

STARBUCKS STRIP CENTER

1130 WOODRUFF ROAD, GREENVILLE, SC 29607



INVESTMENT HIGHLIGHTS



1130 WOODRUFF ROAD, GREENVILLE, SC 29607

- Starbucks anchored strip center with a high volume Zoes Kitchen and brand new Salon
- Irreplaceable trophy real estate on the Woodruff Road corridor with interstate visibility
- Booming I-85 corridor between Atlanta, Georgia and Charlotte, North Carolina
- The Woodruff Road corridor has over 5 million SF of retail with a 97% occupancy level
- Traffic counts over 40,000 AADT on Woodruff Road and over 200,000 AADT on I-85/385
- Population over 158,000 in a 5 mile radius and average income over \$100,000 in a 1 mile radius
- Greenville is North American headquarters for BMW and Michelin and has an MSA population of over 1.3 million



AERIAL PHOTO

1130 WOODRUFF ROAD, GREENVILLE, SC 29607



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INVESTMENT SUMMARY



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OFFERING DESCRIPTION

RealtyLink is proud to offer this class A strip center with irreplaceable trophy real estate on the most commercially developed and heavily traveled corridor in the upstate South Carolina and western North Carolina region. Subject property is a high profile outparcel to a high volume Trader Joe's, Academy Sports+Outdoors and Home Depot development. Positioned adjacent to an I-85 entrance ramp and near the I-85/385 Gateway Project, subject property is 6 miles from downtown Greenville and 7 miles from Greenville-Spartanburg International Airport.

2018 DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Household	22,597	65,057	113,661
Total Population	50,156	158,190	280,204
Average HH Income	\$90,595	\$90,858	\$84,048

OFFERING SUMMARY

Purchase Price:	\$4,583,000
Cap Rate:	6.50%
Base Rent/NOI:	\$297,898.50
Land Size:	1.13 Acres
Building Size:	11,060 Square Feet
Building Age:	2013
Parking:	65 Spaces
Zoning:	C-2, Commercial
Frontage:	+/- 180 Feet
Traffic Counts:	40,000+ AADT

LOCATION MAP

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RETAILER MAP

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RENT ROLL



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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	RATE PSF	ANNUAL RENT	RENT BUMPS	OPTIONS	OPTION RENT
Starbucks	A	1,790	16.2%	12/20/2013	2/29/2024	\$37.00	\$66,230	10% in Options	4 @ 5 Years	Opt 1: \$42.55 Opt 2: \$46.81 Opt 3: \$51.49 Opt 4: \$56.63
My Salon Suite	B	6,500	58.8%	10/1/2019	9/30/2029	\$19.00	\$123,500	10% in Year 6	2 @ 5 Years	Opt 1: \$22.29 Opt 2: \$25.29
Zoes Kitchen	C	2,770	25.0%	1/9/2014	1/31/2024	\$39.05	\$108,168	10% in Options	3 @ 5 Years	Opt 1: \$42.96 Opt 2: \$47.25 Opt 3: \$51.98
Totals		11,060					\$297,898			

INCOME & EXPENSES



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INCOME SUMMARY

PER SF

Annual Base Rent	\$297,898	\$26.93
Reimbursements	\$72,960	\$6.60
Gross Income	\$370,858	\$33.53

