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Information below is computer generated. Please pardon the typos.

1 Lugoff, SC 29078



Price	\$1,301,062
Building Size	9,100 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

9,100 SF Dollar General store, located in Lugoff, SC. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains five (5) Yr. Options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of BBB- , which is classified as Investment Grade. The store is under development, with expected rent commencement in March of 2016.

2 Rock Hill, SC 29732



Price	\$10,196,600
Building Size	38,000 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee simple LA Fitness located in Rock Hill, SC.

3 Sumter, SC 29153



Price	\$1,276,600
Building Size	9,100 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

New construction NNN Dollar General with all masonry exterior. 15 Year initial term lease. Five 5 year options with 10% increase for each option. Hard corner with excellent access and visibility.

4 Mount Pleasant, SC 29466



Price	\$1,504,000
Building Size	1,880 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Starbucks in Mount Pleasant (Charleston Area), SC. We welcome your review of this attractive investment. Highlights are as follows: LONG TERM LEASE: 9 years remain on the initial term of the lease. Rent commenced March 27, 2015. The landlord is responsible for roof, structure and parking. OUTPARCEL TO PREMIER CENTER IN A PREMIER MARKET: The Market at Oakland includes expensive architecture and many of the best in class retailers. Mt. Pleasant is one of the top growth markets in the Carolinas (see demographics). INEXPENSIVE RENT FOR STARBUCKS FREESTANDING LAND AND BUILDING: The developer felt it was critical to have the industry leader Starbucks enhancing the overall reputation and traffic for The Market at Oakland. Therefore, the owner cut a very favorable rent to the tenant making for a better buyer price versus replacement cost. This is especially the case considering the effective extra land and parking.

5 Sumter, SC 29150



Price	\$12,251,060
Building Size	41,117 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

RARE PARENT GUARANTEE (NYSE:WMT)! We are pleased to offer an opportunity to purchase one a single tenant retail asset on an absolute NNN lease that is 100% leased to Walmart Neighborhood Market and backed by a full corporate guarantee from Walmart Stores Inc (Parent Company). This is a brand new 15 year primary term that includes 17-5 year option periods. During the primary term, there are 3% rental escalations every 5 years, followed by 5% rental escalations every 5 years during the option periods. This is a fee simple (land and building) asset that includes the newest Walmart Neighborhood Market building prototype; the building is comprised of 41,117 square feet on approximately 13.26 acres of land. Strategically located along Bultman Drive (just blocks away from Route 76 and the Robert E Graham Highway), the property is situated adjacent to the University of South Carolina and just blocks away from the Sumter Mall - a 20 acre, 350,000 square foot regional mall. The site, which is located in a dense infill retail trade area, offers convenient ingress / egress, excellent street visibility and ample parking.

6 Spartanburg, SC 29301



Price	\$2,200,000
Building Size	7,100 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

This is a rare opportunity to acquire a 15 year corporately guaranteed NNN ground lease with Texas Roadhouse. There are 10% scheduled increases in rent every 5 years in the initial term, as well as in the two 5 year renewal options. The lease provides for zero landlord responsibilities. The subject property is situated on a major commercial thoroughfare near the WestGate Mall.

7 Greenville, SC 29615



Price	\$2,895,000
Building Size	3,037 SF
Cap Rate	4.85%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

3,037 SF quick serve restaurant with drive thru and ample parking on 1.12 acres.

8 Spartanburg, SC 29301



Price	\$1,957,000
Building Size	3,004 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Mattress Firm in Spartanburg, South Carolina.

9 Florence, SC 29505



Price	\$2,400,000
Building Size	4,930 SF
Cap Rate	5.26%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Single-tenant, freestanding Ruby Tuesday located in Florence, South Carolina. The property is subject to a fifteen year absolute net lease (13 years remaining) that includes two percent annual rental increases throughout the initial term as well as throughout the four, five year renewal options.

