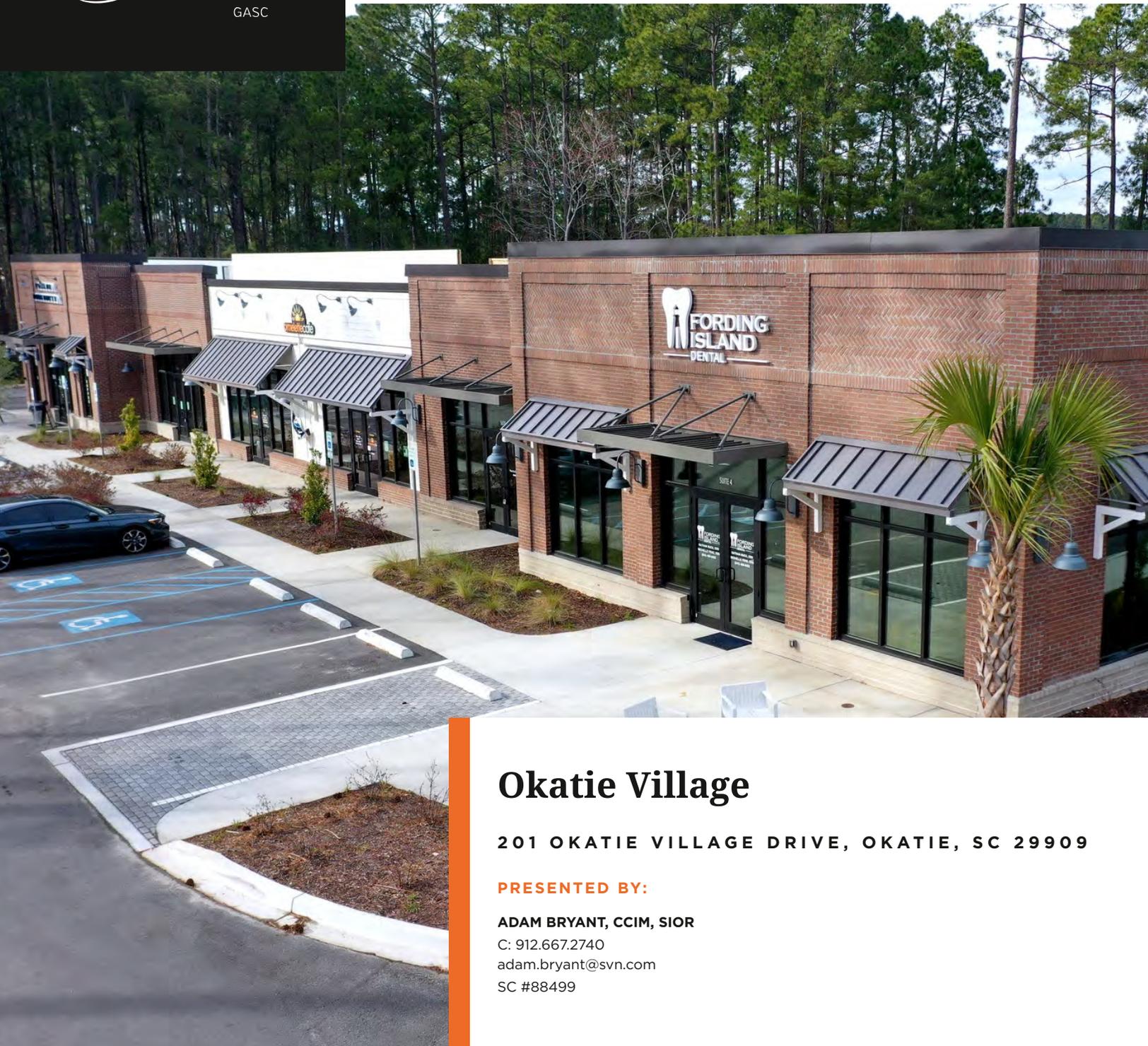




# Offering Memorandum



## Okatie Village

201 OKATIE VILLAGE DRIVE, OKATIE, SC 29909

**PRESENTED BY:**

**ADAM BRYANT, CCIM, SIOR**

C: 912.667.2740  
adam.bryant@svn.com  
SC #88499

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The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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# Property Information

