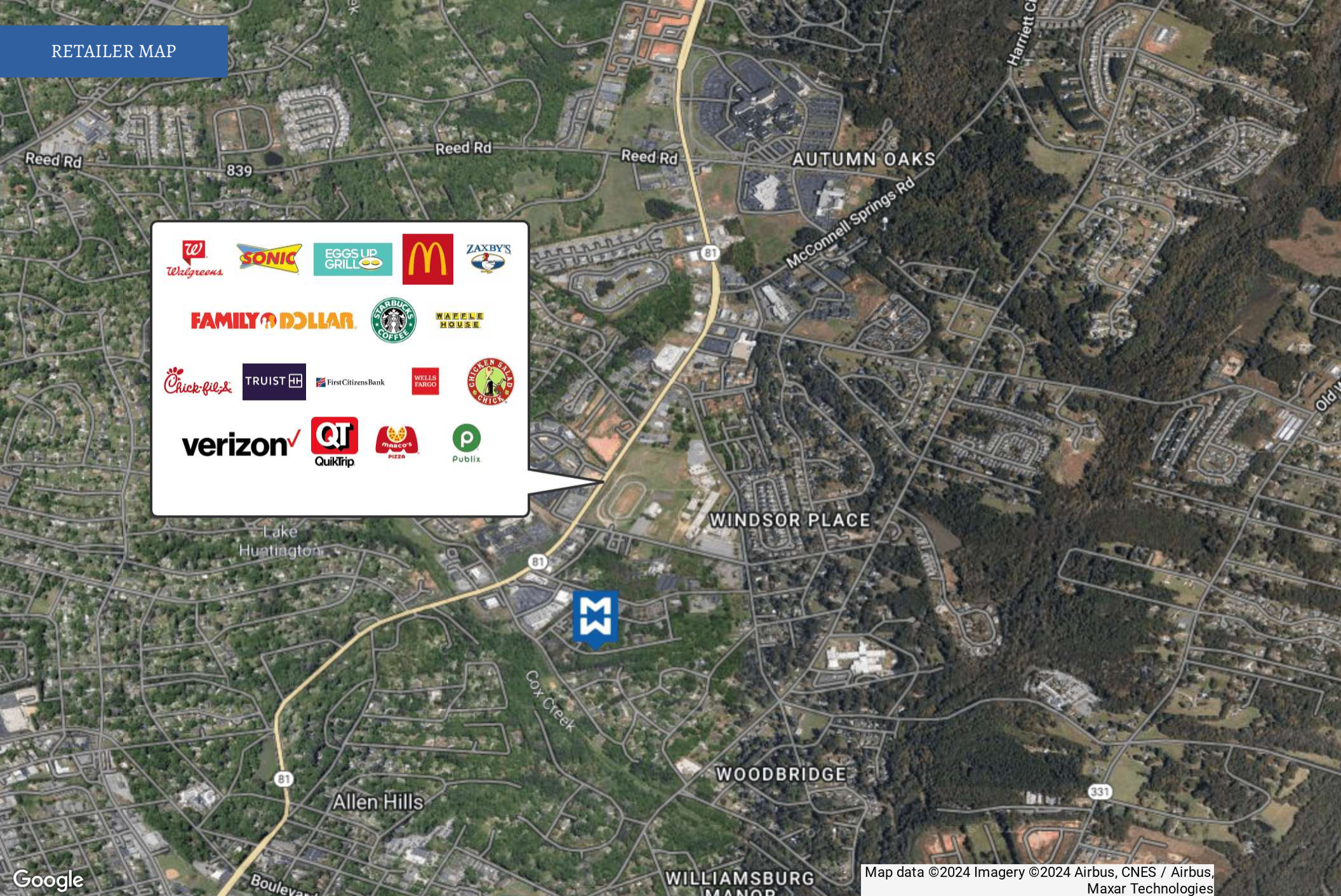
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ADDITIONAL PHOTOS



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RETAILER MAP



- Walgreens
- Sonic
- Eggs Up Grill
- McDonald's
- Zaxby's
- Family Dollar
- Starbucks
- Waffle House
- Chick-fil-A
- Truist
- First Citizens Bank
- Wells Fargo
- Chicken Salad Chick
- Verizon
- QuikTrip
- Marco's Pizza
- Publix