10 Charleston, SC 29418



Price	\$5,008,696
Building Size	21,526 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

- Ideal 1031 exchange property with over 10 years remaining on all three Auto Zone leases- Minimal landlord responsibilities Tenant is responsible for insurance, taxes, and HVAC- Attractive 12% rental increases in each option.

11 Murrells Inlet, SC 29576



Price	\$1,613,333
Building Size	4,625 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee simple Chick-fil-A ground lease located at 4394 US Highway 17 in Murrells Inlet, South Carolina. Murrells Inlet is located along the coast of South Carolina and is part of the Myrtle Beach MSA. The subject property is strategically located on a 1.0 +/-acre outparcel to a BI-LO grocery anchored shopping center.

12 Columbia, SC 29206



Price	\$6,102,000
Building Size	15,120 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walgreen's in Columbia, SC. We welcome your review of this attractive investment. Highlights are as follows: LEASE LENGTH: 6.75 years remain on the initial 20 year lease term (NN). PROVEN LOCATION: Walgreen's has been operating successfully at this location for 13 years. Store sales are very strong for the Carolinas and are continuing to trend upward. INVESTMENT GRADE TENANT: Walgreen's Boots Alliance, Inc., (Baa2/BBB) together with its subsidiaries, operates a network of drugstores in the United States. It provides consumer goods and services, pharmacy, and health and wellness services through drugstores, as well as through mail, and by telephone and online. As of October 20, 2014, it operated 8,207 locations in 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. The company also managed approximately 400 Healthcare Clinics and provider practice locations. The company was founded in 1901 and is based in Deerfield, Illinois. Walgreen's is traded on the Nasdaq under the ticker symbol WBA.

13 West Columbia, SC 29169



Price	\$1,236,548
Building Size	11,900 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

- NN Lease with Corporate Guaranty-10 YRS lease term remaining Two (2), Five (5) YR Options w/ 10% Increases-11,900 SF BLDG on 1.9 AC-45 Parking spaces plus additional if needed-NEW 2015 updates-HVAC, ROOF, BLDG, PARKING LOT, FACADE.

14 Charleston, SC 29407



Price	\$1,660,000
Building Size	5,000 SF
Cap Rate	5.50%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

20 year ground lease plus four (4) additional 5 year options to renew." 12% rental increases every 5 years including in the four 5 year options serving as a strong hedge against inflation." Excellent location subject property is located along Orleans Ave which has ±12,600 VPD. subject property is located along the main retail corridor as an outparcel to West Ashley Shoppes Shopping Center (Bed Bath & Beyond, Ross, World Market, Party City, & Mattress Firm amongst others)." Subject property is also located across the street from Citadel Mall which acts as a huge traffic generator for the immediate trade area and is anchored by Target, Dicks Sporting Goods, Belk, JC Penny, Sears, & Dillards amongst others. City Hall has recently approved an extensive redevelopment plan for Citadel Mall as well as some other surrounding properties in West Ashley.

15 Columbia, SC 29210



Price	\$3,805,000
Building Size	5,146 SF
Cap Rate	6.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

A+ Location, Outparcel to 800,000 SF Columbiana Mall. 10 Years Remaining - 10% Rental Bumps Every 5 Years, Large Land Parcel of Apprx 1.3 Acres. Planned Store Renovation in 2016 - Strong Credit Tenant. We are pleased to offer to qualified investors an opportunity to purchase a single tenant retail investment property occupied by Hooters on a long-term, absolute NNN lease. Situated on a 1.3 acre outparcel to Home Depot, Hooters has approximately 10 years remaining with 2-5 year option periods. There are 10% rent increases every 5 years, including each option. Comprised of 5,146 square feet, the building was constructed in 1995. The tenant has recently announced it will be conducting major renovations to the property in 2016, signaling a long-term commitment to the location. The lease is fully guaranteed by Hooters of America, LLC.