# PROPERTY SUMMARY

## OKATIE VILLAGE

201 OKATIE VILLAGE DRIVE  
OKATIE, SC 29909

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,800,000
<b>BUILDING SIZE:</b>	10,009 SF
<b>NOI</b>	\$312,536.52
<b>LOT SIZE:</b>	1.52 Acres
<b>PRICE / SF:</b>	\$479.57
<b>CAP RATE:</b>	6.51%



# PROPERTY SUMMARY

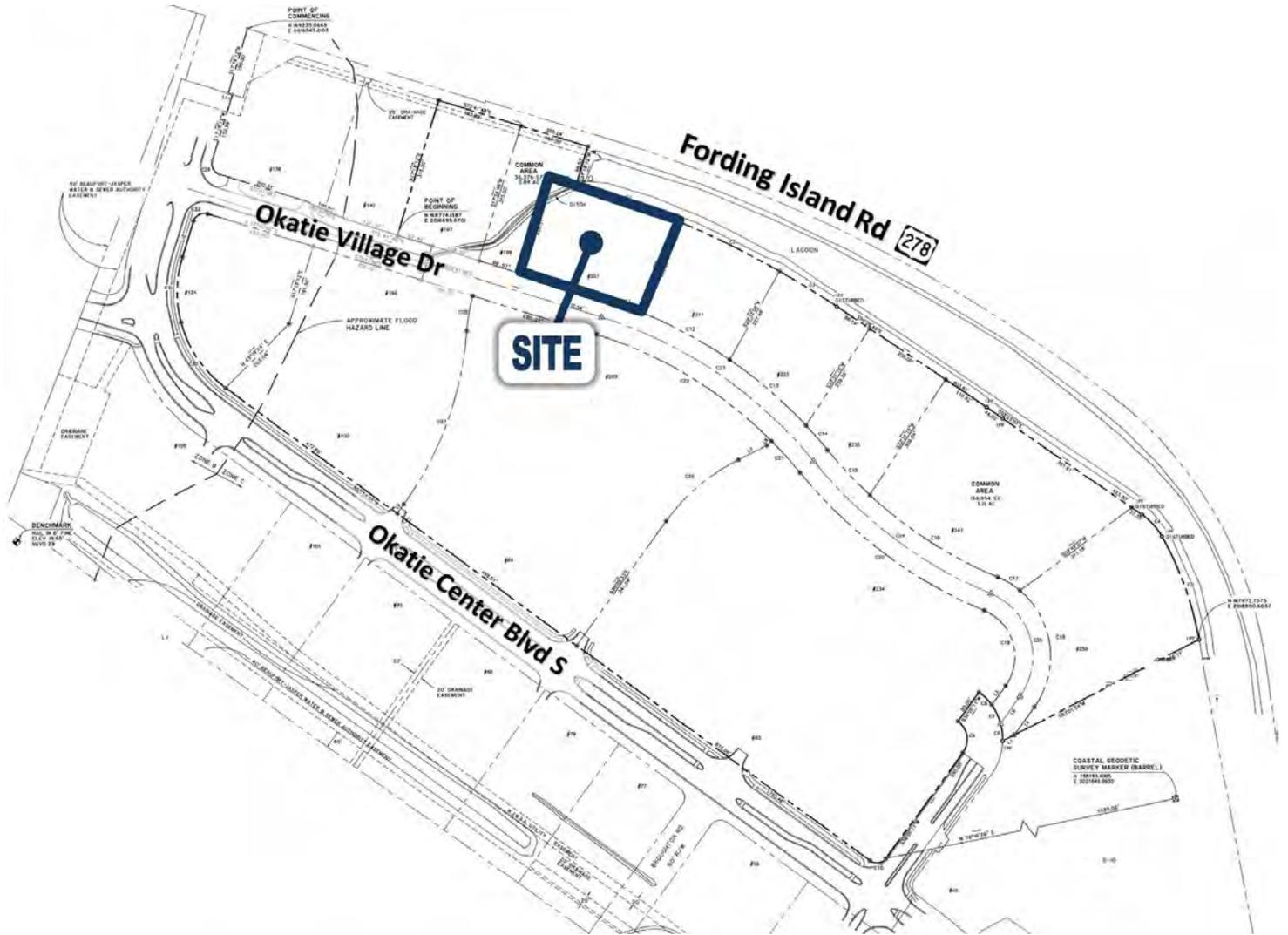
SVN is pleased to offer a stabilized, shadow grocery anchored in line retail center located within Okatie Center. Okatie Village is newly constructed, 100% occupied and comprised of four (4) tenants. This income producing asset provides immediate cash flow with scheduled net operating income for the twelve-month period ending April 2027 projected at \$312,536.52. The weighted average lease term is 5.36 years, delivering durable income and long-term stability in one of the fastest growing corridors in the greater Bluffton and southern Beaufort County market.



