

WALMART NEIGHBORHOOD MARKET

680 Old Greenville Highway | Clemson, SC

OFFERING MEMORANDUM



COLLISION CAPITAL

Walmart Neighborhood Market

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OFFERING SUMMARY

PRICE	\$15,283,158
CAP RATE	4.75%
NOI	\$725,950
LANDLORD RESPONSIBILITIES	Modified NNN
TENANT	Walmart Neighborhood Market
LEASE TYPE	Modified Triple-Net (NNN)
LEASE TERM REMANING	9 Years

PROPERTY SUMMARY

ADDRESS	680 Old Greenville Highway Clemson, SC 29631
COUNTY	Pickens
BUILDING SF	41,117
LAND ACRES	6.2
YEAR BUILT	2015
TRAFFIC COUNTS	30,000
PARCEL NUMBER	4054-12-86-5698
CONVENIENCE STORE + FUEL	Yes





INVESTMENT

Investment Overview

- ❖ Collison Capital, LLC is pleased to present Walmart Neighborhood Market in Clemson, South Carolina. Built in 2015 and situated on 6.2 acres of land, Walmart Neighborhood Market is comprised of 41,117 square feet of retail space which includes a drive-thru pharmacy, and a multi-pump fuel station with convenience store on-site.

The subject property provides an investor the opportunity to acquire an asset that is leased to an investment grade tenant and has attractive lease terms. This Walmart Neighborhood Market is subject to a 20-year modified triple net (NNN) lease with 9 years remaining. The current annual rent is \$725,950 during the base term and includes 10% rental increases in the first and second option periods and 5% rental increases in the third and fourth option periods. The lease features minimal landlord responsibilities, with the landlord only responsible for the roof and structure. (Roof includes a 15-year warranty)

Investment Highlights

- ❖ Investment Grade Credit Rating "AA" by S&P/Fitch
- ❖ Walmart fuel and convenience store
- ❖ Less than three miles away from the main gate of Clemson University, which boasts a student population of 29,000. The Clemson football stadium is also approx. three miles away and draws over 81,500 fans to games.
- ❖ Lease has a corporate guarantee | NYSE: WMT
- ❖ Lease includes contractual rent increases during option periods



