

**SALE**

# 1010 Old Highway 52

1010 OLD HIGHWAY 52

Moncks Corner, SC 29461

**PRESENTED BY:**

**CHRIS SALTIEL**

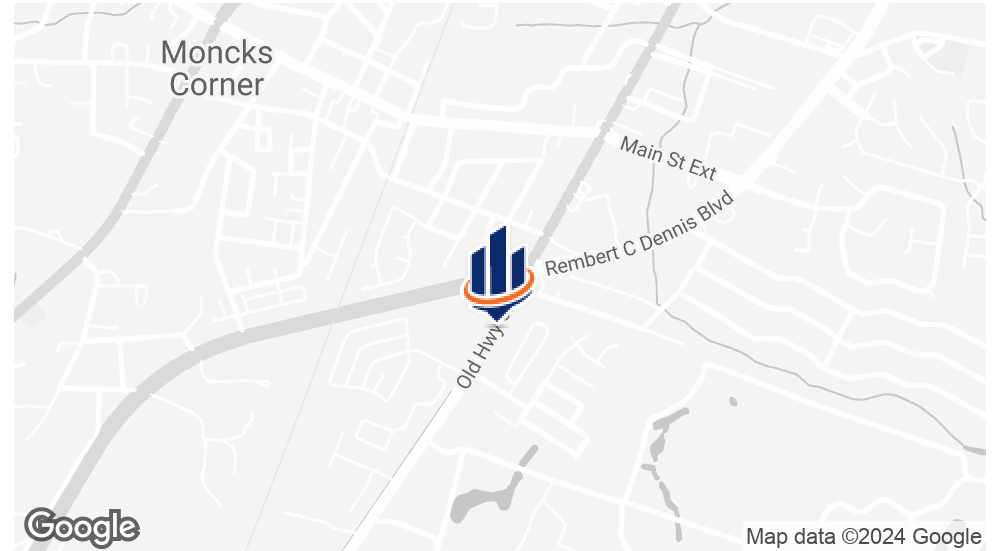
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SC #135588



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,300,000
<b>BUILDING SIZE:</b>	8,000 SF
<b>LOT SIZE:</b>	0.67 Acres
<b>PRICE / SF:</b>	\$162.50
<b>CAP RATE:</b>	6.47%
<b>NOI:</b>	\$84,067
<b>ZONING:</b>	Commercial

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## PROPERTY OVERVIEW

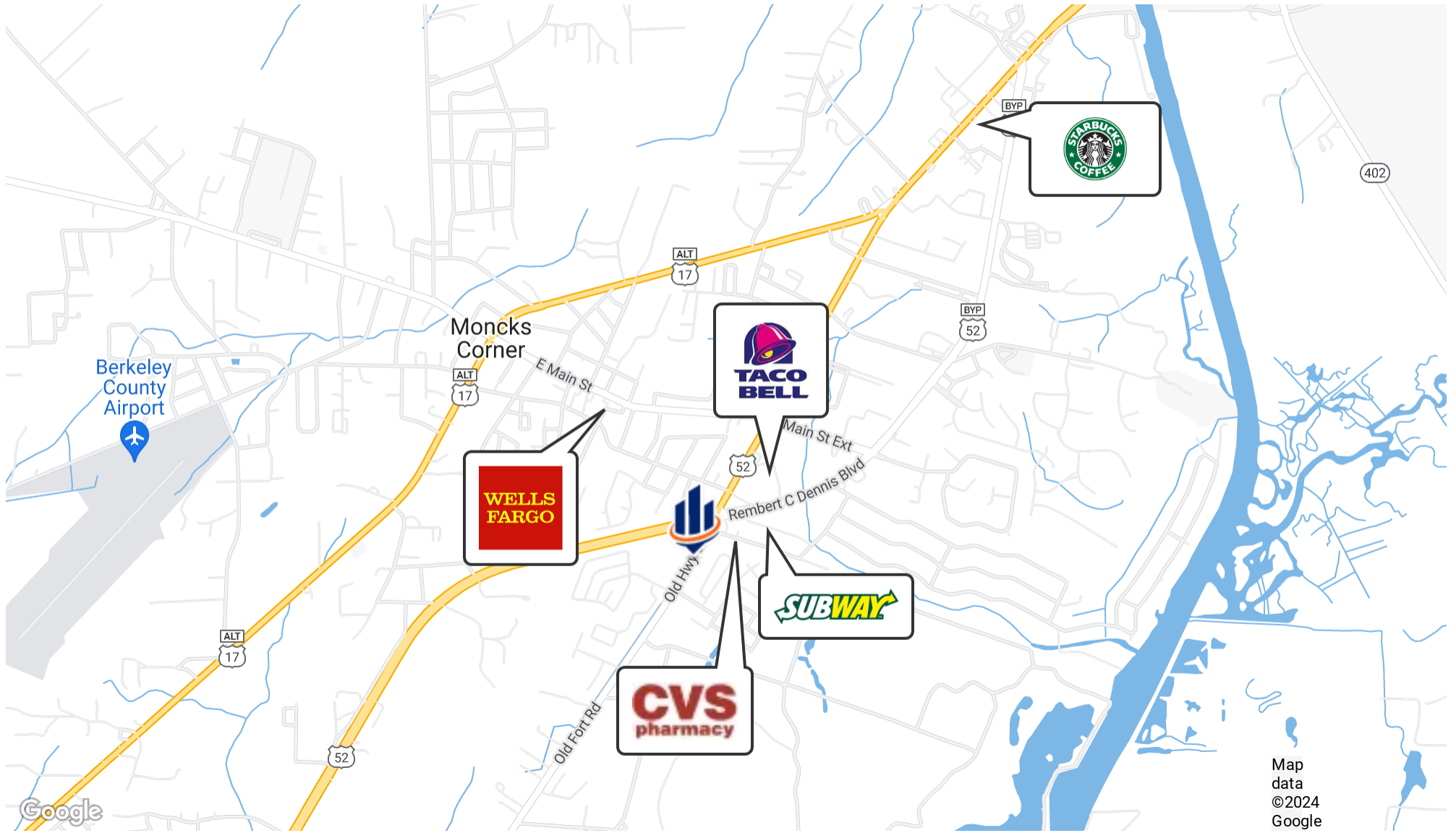
Excellent Investment opportunity in Moncks Corner, SC. This strip center has been fully leased for years. Primarily operating under a gross lease agreement. As lease renewals approach in 2024, there is an opportunity to transition to NNN leases and increase rental rates as current rates are slightly below market. The owner will also be willing to package other strip mall located at 102 Berkeley Square Ln. Both assets are currently 100% leased.