# SITE PLAN



# PROPERTY PLAT



# PROPERTY PHOTOS



# ADDITIONAL PHOTOS



Bird's Eye | Okatie Village



Bird's Eye | Okatie Center South

# AERIAL VIEW NORTH

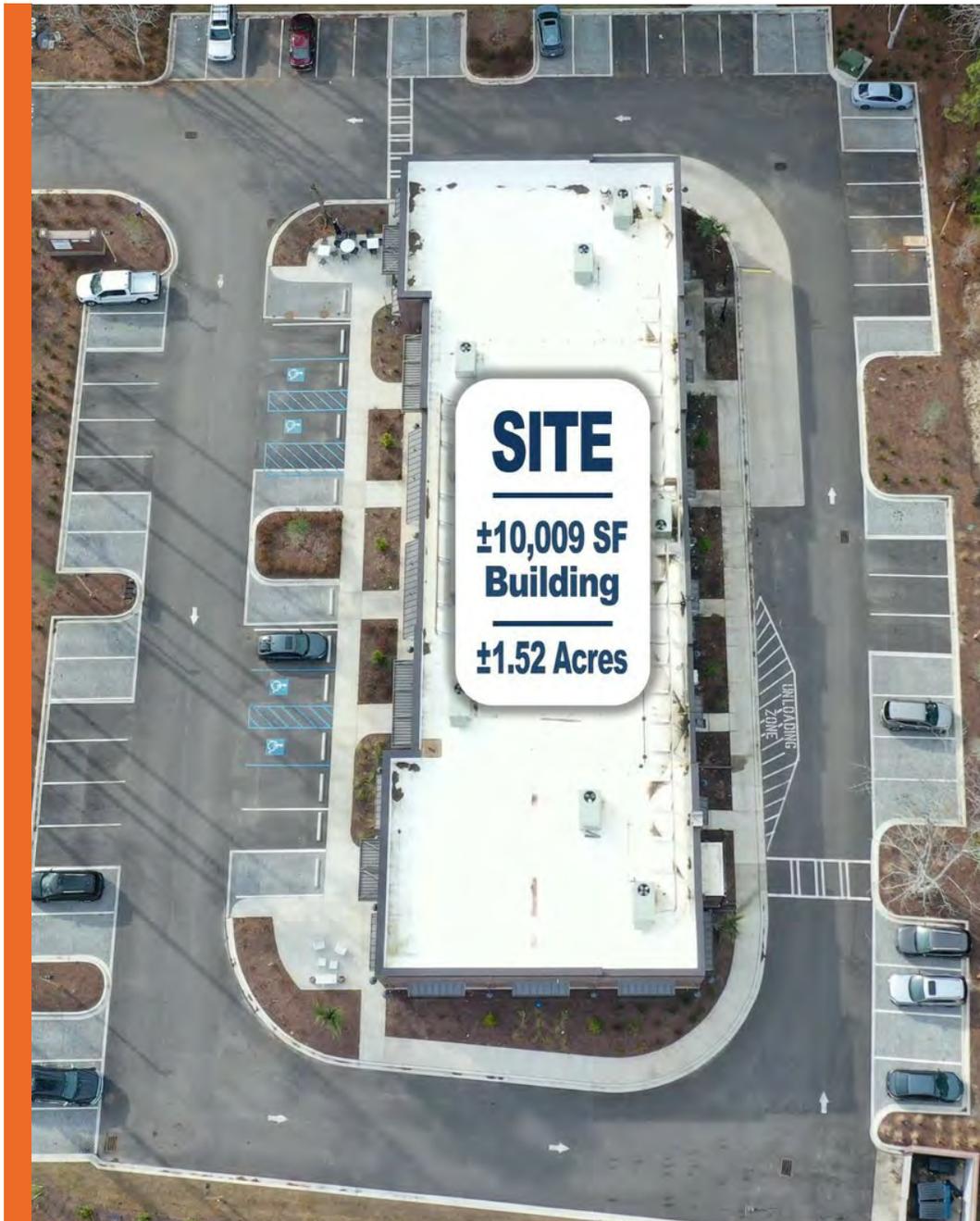


# AERIAL VIEW EAST



# AERIAL VIEW WEST





# Location Information



## LOCATION DESCRIPTION

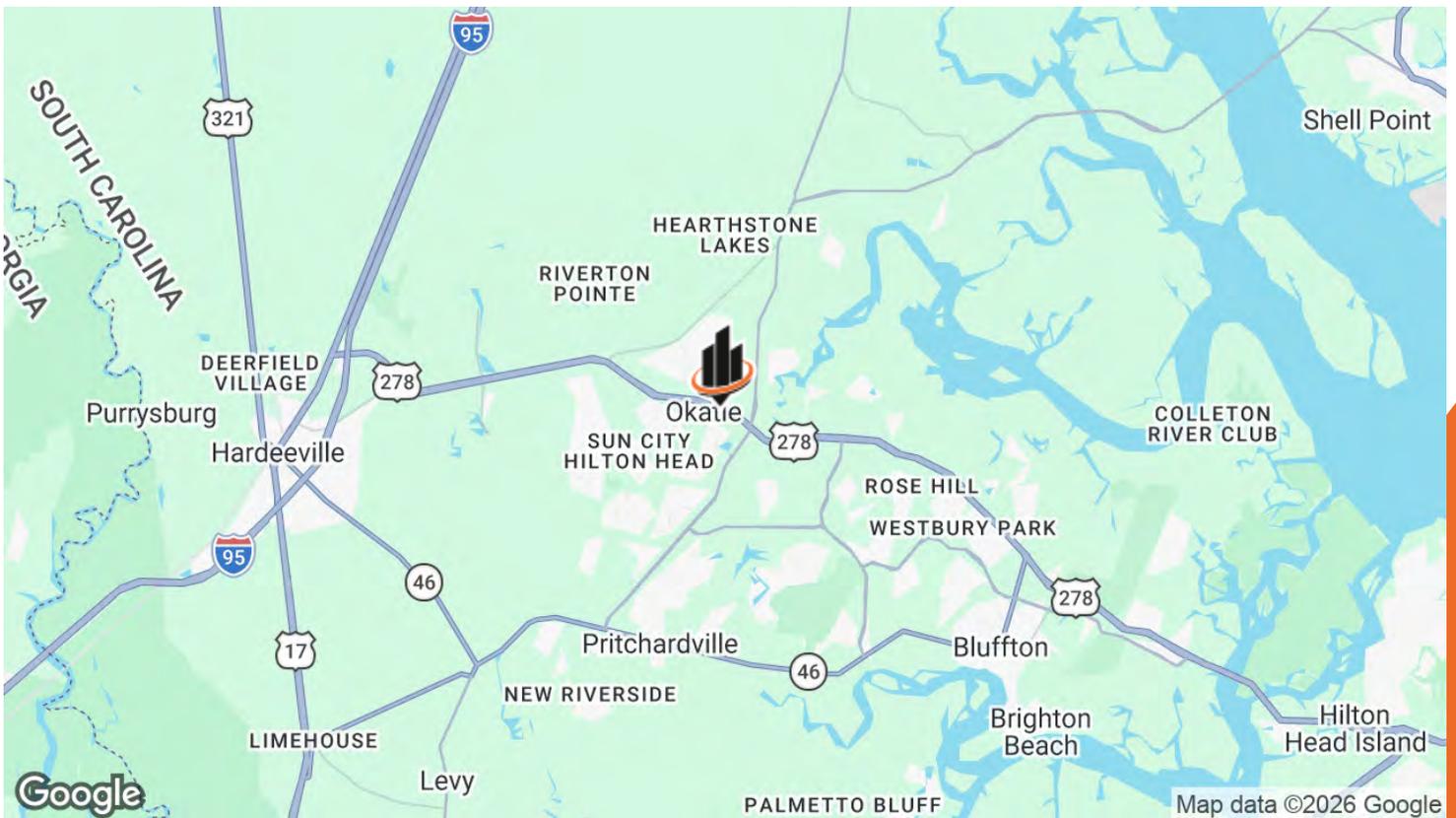