EXPENSE SUMMARY

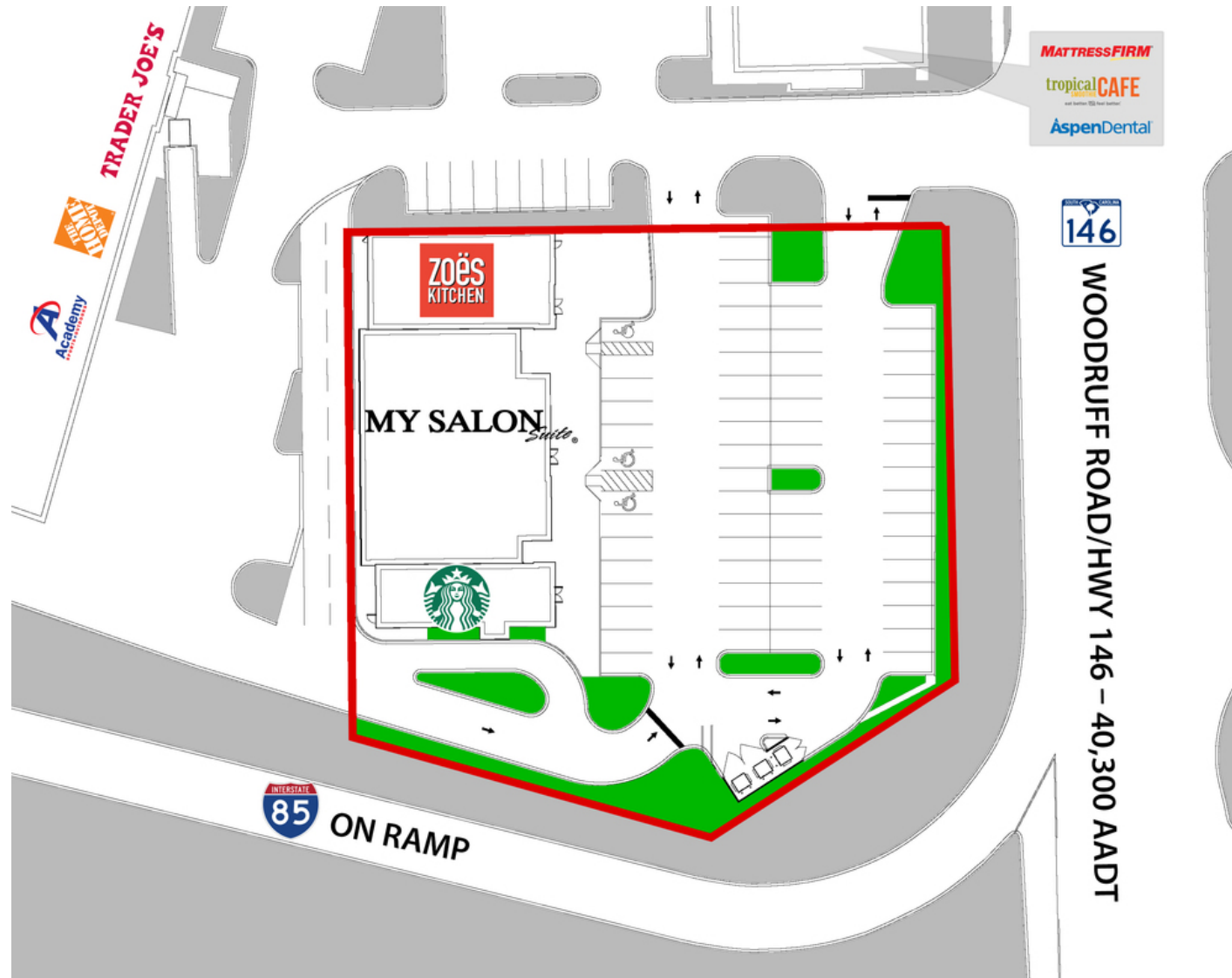
PER SF

Garbage Collection	\$7,860	\$0.71
Gas & Electric	\$5,788	\$0.52
Landscaping	\$4,346	\$0.39
Alarm/Security	\$1,763	\$0.16
Parking Lot	\$700	\$0.06
Taxes	\$45,644	\$4.13
Insurance	\$6,859	\$0.62
Gross Expenses	\$72,960	\$6.60

Net Operating Income	\$297,898	\$26.93
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SITE PLAN

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TENANT PROFILES

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STARBUCKS

Headquartered in Seattle, WA, Starbucks Corporation (NASDAQ: SBUX, S&P: BBB+) is the premier roaster, marketer and retailer of specialty coffee in the world, operating over 30,000 stores in 76 countries. As of 12/30/2018, Starbucks generated TTM total revenue of \$25.3 billion and TTM net income of \$3.0 billion. Starbucks currently has over \$19.9 billion in total assets.



ZOES KITCHEN

Zoës Kitchen is a fast casual restaurant chain headquartered in Plano, TX. The chain has grown to over 200 locations across 17 states with plans to expand further. Zoës menu features Mediterranean-inspired comfort food with made-from-scratch recipes using fresh ingredients. From the beginning in Birmingham, AL to the headquarters in Plano, TX, Zoës Kitchen has been passionately sharing the Mediterranean diet and lifestyle for more than 20 years.