16 Greenville, SC 29609



Price	\$1,950,000
Building Size	2,867 SF
Cap Rate	7%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Fee-simple interest in a building occupied by Jack in the Box. The property is located in Greenville, SC and has more than four (4) years remaining in the base lease term. The property features four (4), five (5) year options and is 100% leased to and guaranteed by Jack in the Box. Jack in the Box is a staple amongst American fast-food giants and has been in operation for nearly 65 years. As of July 5, 2015 Jack in the Box Inc. operates 2,248 stores, while operating an additional 648 Qdoba Mexican Grill locations, which the company also owns. In 2014, Jack in the Box reported over \$1.48 billion dollars in total revenues with a current BB- S&P credit rating.

17 Columbia, SC 29223



Price	\$3,000,000
Building Size	5,748 SF
Cap Rate	5.83%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

" Absolute NNN Lease (No Landlord Responsibilities)" 21% Increase in Rent in Less than 3 Years (Jan 2019)" 33% Increase in Rent (from today's rent) in less than 5 years (Sept 2020)" NOI- \$175,005" Corporate Guaranty (Hooters of America, Inc.) " 9.5 Years of Lease Term w/ Two, 5-Year Options" 10% Rental Escalations with Options" 5,748 SF Building + 570+ SF Patio on 1.02 Acres" Corner Property w/ 87 parking spaces.

18 Summerville, SC 29483



Price	\$2,299,000
Building Size	4,582 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

1.44 acre GROUND LEASE. Ruby Tuesday Inc is the Tenant. Lease expires 1/31/2021 with five(5) five(5) year options to renew with nine(9%) percent rental escalations at the beginning of each renewal term. Tenant does not report sales figures to the Landlord at this location.

19 Iva, SC 29655



Price	\$1,539,213
Building Size	10,566 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Dollar General Plus in Iva, South Carolina. The subject property is a 10,566 Square Foot relocation store from a previously existing strong performing site in Iva. Tenant opted for their larger foot print, Dollar General Plus format, due to the nature of business they have done in Iva over the previous decade. Dollar General's former site was just south of town, the subject relocation store is now well located on Front Street, in the heart of downtown Iva.

20 Sumter, SC 29150



Price	\$5,652,103
Building Size	14,820 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

NNN Walgreen's 15yr NNN 15 Year NNN Walgreen's, Absolute Net Lease with Zero Landlord Responsibilities. Above average store sales, increasing steadily over past 3 years. NNN Walgreen's 15yr NNN.

21 Goose Creek, SC 29445



Price	\$7,250,000
Building Size	14,820 SF
Cap Rate	5.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walgreen's in Goose Creek, SC. We welcome your review of this attractive investment. Highlights are as follows: LONG LEASE TERM REMAINING | ABSOLUTE NET LEASE: Eighteen (18) years remain on the original 25 year absolute net lease. Tenant handles everything no landlord repairs, maintenance, insurance or tax responsibilities, making this a fully passive investment. EXCELLENT VEHICLE FOR REFINANCE AND/OR FOR EXCHANGE (1031 & 1033): The tenant's credit, lease type, and lease length affords investors very low interest rates should an owner wish to refinance to diversify. For the tax exchange investor wishing to trade into more of a hands-off bond type income property, this Walgreen's works very well. AMPLE USABLE LAND | INGRESS & EGRESS | SITE CONFIGURATION: This Walgreen's site is situated on a large (1.72 AC) all usable site, with ample parking (57 spaces), and considering the size of the thoroughfares, good ingress/egress from Red Bank Road and Henry E. Brown Jr. Blvd.

22 Seneca, SC 29678



Price	\$2,587,560
Building Size	9,014 SF
Cap Rate	6.76%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This Dollar General is part of a portfolio. MUST BE SOLD AS A PORTFOLIO. This Dollar General must be sold with the Dollar General located at 547 St. Andrews Road, Columbia, SC 29210. The construction of this DG is metal with block front and concrete parking lot. The lease structure is Net Net. Options: five/5-year options.

23 Piedmont, SC 29673



Price	\$1,570,457
Building Size	9,014 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The construction of this DG is all brick. The lease structure is Net Net. Options: five/5-year options.

