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Ashley Furniture Store
Located (next to Costco) at
1014 Woodruff Road Greenville, SC



Asking Price \$8,600,000
Income \$628K

Store Sq Ft	Lot size	CAP	Parking Spaces
45.917	3.62 AC	7.3	130
This is a single tenant, leased by Ashley's 3rd largest licensee.			
This tenant owns 17 locations and their own distribution center.			
The current lease started 1/1/07 and expires 12/31/26 with 5% increases			
Absolute NNN investment with NO LANDLORD RESPONSIBILITY!			
Only \$2,300,000 cash down. 7.3 cap investment. 9.5% return on your cash.			