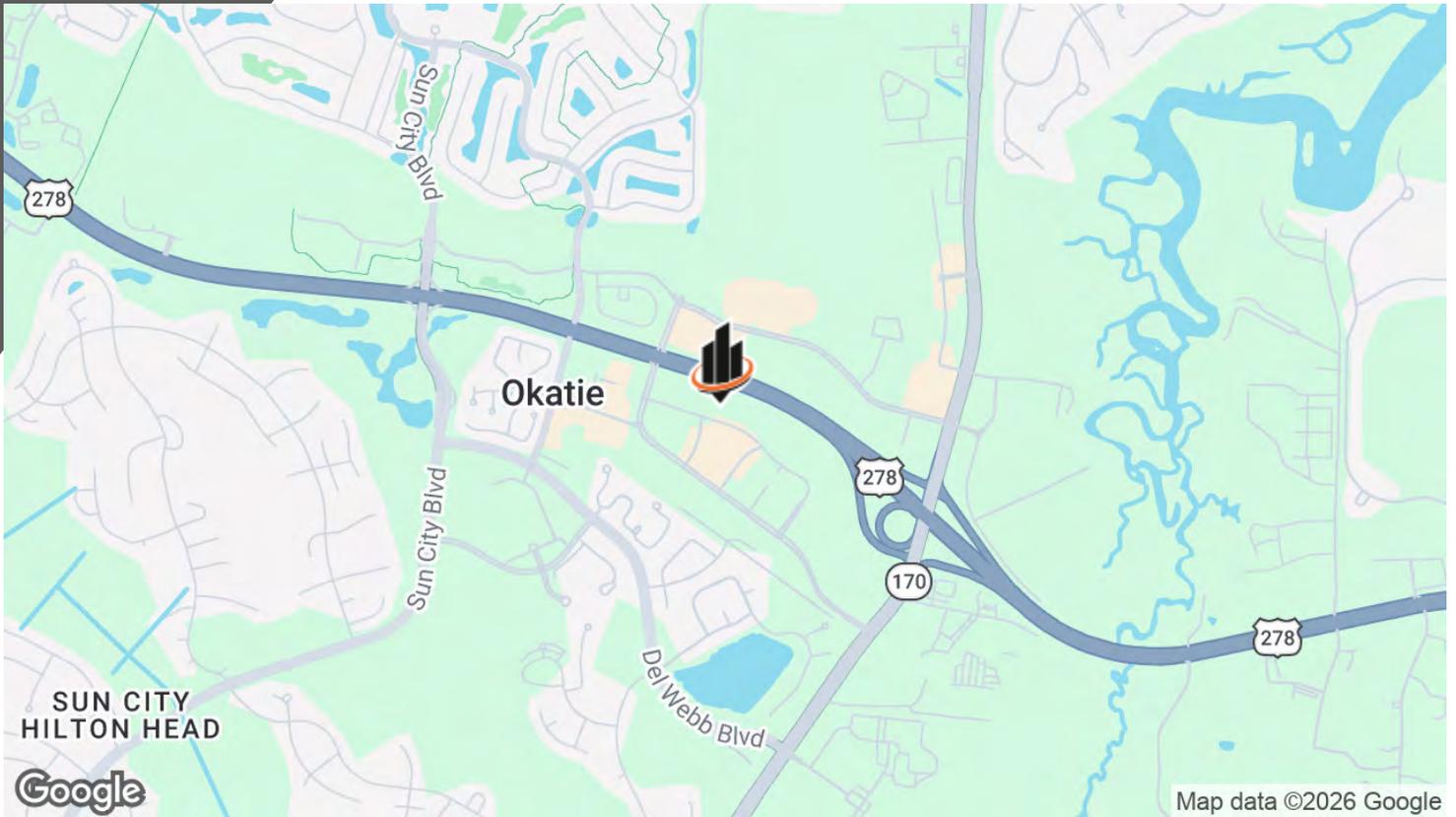
Located at the signalized intersection of U.S. Route 278 and South Carolina Highway 170 within Okatie Center, a ±268-acre regional commercial node serving southern Beaufort and Jasper Counties. The property sits directly adjacent to Sun City Hilton Head, home to more than 17,500 residents, and is minutes from University of South Carolina Beaufort and Technical College of the Lowcountry. This corridor is experiencing sustained residential expansion, with thousands of new homes in various stages of development throughout Bluffton and Jasper County. The site is strategically positioned to capture demand from the Savannah, Hilton Head, Beaufort, and greater Jasper County markets.