24 Columbia, SC 29210



Price	\$2,587,560
Building Size	9,014 SF
Cap Rate	6.76%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This Dollar General is part of a portfolio. MUST BE SOLD AS A PORTFOLIO. This Dollar General must be sold with the Dollar General located at 705 Shiloh Road, Seneca, SC 29678. The construction of this DG is architectural block. The lease structure is Absolute NNN. Options: five/5-year options.

25 North Charleston, SC 29406



Price	\$4,720,581
Building Size	3,740 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

20 years remaining on the initial lease term Tenant recently executed a 15 year lease extension, showing commitment to the location* Attractive 7.50% increases every 5 years * Four (4) five (5) year options to extend*Absolute NNN investment - Zero landlord responsibilities * Healthy store sales - see broker for additional details * The offering is currently leased to New Apple, Inc. (41 locations) which is a subsidiary of Apple Gold Group * Apple Gold Group is one of the five largest Applebee's franchisees in the world and currently operates 133 locations throughout NC, SC, GA, KY, IN, OK and AR * Apple Gold Group exceeds over \$225,000,000 in sales, making it one of the largest franchised restaurant operators in the country.

26 Columbia, SC 29206



Price	\$2,100,000
Building Size	4,000 SF
Cap Rate	4.45%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Chick-fil-A Ground Lease in Columbia, SC. We welcome your review of this attractive investment. Highlights as follows: Outstanding Tenant: Truett Cathy founded Chick-fil-A, Inc. in the early 1960s and pioneered the establishment of restaurants in shopping malls with the opening of the first Chick-fil-A Restaurant at a mall in suburban Atlanta in 1967. Since then, Chick-fil-A has steadily grown to become the largest quick-service chicken restaurant chain in the United States, based on domestic annual sales with over 1,900 locations in 42 states and Washington, D.C. In 2014, annual sales were nearly \$6 billion. Chick-fil-A is still privately held and family owned. Zero Landlord Responsibilities/Rent Bumps: The owner of this site and investment will be entitled to mailbox money as the landlord has zero responsibilities. The Landlord also benefits from 10% rent increases in each option period, and a 3% increase in February 2016. There are currently 6+ years remaining on term.

27 Lexington, SC 29073



Price	\$2,948,416
Building Size	3,808 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Bojangles' investment opportunity located at 4863 Augusta Road in Lexington, South Carolina. The subject property is a free-standing, 2011 construction, 3,808-square foot building situated on a 1.48 acre plot of land. Bojangles' is currently operating under a triple-net (NNN) lease with 11 years remaining on the base term with zero landlord responsibilities. Built into the lease are 1.50% annual increases, protecting investors against inflation. The asset benefits from its location on Augusta Road, with daily traffic counts exceeding 28,000 vehicles per day. Surrounding retailers in the immediate area include Sunoco Gas Station, Murphy USA, Waffle House, and Subway.



Price	\$1,597,000
Building Size	8,320 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Currently under construction, this new Family Dollar store is expected to be completed and open in February, 2016. This will serve as a relocation and replacement store for the tenant who was doing so well in an inline store right around the corner, that they decided to build a brand new, larger footprint, new prototype, and freestanding store to accommodate the high level of business volume. FD is signed to a brand new NNN lease that will not expire until March 31st, 2031. Rent is scheduled to increase 10% in year 11 and each of the 6, 5-year renewal option periods. By relocating to this larger store, FD is clearly indicating a strong level of success and demonstrating their long term commitment to the market.



Price	\$1,687,000
Building Size	5,170 SF
Cap Rate	5.76%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

*Denny's has successfully operated at the site for over twenty (20) years which is a testament to their commitment to the site.*8+ years remaining on the initial lease term*Rare corporate guaranteed lease*Healthy 7.00% rent/sales ratio Stable income stream from a corporate guaranteed property with a proven track record*Bondable NNN investment; tenant is responsible for all maintenance including roof and structure*Provides the opportunity for an investor to take advantage of historically low interest rates.



