



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Former Church's Chicken

410 Poinsett Highway | Greenville, SC 29609

Exclusively Marketed By: Sands Investment Group

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In Cooperation with Sands Investment Group
Charleston, LLC – Lic # 20891



Actual Property Image

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PROPERTY SUMMARY	
PRICE	\$225,000
ADDRESS	410 Poinsett Highway Greenville, SC 29609
COUNTY	Greenville
BUILDING AREA	1,153 SF
LAND AREA	0.34 Acres



Actual Property Image



INVESTMENT SUMMARY

- Unique Urban Infill Opportunity
- 1,153 SF Free Standing Former Restaurant Building with Drive-Thru
- 0.34 Acre Parcel of Land
- Population Counts of Over 155,340 Within a 5-Mile Radius
- 3-Mile Radius Has a Daytime Population of 62,000+
- Excellent Visibility from Poinsett Highway with Access from Poinsett Highway and Locust Street
- 20 Free Surface Parking Spaces
- 1-Mile from Historic Downtown Greenville
- 4-Miles from Furman University with Over 3,000 Students
- South Carolina Corporate Income Tax Rate is 5% - One of the Lowest in the Southeast
- Greenville is Named the 4th Fastest Growing City in the United States by the U.S. Census Bureau
- Population Growth of 7.7% Expected Over the Next 5 Years Within a 3-Mile Radius

Actual Property Image



FORMER CHURCH'S
CHICKEN

FORMER CHURCH'S
CHICKEN

FORMER CHURCH'S
CHICKEN

Carolina Power
Drives Inc

BUCHANAN & SONS
TIRE AND AUTOMOTIVE, INC.
We don't do it unless you need it!

AUTO SALES
POINSETT

FERGUSON

Poinsett Hwy



ALLEN'S AUTO
SALES LLC
BUY • SELL • TRADE

POINSETT TIRE
TIRE PROS

Mahon St

Locust St

Bryant's KAR GARD

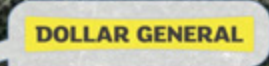
Poinsett Hwy

Pete Hollins Blvd

FORMER CHURCH'S CHICKEN

Wade Hampton Blvd

Greenville



SUBJECT PROPERTY DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
Population	74,245	155,340	366,194
Average Household Income	\$52,770	\$60,726	\$67,857



STREET/CROSS ROAD	AVERAGE VEHICLES PER DAY
Poinsett Hwy / Rutherford St	27,400

Actual Property Image

GREENVILLE, SC



DOWNTOWN GREENVILLE



THE PEACE CENTER



LIBERTY BRIDGE

ABOUT THE CITY

Greenville is the largest city in and the seat of Greenville County, South Carolina. With an estimated population of 67,453 as of 2016, it is the sixth-largest city in the state. Greenville is the largest city in the Greenville-Anderson-Mauldin Metropolitan Statistical Area. The MSA had a population of 884,975 in 2016, making it the third largest in the Carolinas. Greenville is the largest city in the Greenville-Spartanburg-Anderson Combined Statistical Area, a 10-county region of northwestern South Carolina, is known as "The Upstate." Greenville is located approximately halfway between Atlanta and Charlotte, North Carolina, along Interstate 85, and its metropolitan area also includes Interstates 185 and 385.

ECONOMY

Greenville has received countless accolades over the past few years, and continues to attract national attention on a near monthly basis. *Livability* ranked Greenville's downtown among the top 10 in the country, *CBS News* called Greenville one of "2015's Hottest Vacation Destinations," *Forbes* has listed Greenville as one of the "15 Best Cities for Young Adults" and as one of the "Top Cities With the Greatest Capacity for Innovation." Businesses are drawn to the Greenville area by the favorable tax rates, market accessibility, and the quality and availability of the workforce. In fact, the Greenville Metro Area was rated among the top medium-sized cities in the nation for job growth in 2014, and was listed Number 6 on *Forbes Magazine's* list of "America's Engineering Capitals" in 2014. Greenville County has announced over \$1.2 Billion in new capital investment and 8,940 new jobs in the last five years, while the SC Department of Commerce indicates that Greenville is home to more corporate headquarters than any other region in SC.

CULTURE & CONTEMPORARY LIFE

Greenville also earned the No. 3 slot by Condé Nast Traveler's "The Best Small Cities in the U.S." in 2017. Greenville was the 4th fastest growing city in the United States between 2015 and 2016, as ranked by the Census Bureau. Additionally, Greenville has appeared on *Relocate America's* annual "Top 10 Best Cities to Live" list and AARP's "Top 10 Places to Retire," was named one of the "Top 10 Micro American Cities of the Future" by *fDiIntelligence.com* and was one of *Men's Journal's* "Best Places to Live in the United States." Downtown Greenville has become a favorite destination for upstate diners and shoppers who want to experience a unique variety of dining experiences unmatched in the region. In Greenville you will find a wide range of shopping and dining opportunities ranging from national retailers and franchises to antique stores, to high-quality specialty boutiques to factory outlet stores.

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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