**PROPERTY PHOTO**



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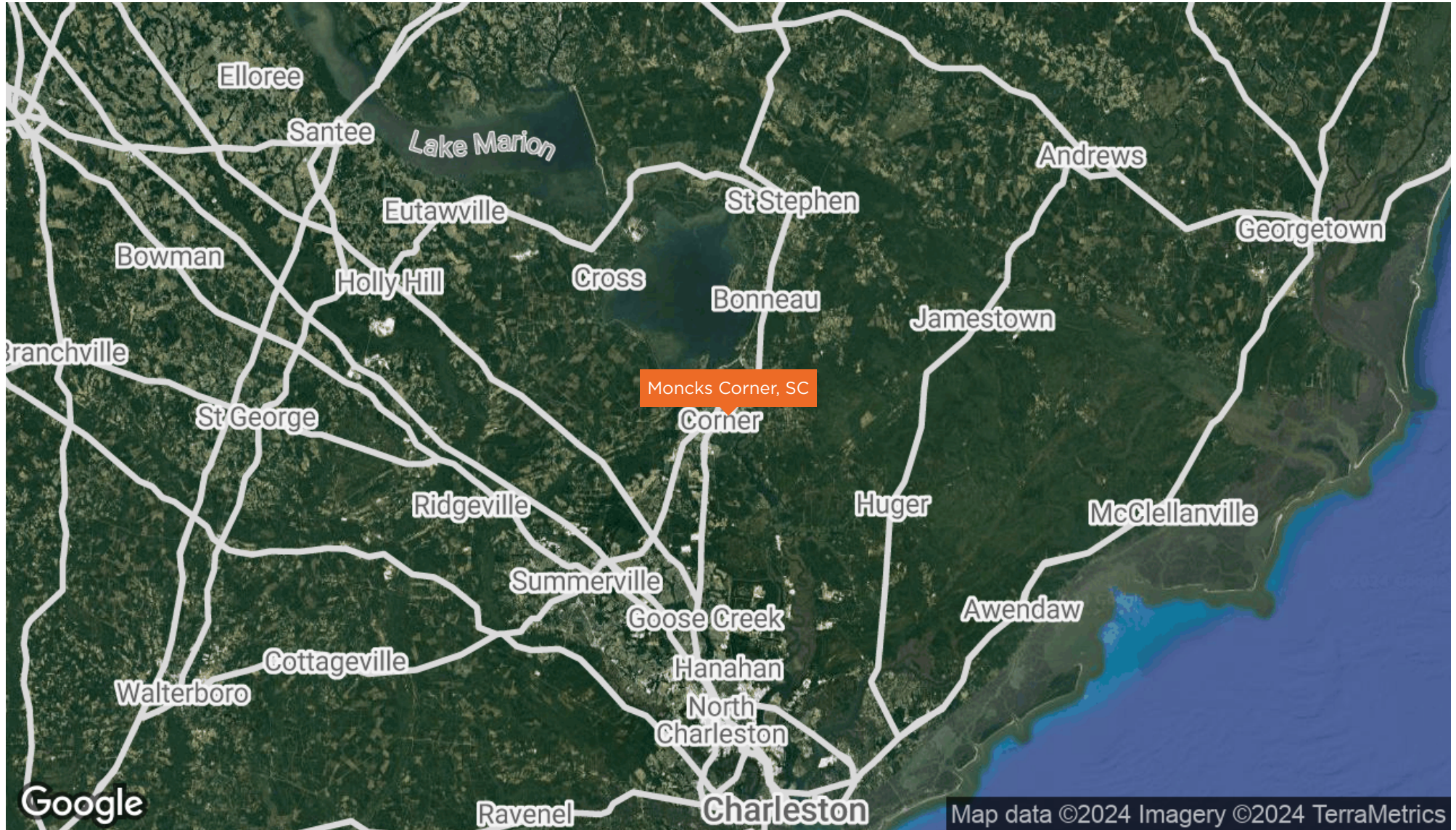
# RETAIL MAP