Price	\$2,735,082
Building Size	5,376 SF
Cap Rate	6.10%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

Circle K located in North Augusta, South Carolina. The property consists of roughly 5,376 square feet of building space and sits on approximately 1.82 acres of land. The property has roughly 8 years remaining on its original 17-Year Triple Net (NNN) Lease. The property has a CAP Rate of 6.10% and the base rent is \$166,840. There are 5% increases every five years as well as one, three-year, four, five-year, and two, ten-year market renewal options in addition to the initial term.

31 Ladson, SC 29456



Price	\$14,075,420
Building Size	41,117 SF
Cap Rate	5.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walmart Neighborhood Market in Ladson, South Carolina. Built in 2015 and situated on 9.264 acres of land, Walmart is comprised of 41,117 square feet of retail space which includes a drive-thru pharmacy, and a six-pump fuel station on an outparcel to the property. Walmart has an established loyal customer base, which will be served by this new location. Walmart offers an investor an attractive, long-term, opportunity having an initial lease term of 20 years and four, 5-year tenant renewal options. The rent will be \$703,771 for the initial term of the lease and is subject to 10% rental increases in Option Periods 1 and 2, and 5% rental increases in Options 3 and 4. The lease is a modified triple-net lease, whereby the landlord is responsible for roof and structure. The tenant is responsible for all other maintenance, real estate taxes, insurance, and CAM. The landlord will benefit from a new 15-year warranty on the roof and a 1-year warranty for construction.

32 Goose Creek, SC 29445



Price	\$14,037,320
Building Size	41,117 SF
Cap Rate	5.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walmart Neighborhood Market in Goose Creek, SC. Built in 2015 and situated on 6.678 acres of land, Walmart is comprised of 41,117 square feet of retail space which includes a drive-thru pharmacy, and a six-pump fuel station on an outparcel to the property. Walmart has an established loyal customer base, which will be served by this new location. Walmart offers an investor an attractive, long-term, opportunity having an initial lease term of 20 years and four, 5-year tenant renewal options. The rent will be \$701,866 for the initial term of the lease and is subject to 10% rental increases in Option Periods 1 and 2, and 5% rental increases in Options 3 and 4. The lease is a modified triple-net lease, whereby the landlord is responsible for roof and structure. The tenant is responsible for all other maintenance, real estate taxes, insurance, and CAM. The landlord will benefit from a new 15-year warranty on the roof and a 1-year warranty for construction.

33 Greenville, SC 29605



Price	\$1,432,569
Building Size	7,000 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

+/-7,000 SF freestanding retail building located on +/-0.848 acres (+/-36,939 SF). Landlord responsible to slab, foundation and structure.

34 Greenville, SC 29617



Price	\$13,905,000
Building Size	41,117 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Lease guaranteed by Wal-Mart Stores, Inc. with Standard & Poor's rating of AA and Moody's rating of Aa2 Ranked #1 in Fortune 500 Companies. Brand new Build-to-Suit Walmart Neighborhood Market with a new Twenty (20) year lease term that Opened in January of 2015. There are Four (4), Five (5) year renewal options with 10% increases in the first and second options and 5% rent increases in the third and fourth options. Property Includes Drive-Thru Pharmacy and Six-Pump Walmart Fuel Station, which qualifies for Accelerated Depreciation. In January of 2015 Wal-Mart Opened their 500th Neighborhood Market location and this is a key growth concept for the World's #1 Retailer. Modified NNN structure requires Landlord to be responsible for only the roof and structure. Roof covered by 20 year warranty.

35 Orangeburg, SC 29115



Price	\$11,524,000
Building Size	41,117 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Investment Grade Tenant - Lease guaranteed by Wal-Mart Stores, Inc. with Standard & Poor's rating of AA and Moody's rating of Aa2 Ranked #1 in Fortune 500 Companies. New Construction & New Long - Term Lease - Brand new Build-to-Suit Walmart Neighborhood Market with a new Twenty (20) year lease term that Opened in January of 2015. Attractive Increases & Renewal Options - There are Four (4), Five (5) year renewal options with 10% increases in the first and second options and 5% rent increases in the third and fourth options. Preferential Tax Treatment - Property Includes Drive-Thru Pharmacy and Six Pump Walmart Fuel Station, which qualifies for Accelerated Depreciation. High Growth Concept - In January of 2015 Wal-Mart Opened their 500th Neighborhood Market location and this is a key growth concept for the World's #1 Retailer. Limited Landlord Responsibility - Modified NNN structure requires Landlord to be responsible for only the roof and structure. Roof covered by 20 year warranty.

