

Decision Logic

Market Development Strategy:

- This conveniently located site will be positioned on one of Greenwood's main travel corridors.

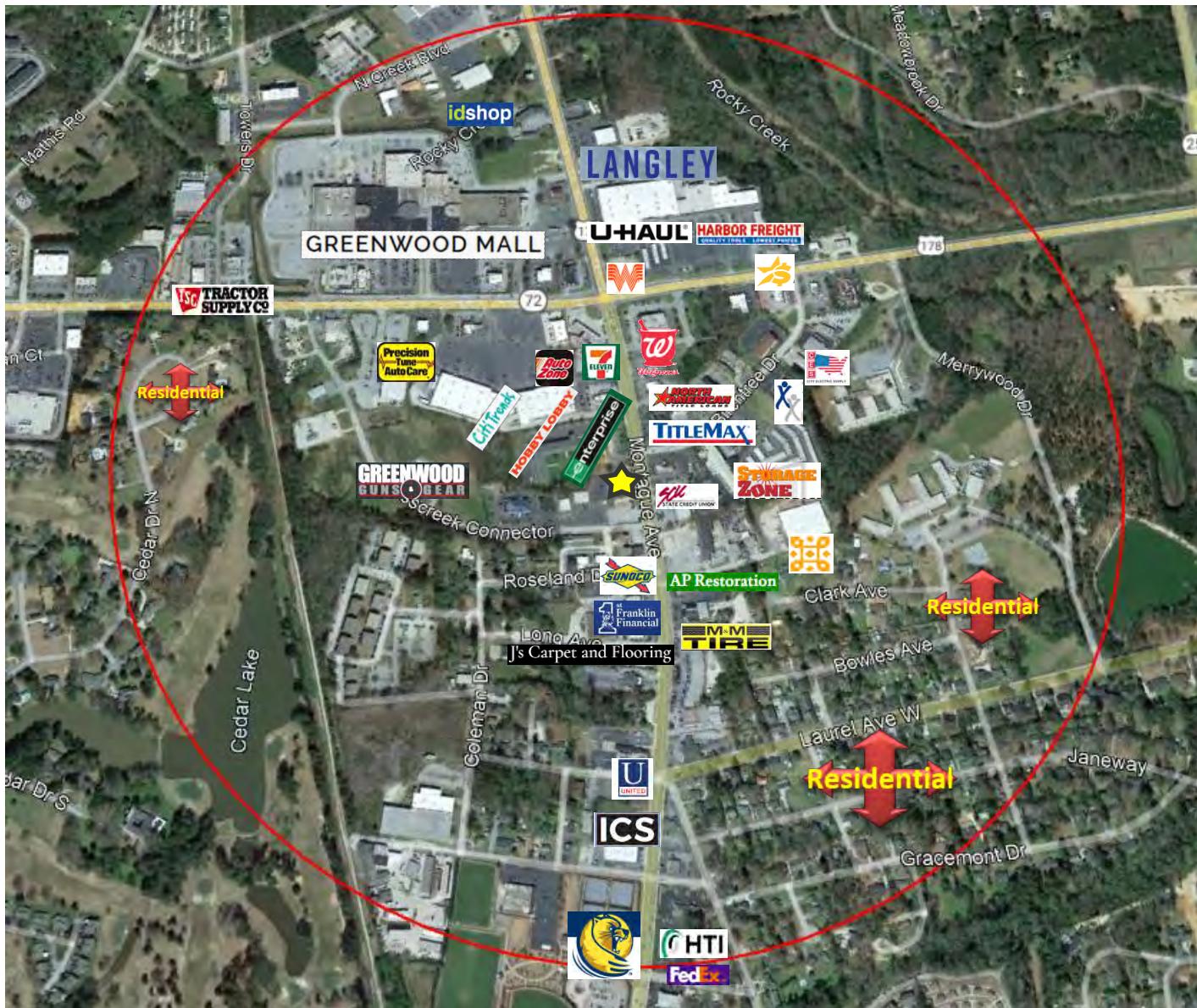
Site Specifics:

- Positioned alongside a dense retail/travel corridor that sees over 19,000 VPD.
- Neighboring tenants include Greenwood Mall, Hobby Lobby, Walgreens, Subway, Starbucks, Panera Bread, Shipley Do-Nuts.
- The site is approximately 1.7 miles from Lander University, a rapidly growing public university with 4,000 students and adjacent to Lander University's Sports Complex
- There are over 23,400 residents with an average household income greater than \$33,000 with a 5-mile radius of the subject property.
- Excellent Visibility!