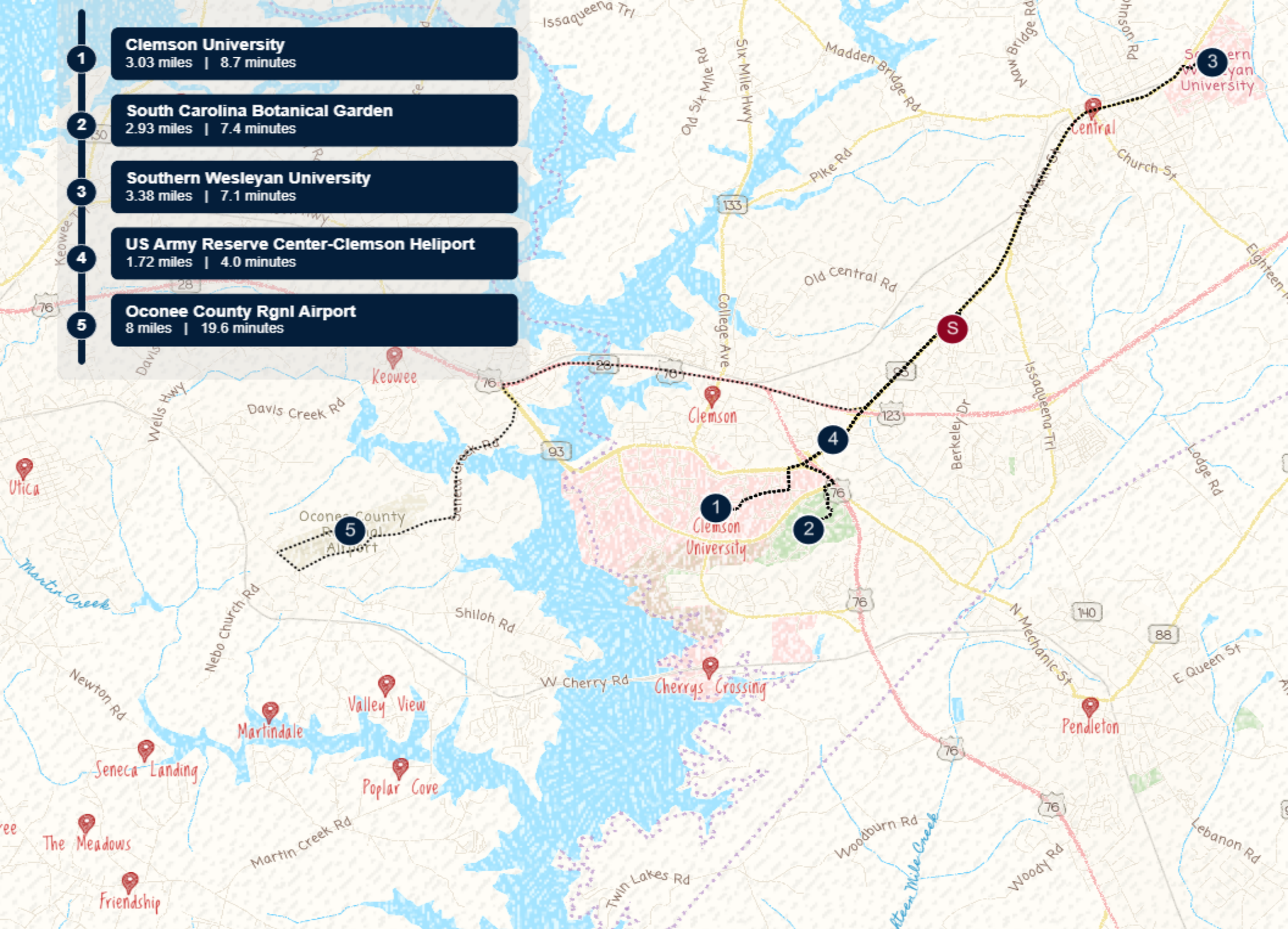
Submarket Overview

- ❖ The property is located at 680 Old Greenville Highway, Clemson, SC which is part of the larger Greenville / Upstate South Carolina market. With its location along the Interstate 85 corridor directly between the population centers of Charlotte and Atlanta, Upstate South Carolina has benefitted from this booming region's economic and demographic growth. The Upstate South Carolina region includes both the Greenville and Spartanburg metropolitan areas. As these two metros have expanded together, they have attracted increasing attention from corporate site selectors and job seekers, growing to a population of 1.2 million, the largest market in South Carolina.

Clemson Highlights

- ❖ The property is located in Clemson, SC, a city known for being home to Clemson University, a prestigious public research university with a strong focus on engineering and sciences. The university brings a large student population to the area, contributing to a vibrant and dynamic community.
- ❖ Clemson's downtown area, just a short drive from the property, features a mix of shops, restaurants, and entertainment venues. Popular attractions include the Clemson Area African American Museum and the South Carolina Botanical Garden, providing cultural and recreational opportunities for residents and visitors alike.
- ❖ Clemson is situated in the Upstate region of South Carolina, known for its beautiful natural landscapes and outdoor recreational opportunities. Residents and visitors can enjoy activities such as hiking in the nearby Blue Ridge Mountains or exploring the shores of Lake Hartwell.
- ❖ The property's proximity to major highways, including US-123 and SC-93, offers convenient access for commuters and businesses. This strategic location can attract customers and employees from both the local community and neighboring areas.
- ❖ The area surrounding the property offers a mix of residential neighborhoods and commercial establishments. Nearby neighborhoods include Calhoun, Patrick Square, and Clemson Downs, providing a diverse range of housing options for residents.











LEASE ABSTRACT

TENANT	Walmart Neighborhood Market
GUARANTOR	Walmart (NYSE:WMT)
EXPIRATION DATE	1/27/2035
LEASE TERM REMAINING	9 Years
RENEWAL OPTIONS	4 - 5 Year
CURRENT RENT	\$725,950
RENT INCREASES	10% Increases Options 1 & 2, 5% Increases Options 3 & 4