36 Sumter, SC 29150



Price	\$1,708,300
Building Size	712 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Single tenant absolute triple net leased Checkers Drive-In located in Sumter, South Carolina (the Property). The Property was newly constructed in 2011 during the depths of the great recession, and since has thrived as a leading drive-thru destination in Sumter, which is a suburb of Columbia, SC. The Property is subject to a 20-year 100% absolute triple net (NNN) lease with approximately sixteen (16) years remaining on the firm term. The extremely landlord-friendly lease provides the investor with completely hands-off cash flow and ease of management due to the fact that the tenant is obligated to repair and maintain the entire property, including roof, parking lot and structural elements. The Property is prominently located along Broad Street which boasts average daily traffic counts in excess of 25,000 cars per day. The Property benefits from being an outparcel to a Wal-Mart anchored shopping center. The access and visibility of the Property is excellent, with direct ingress and egress from Broad Street well as a drive-aisle access easement with the Wal-Mart shopping center.



Price	\$2,685,000
Building Size	2,808 SF
Cap Rate	5.90%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

EXCELLENT ABSOLUTE NET LEASED PROPERTY. 2,808 SQ. FT. BUILDING WITH DRIVE-THRU, BUILT 2009. TENANT IS LARGEST CONCEPT FRANCHISEE IN THE U.S. WITH OVER 730 RESTAURANTS. 55-STORE DIRECT GUARANTY ON THIS LEASE. 1.51 ACRE CORNER PARCEL, FULLY SIGNALIZED 13+ YEARS LEFT ON ORIGINAL 20-YR. TERM PLUS 4 5-YR. OPTIONS TO RENEW 10% RENT INCREASES EVERY 5 YEARS SALES WELL ABOVE REGIONAL AVERAGE.



Price	
Building Size	
Cap Rate	
Property Sub-type	
Status	

Property Notes



Price	\$1,100,000
Building Size	8,000 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Free standing, single tenant Dollar General Store.



Price	\$1,596,000
Building Size	2,520 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Outparcel to a Walmart Supercenter. High traffic area with 21,700 VPD. Area retailers include: Food Lion, Holiday Inn, Advance Auto Parts, Zaxby's, McDonald's, Bojangles, Burger King, BP and more.

41 Columbia, SC 29229



Price	\$2,847,300
Building Size	3,490 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Bojangles' is strategically located along the high growth corridor of Clemson Rd just off Interstate 77. The location has access to two lighted interchanges and sits directly across the street from Lowes Home Improvements. The Clemson Road corridor sees 21,313 vehicles per day. Clemson Rd is a main artery in the northeast submarket connecting Two Notch Rd (Hwy 1) and Wilson Rd (Hwy 21) and has direct access to Interstate 77 (Exit 22) and Interstate 20 (Exit 80). This stretch of Clemson Rd has experienced substantial growth, even throughout the downturn in 2009. Other national retailers in the immediate area include Kroger, Walgreens, CVS, Aldi, McDonalds, Applebee's, Panda Express, and Chick-fil-A, Rite Aid, Taco Bell, Burger King, Firestone, Zaxby's, Hardees, Honda, Kia, Acura, Volkswagen, Mazda, Golds Gym, along with many other retailers focusing on this highly desirable retail corridor.