# LOCATION MAPS

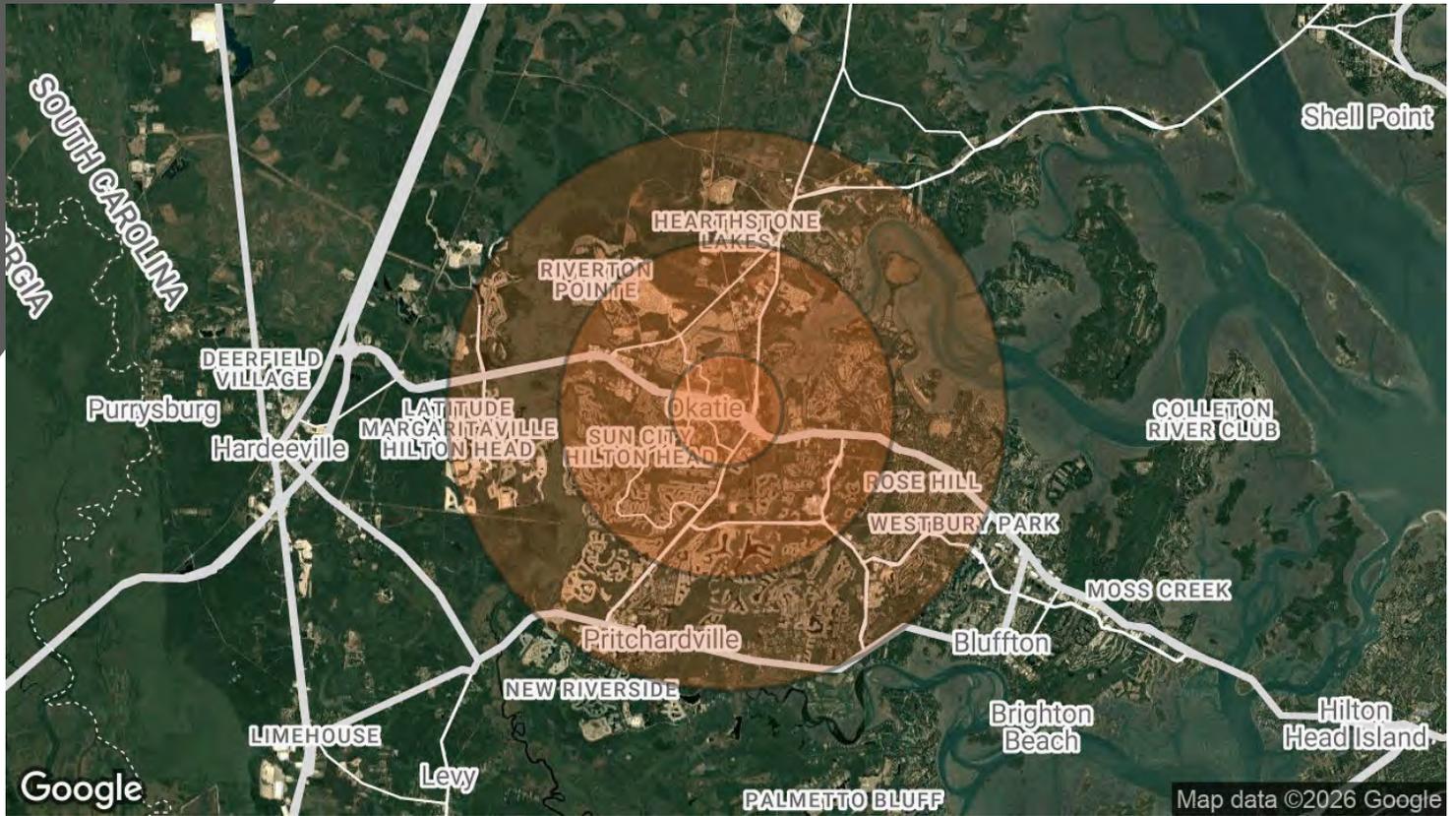




# Demographics

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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,153	22,570	49,905
AVERAGE AGE	67.6	59.6	51.8
AVERAGE AGE (MALE)	68.2	59.2	51.4
AVERAGE AGE (FEMALE)	67.6	60.5	52.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,098	10,578	21,592
# OF PERSONS PER HH	2.0	2.1	2.3
AVERAGE HH INCOME	\$104,363	\$114,996	\$118,066
AVERAGE HOUSE VALUE	\$375,892	\$437,692	\$480,630

TRAFFIC COUNTS	
HIGHWAY 278 & HIGHWAY 170	38,800/day



# Tenant Information

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# TENANT PROFILES

## TENANT OVERVIEW

<b>COMPANY:</b>	Parlor Doughnuts
<b>FOUNDED:</b>	2019
<b>LOCATIONS:</b>	100
<b>WEBSITE:</b>	<a href="https://www.parlordoughnuts.com/">https://www.parlordoughnuts.com/</a>

## TENANT OVERVIEW

<b>COMPANY:</b>	Fleet Fee
<b>FOUNDED:</b>	1976
<b>LOCATIONS:</b>	300+
<b>WEBSITE:</b>	<a href="https://www.fleetfeet.com">https://www.fleetfeet.com</a>

# TENANT PROFILES

## TENANT OVERVIEW

<b>COMPANY:</b>	Omelette Cafe'
<b>LOCATIONS:</b>	7
<b>WEBSITE:</b>	<a href="https://www.theomelettecafe.com/">https://www.theomelettecafe.com/</a>

## TENANT OVERVIEW

<b>COMPANY:</b>	SGA Dental Partners
<b>FOUNDED:</b>	1995
<b>LOCATIONS:</b>	156
<b>HEADQUARTERS:</b>	Richmond Hill, GA
<b>WEBSITE:</b>	<a href="http://www.sgadental.com">www.sgadental.com</a>



# Advisor Bio & Contact

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# ADVISOR BIO & CONTACT



**ADAM BRYANT, CCIM, SIOR**

Partner

adam.bryant@svn.com

Cell: **912.667.2740**

SC #88499 // GA #279255 /

## PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail, and investment properties throughout Savannah, Georgia and the surrounding coastal markets.

Bryant holds both a Master of Business Administration (MBA) and a Bachelor of Business Administration (BBA) from Georgia Southern University. He has earned the prestigious Certified Commercial Investment Member (CCIM) designation from the CCIM Institute and the SIOR designation from the Society of Industrial and Office Realtors. The CCIM designation is awarded to commercial real estate professionals who complete a rigorous graduate-level curriculum and demonstrate extensive transactional experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$500 million in transaction volume and has been recognized for his production, ranking among the Top 5 Advisors nationwide out of more than 2,000 SVN Advisors on multiple occasions.

Bryant previously served as President of the Savannah / Hilton Head Realtors Commercial Alliance (RCA) and remains actively involved in the region's commercial real estate community.

## EDUCATION

- Master of Business Administration (MBA) - Georgia Southern University
- Bachelor of Business Administration (BBA) - Georgia Southern University

## MEMBERSHIPS

- Certified Commercial Investment Member (CCIM)
- Society of Industrial and Office Realtors (SIOR)

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