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# REGIONAL MAP



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# DEMOGRAPHICS MAP & REPORT

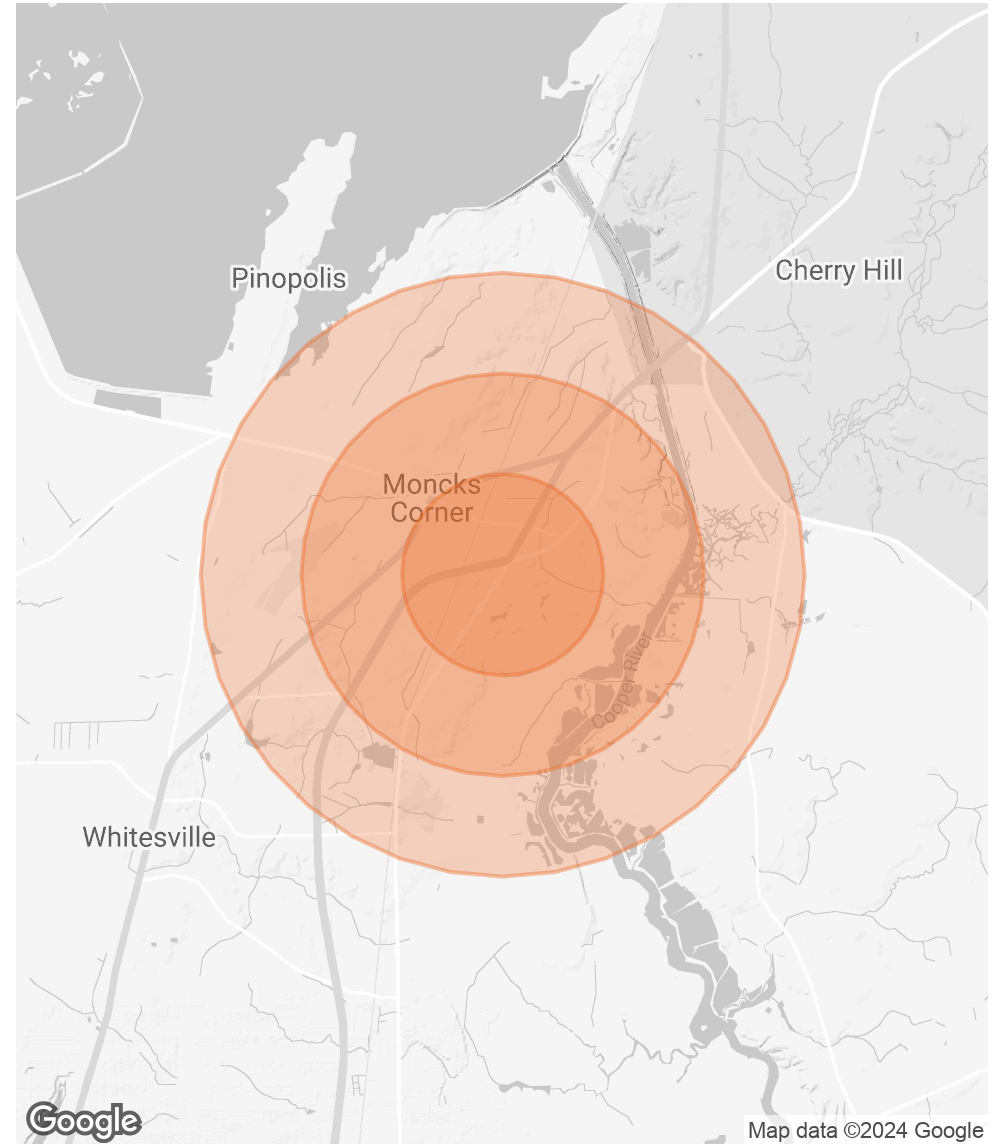
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	2,792	8,807	15,072
<b>AVERAGE AGE</b>	35.4	37.3	37.5
<b>AVERAGE AGE (MALE)</b>	34.4	35.8	36.1
<b>AVERAGE AGE (FEMALE)</b>	36.6	39.3	39.4

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	1,129	3,386	5,681
<b># OF PERSONS PER HH</b>	2.5	2.6	2.7
<b>AVERAGE HH INCOME</b>	\$63,412	\$63,518	\$64,426
<b>AVERAGE HOUSE VALUE</b>	\$199,821	\$210,991	\$202,847

\* Demographic data derived from 2020 ACS - US Census



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SVN | BLACKSTREAM

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