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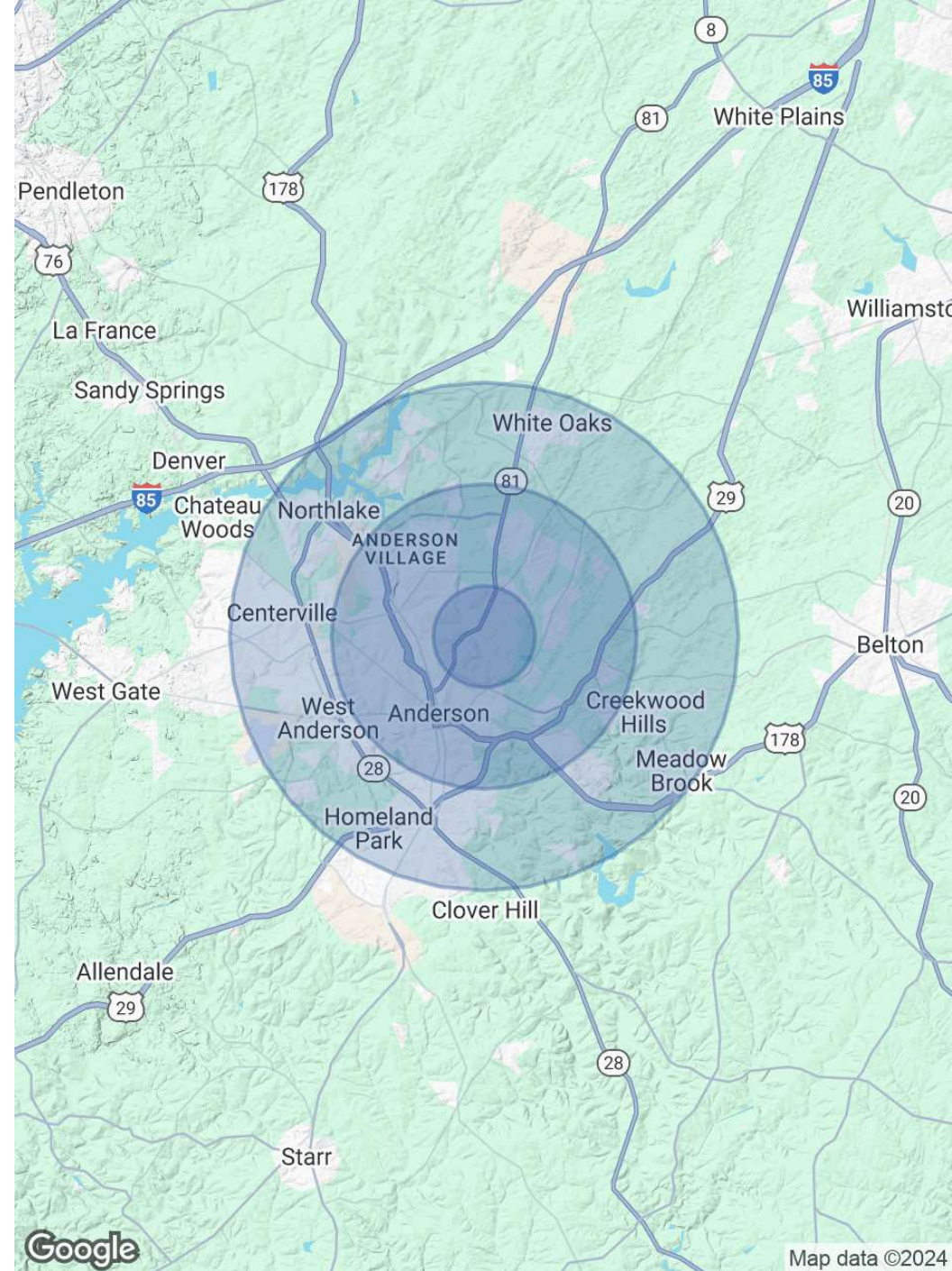
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,418	42,350	74,307
Average Age	39	41	41
Average Age (Male)	38	39	40
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,134	16,943	29,837
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$83,563	\$74,330	\$76,403
Average House Value	\$287,234	\$233,989	\$239,401

Demographics data derived from AlphaMap



Map data ©2024



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