RENT SCHEDULE

YEAR 1	\$725,950/Year	\$60,496/Month
YEAR 2	\$725,950/Year	\$60,496/Month
YEAR 3	\$725,950/Year	\$60,496/Month
YEAR 4	\$725,950/Year	\$60,496/Month
YEAR 5	\$725,950/Year	\$60,496/Month
YEAR 6	\$725,950/Year	\$60,496/Month
YEAR 7	\$725,950/Year	\$60,496/Month
YEAR 8	\$725,950/Year	\$60,496/Month
YEAR 9	\$725,950/Year	\$60,496/Month
OPTION 1	\$798,545/Year	\$66,545/Month
OPTION 2	\$878,399/Year	\$73,200/Month
OPTION 3	\$922,319/Year	\$76,860/Month
OPTION 4	\$968,435/Year	\$80,703/Month

LEASE STRUCTURE

LEASE TYPE	Modified Triple-Net (NNN)
ROOF	Landlord
STRUCTURE	Landlord
HVAC	Tenant
CAM	Tenant
PARKING	Tenant
PROPERTY TAXES	Tenant
UTILITIES	Tenant
INSURANCE	Tenant



WALMART'S STORY

Originally founded as a single variety shop in 1950 by Sam Walton, Walmart has since grown to over 10,750 retail outlets globally and operations in 19 countries. Each week, Walmart serves approximately 270 million customers across Walmart U.S., Walmart International, and Sam's Club businesses that collectively focus on providing a broad assortment of quality merchandise at everyday low prices. Headquartered in Bentonville, Arkansas, the company reported total revenues of \$681 billion in 2025 and has a market cap (9/30/25) of over \$824 billion, making Walmart the largest brick and mortar retailer in the world. Walmart continues to invest in their omni-channel capabilities through a combination of stores, eCommerce sites, and service offerings, including Walmart+, a monthly subscription service that includes unlimited complimentary shipping, free delivery from store, fuel discounts, mobile scan and go, and additional member benefits.

HIGHLIGHTS

- **Global Leader** - Walmart is the world's largest retailer and the biggest private employer globally
- **Vast Footprint** - The company operates approximately 10,750 stores and clubs in 19 countries, with over 270 million customers visiting weekly
- **High Revenue** — Walmart's annual revenue exceeded \$648 billion in fiscal year 2024, showcasing its immense financial scale
- **Technology Integration** - Stores are designed to feel like part of the neighborhood, fostering a sense of familiarity and community
- **Pharmacy Services** — Many Neighborhood Markets include a full-service pharmacy, adding to their role as a one-stop shop for daily needs.
- **Competitive Strategy** - Neighborhood Markets compete with other grocery stores and dollar stores by offering a blend of affordability and convenience

Market Summary > Walmart Inc

103.34 USD

+102.82 (19,773.08%) ↑ all time

Sep 30, 10:28 AM EDT • Disclaimer

1D 5D 1M 6M YTD 1Y 5Y Max



Open	103.00	Mkt cap	820.41B	52-wk high	106.11
High	103.23	P/E ratio	38.92	52-wk low	78.98
Low	102.72	Div yield	0.91%	Qtrly Div Amt	0.23



CONCEPT

The Walmart Neighborhood Market concept is a smaller-footprint, community-focused grocery store format designed for quick, convenient trips to purchase fresh produce, groceries, and household essentials, often including a pharmacy. Launched in 1998, and now totaling over 675+ stores in the United States, Walmart Neighborhood Markets aim to be a convenient, local alternative to large Supercenters, emphasizing affordability, daily needs, and fresh food selections in urban and suburban markets. Walmart recently introduced expanded self-checkout, larger pharmacy/medical areas, drive-thru pickup windows and upgraded exterior signage at its WNM locations further cementing the company's financial commitment to this store format.

KEY ASPECTS

- ***Smaller Footprint*** - The stores have a much smaller physical size compared to Supercenters, making them easier to integrate into urban and suburban communities.
- ***Grocery – Focused*** - The primary focus is on groceries, produce, and household goods, providing a local supermarket experience.
- ***Gas Stations*** – The majority of the Neighborhood Market stores have a gas station with a store creating a one stop shop experience for customers/drivers.
- ***Convenience*** – The concept is built around quick in-and-out shopping for daily needs and forgotten items, offering a convenient alternative to large stores.
- ***Community Connection*** - Stores are designed to feel like part of the neighborhood, fostering a sense of familiarity and community.

Walmart Neighborhood Market

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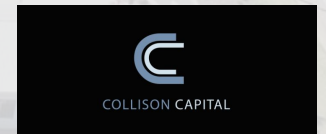
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