Deal Structure:

- Build-To-Suit
- Ground Lease
- Multi-Tenant Strip Center

Aerial View-Market



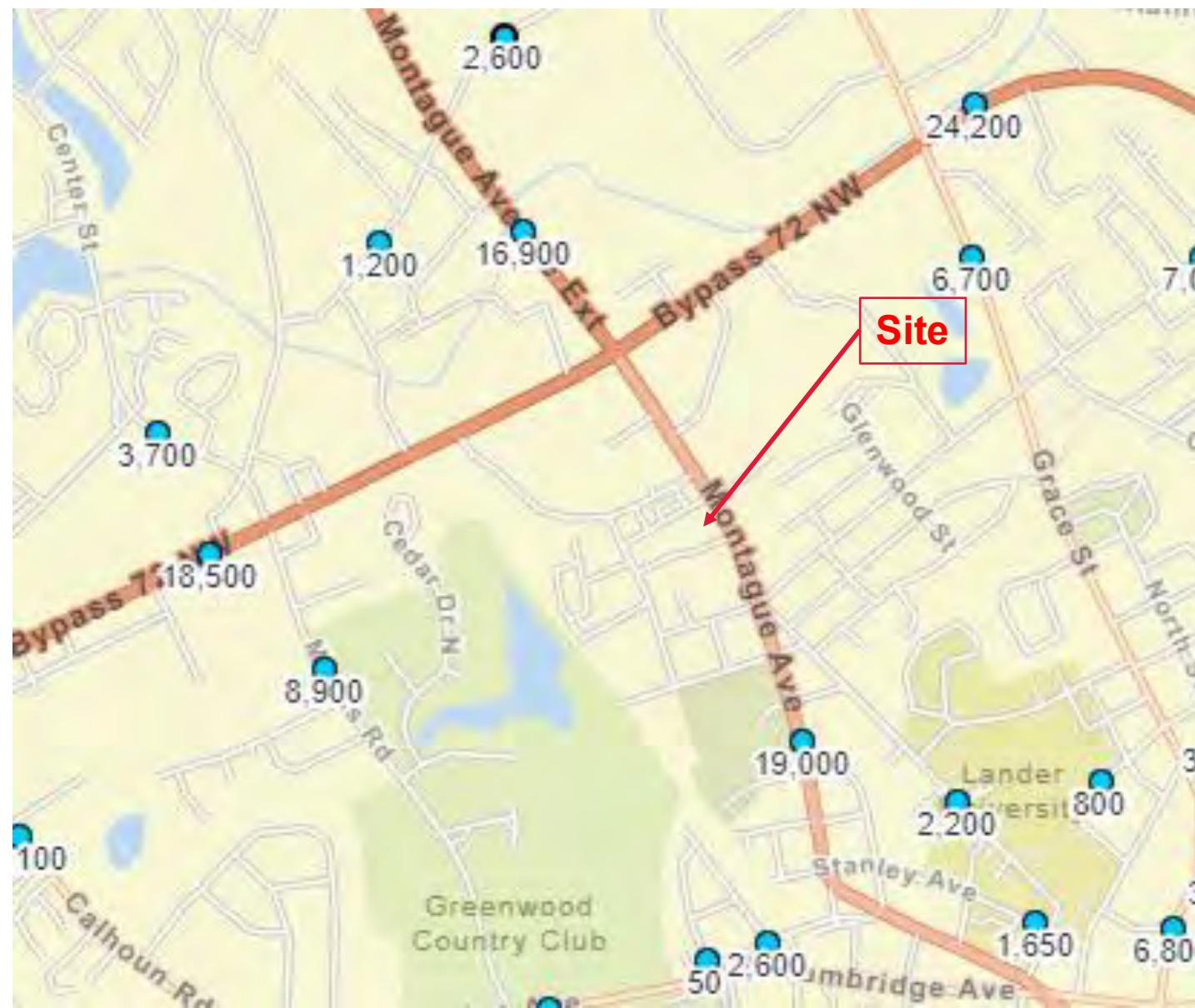
Aerial View-Site

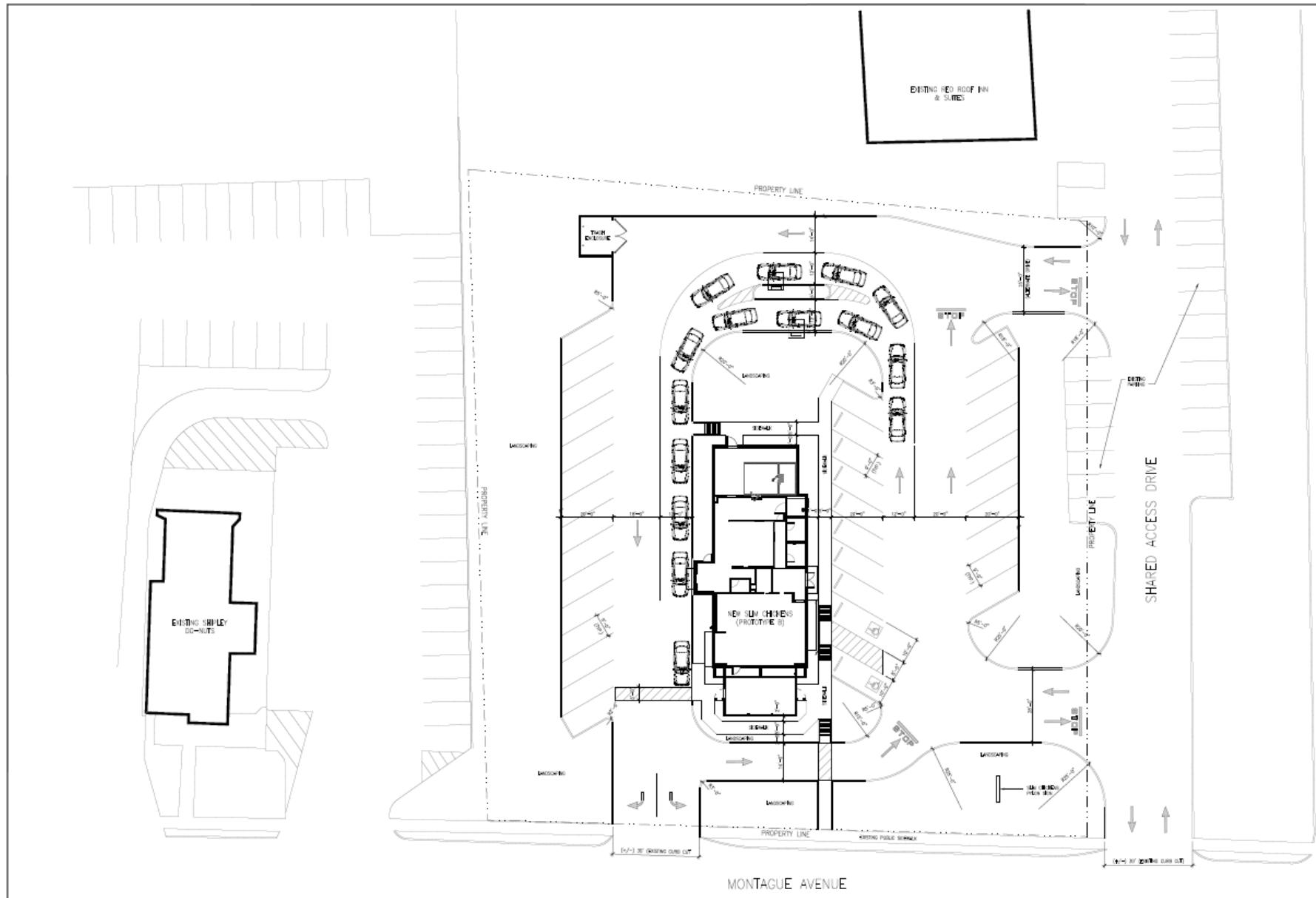


Local Retail Anchors-List View (1-Mile Ring)

Name	Proximity to Site	Type
Hobby Lobby	.417'	Home Goods
Big Lots	.2 Miles	Home Goods
Lidl	.2 Miles	Grocery
Walgreens	.2 Miles	Pharmacy
TJ Maxx	.4 Miles	Clothing
Hibbett Sports	.4 Miles	Sporting Goods
Citi Trends	.3 Miles	Clothing
Tractor Supply	.5 Miles	Farm & Garden
Harbor Freight	.6 Miles	Hardware
Office Max	.7 Miles	Office Supply
Publix	.9 Miles	Grocery
Lowes	1 Mile	Hardware
Ross	1 Mile	Clothing

Traffic Count Map





Local Schools

Name	Proximity to Site	Enrollment
Lakeview Elementary	.2 Miles	635
Pinecrest Elementary	.3 Miles	525
Greenwood Christian School	.6 Miles	470
Northside Middle School	.8 Miles	759
Merrywood Elementary	.7 Miles	538
Eleanor Rice Elementary	1 Mile	560
Woodfields Elementary	1.2 Miles	524
Brewer Middle School	1.5 miles	697
Emerald Highschool	2 Miles	827
Greenwood Highschool	1.3 Miles	1,572
Lander University	.3 Miles	4000

Existing +/-50' Pylon Sign to Re-Purpose



Lander University / Greenwood Mall

Lander University provides exceptional educational opportunities within its traditional liberal arts and science programs, and its professional programs in business, education and nursing. Lander was the fastest growing public university in 2019. The Greenwood Mall is a fully enclosed shopping mall filled with a variety of 21 retail options.