MY SALON SUITE

MY SALON Suite® was founded by salon owners, Al and Alan, who evoked a movement where beauty professionals could join together and build a community where everyone has the freedom to be their own boss and own their own salon. Uncle Al, his niece Alanna and her husband Ken, built the first MY SALON Suite® location in New Orleans, LA. Six months later they opened a second salon six miles down the same street. Six months later they opened their third salon in Sarasota, FL. Since then, MY SALON Suite® has been opening locations across North America.

MARKET PROFILE



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Nestled up against the foothills of the Blue Ridge Mountains in the heart of South Carolina's Upcountry, you'll find Greenville situated just about halfway between Charlotte, North Carolina and Atlanta, Georgia. Greenville's friendly, thriving downtown pulses with things to do year-round. From one-of-a-kind shops, boutiques and art galleries to museums, tours and outdoor activities, Greenville is a welcoming retreat for visitors of every age and explorers of every type.

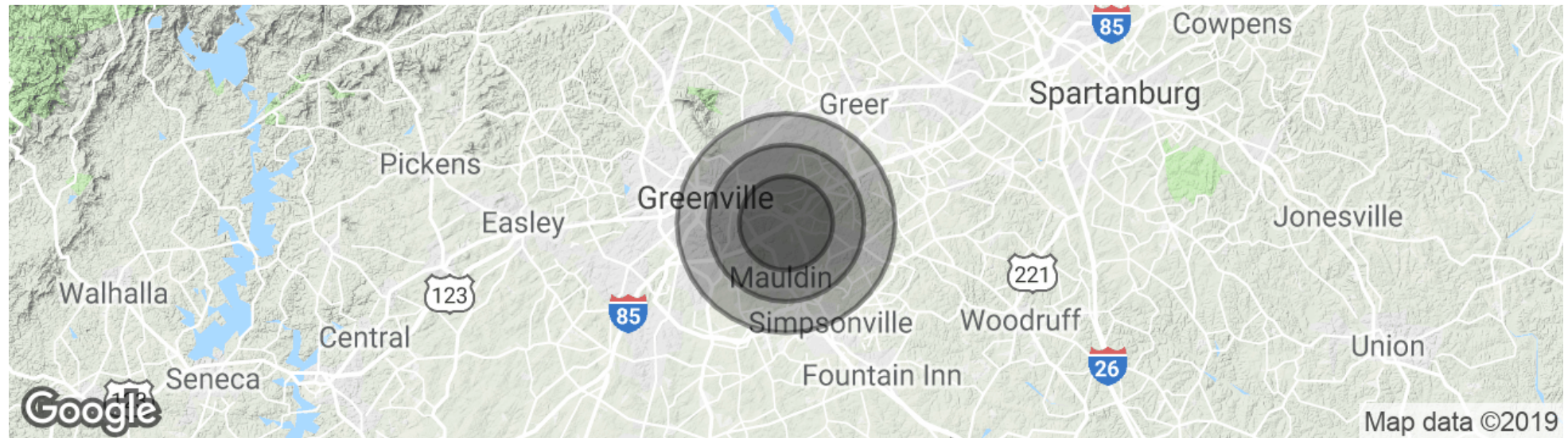
Greenville, South Carolina is an award-winning city hailed for its business friendly environment and exceptional quality of life. Through collaborative public private partnerships, Greenville has earned a national reputation as a leader in visionary innovation. People and businesses are drawn here because of the array of housing choices, our vibrant downtown, extensive shopping opportunities, unique cultural and recreational venues, quality educational options and skilled workforce.



DEMOGRAPHICS MAP & REPORT



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POPULATION

	3 MILES	5 MILES	7 MILES
Total population	50,156	158,190	280,204
Median age	38.3	38.1	37.9
Median age (Male)	36.3	36.4	36.4
Median age (Female)	40.5	39.8	39.2

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total households	22,597	65,057	113,661
# of persons per HH	2.3	2.4	2.4
Average HH income	\$90,595	\$90,858	\$84,048
Average house value	\$268,848	\$249,637	\$237,894

* Demographic data derived from 2010 US Census

CONTACT INFORMATION & DISCLAIMER



1130 WOODRUFF ROAD, GREENVILLE, SC 29607



TYSON GLASSER, CCIM

Director of Capital Markets & Dispositions

Tglasser@realtylinkdev.com

Direct: 864.263.5427 | **Cell:** 404.435.6312

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