42 Lexington, SC 29073



Price	\$2,033,000
Building Size	3,648 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Single-tenant Bojangles' restaurant located on South Lake Drive in Lexington, SC. The subject property is a free standing, 3,684-square foot building situated on a 1.23 acre lot. Bojangles' is operating under an absolute NNN lease that commenced on December 23, 1996. Bojangles' recently signed a 10 year lease extension with three five-year options. This drive-thru property is located in the Columbia, SC MSA with 78,000 residents within five miles and traffic counts of over 18,800 on South Lake Drive and 64,000 on I-20.

43 North Charleston, SC 29420



Price	\$1,045,440
Building Size	2,000 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Value Added Ground Lease Opportunity 10% Increase at Each Option Strong Franchisee AFC Enterprises, Inc. Highly Sought After Real Estate that Can Be Repositioned in 2023 Outparcel to Publix Shopping Center Below Market Rent Low Price Point.

44 North Charleston, SC 29405



Price	\$1,728,000
Building Size	3,100 SF
Cap Rate	6.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Wendy's (NASDAQ: WEN) is an American international fast food restaurant chain founded by Dave Thomas on November 15, 1969, in Columbus, Ohio. As of March 1999, Wendy's was the world's third-largest hamburger fast food chain with approximately 6,650 locations, following Burger King's 12,000+ locations and McDonald's 31,000+ locations. Approximately 85 percent of Wendy's restaurants are franchised, all of which are located in North America. Wendy's and its affiliates employ nearly 50,000 people in their global operations.

45 Lexington, SC 29073



Price	\$1,640,000
Building Size	7,225 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

7,225 SF free-standing retail investment opportunity in the Greater Columbia, South Carolina area. Fourteen years remaining on a net lease to O'Reilly Auto Parts. Please call listing broker for more information.

46 Columbia, SC 29210



Price	\$1,975,000
Building Size	3,724 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Absolute NNN Applebees with 16 years remaining on current term. 1.75% Annual Bumps. 4-5 year options. Corporate Guarantee.

47 Irmo, SC 29063



Price	\$2,532,000
Building Size	2,808 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Tenant is subsidiary of Flynn Restaurant Group with 669 restaurants and annual sales of \$1.4 billion -largest concept franchisee in the U.S. Built in 2010- 15 years left on primary term. 2,808 sq. ft. building with drive thru on 37,187 sq ft. lot (.85 acre). Absolute triple net lease - no Landlord responsibilities. 10% rent increase every 5 years and four 5-yr. options to renew.

48 Little River, SC 29566



Price	\$2,811,000
Building Size	4,270 SF
Cap Rate	4.05%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The most highly sought after tenant in the single tenant arena. S&P Rating A-15% rental increases every 5 years15 Years remaining No landlord management obligations Absolute NNN ground lease.



Price	\$3,864,183
Building Size	11,945 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This offering consists of a CVS/Pharmacy in Marion, South Carolina. The lease has a primary term of 22 years with approximately 14 years remaining. The lease is NN. The tenant pays all operating expenses except the cost of roof and structural repairs. The net operating income for the property reflects an annual reserve for such expenses. CVS/Pharmacy is a division of CVS Health Corporation which is traded on the New York Stock Exchange (NYSE: CVS) and has a Standard & Poor's credit rating of BBB+ (investment grade). CVS currently operates over 9,500 retail pharmacies in the United States and Brazil.



Price	\$1,810,000
Building Size	12,406 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a new construction Dollar General ("DG") located in Sumter, SC. This is a new DG Plus prototype, 4-side brick, 12,406+/- square foot building on 2.73+/- acres, with its entrance located at a new traffic light just installed on N. Guignard Drive, a main thoroughfare in the area. DG will benefit from the 20,000+ ADT, 59,000+ 5-mile population, and the limited competition in the area. DG is relocating from an older store just down the street into this brand new facility, demonstrating their high level of success in the market. Other retailers in the immediate area include Food Lion, Maxway, and Hardee's. In addition, the campus of University of South Carolina Sumter is approximately 1/3 mile away. DG is signed to a 15-year lease that is projected to commence in December 2014. The lease is NN with minimal landlord responsibilities. There are 10% rental increases at the beginning of each of the 5, 5-year renewal options.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.