

**SANTEE PLAZA**  
**Shopping Center**  
**For Sale**



# 3931 Byrnes Dr. St. Stephen, SC

**100% Leased @ 5.3% Cap Rate**

29,500SF IGA grocery store anchored shopping center including IGA gas station, Santee Drug Center, a church, a restaurant and private school. 4 vacant acres bordering parking lot ready for development. IGA properties are ground leases—Gross leases for 8,160SF and 4,800SF buildings.

Offered at:	<b>\$2,000,000</b>
Total SF:	<b>42,640</b>
# Acres:	<b>11.2</b>
County:	<b>Berkeley</b>
TMS #'s:	<b>026-10-01-067</b> <b>026-10-01-003</b>
Zoning:	<b>GC</b>
Parking Spaces:	<b>165</b>



**Doug Richardson, Broker**

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