



NET LEASE INVESTMENT OPPORTUNITY

4266 AUGUSTA ROAD | LEXINGTON, SC 29073

TRINITY
PARTNERS

CONTACT



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INVESTMENT SUMMARY

LOCATION	4266 Augusta Road (US Hwy 1), West Columbia, South Carolina. The five-lane Augusta Road serves as one of two major corridors connecting the Columbia, South Carolina, central business district with the affluent and rapidly growing Town of Lexington, SC. Over 82,000 people live within 5 miles of the site and the average household income for the population within a 1-mile radius of the location exceeds \$63,000.
IMPROVEMENTS SIZE	Approximately 7,225 Square Feet
YEAR CONSTRUCTED	2009
SITE SIZE	Approximately 1.1 Acres
LEASE EXPIRATION	November 30, 2029
LEASE TERM REMAINING	One (1) Five (5) Year Option: \$71,927.10 (\$14.52/SF)
ANNUAL RENT	12/1/2009 – 11/30/2019 \$97,344.00 12/1/2019 – 11/30/2029 \$105,132.00
ASKING PRICE	\$1,682,000
CAP RATE	6.25%*

*Based upon \$105,132.00 annual rent to commence 12/1/19. Landlord will credit Purchaser at closing for an amount equal to the rent differential between the current rent and rent commencing 12/1/19 for the period between the closing date and 12/1/19.



LEASE SUMMARY

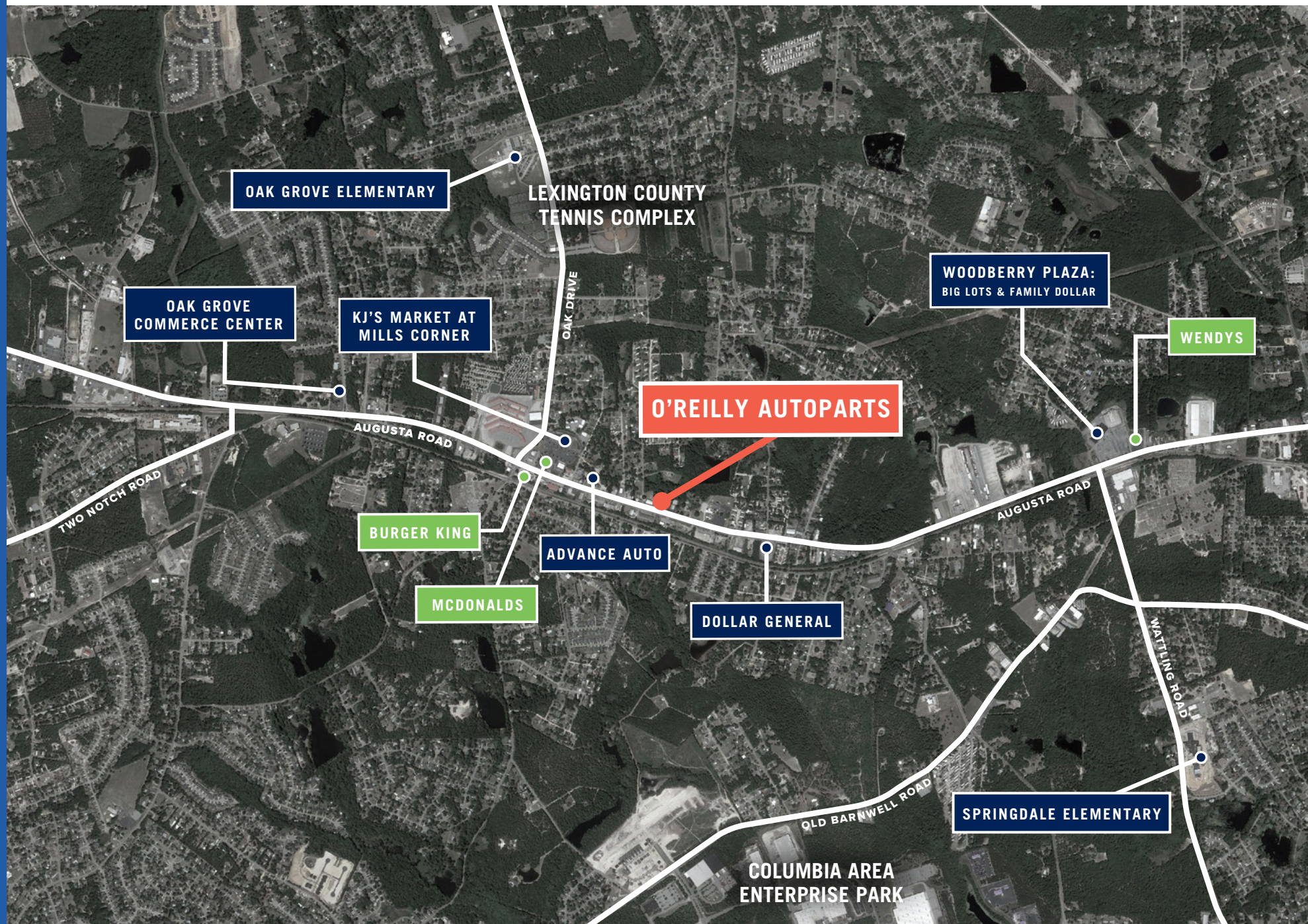
LEASE COMMENCEMENT	December 1, 2009
LEASE EXPIRATION	November 30, 2029
LEASE TERM REMAINING:	Approximately 11 years
LEASE TYPE	NN
INITIAL TERM RENT	\$97,344.00
INITIAL TERM RENT INCREASES	12/1/19 - \$105,132.00
OPTIONS	Three (3) Five (5) Year Options
OPTION TERM RENT INCREASES	1st 5-Year - \$113,544.00 2nd 5-Year - \$122,628.00 3rd 5-Year - \$132,432.00
PROPERTY TAXES	Tenant shall pay all taxes, assessments, levies and other charges, general and special that may be assessed and levied by the State, City and County or other municipal corporation on the Demised Premises and improvements.
PROPERTY INSURANCE	Tenant to carry property insurance providing protection against any peril generally included in the classification "all-risk," covering fire and extended coverage insuring the building, and the improvements and betterments on the Demised Premises, including appurtenances thereto, up to the full replacement cost.
TENANT REPAIRS	Tenant shall repair and maintain the Demised Premises, including, but not limited to the entrances, all glass, all window molding and panes, all fixtures, partitions, ceiling, floor covering and utility lines in the Demised Premises, all doors, door openers, equipment, machinery, appliances, signs and appurtenances thereof, including lighting, heating, air conditioning, and plumbing equipment and fixtures. Tenant shall also maintain the parking lot, sidewalks, and landscape areas.
LANDLORD REPAIRS	Landlord to keep, maintain, and replace, if necessary, foundations, floors (except floor tile), slabs, exterior walls (except paint or other wall coverings), structural systems of the building, load-bearing walls, roof, roof structure, and utility systems to the point of distribution within the Demised Premises in good condition and repair.
RIGHT OF FIRST REFUSAL	Yes - 10 days





AUGUSTA HIGHWAY





DEMOGRAPHIC PROFILE

AUGUSTA RD & OAK DRIVE | LEXINGTON, SC 29073

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2018 Age Dist.				Median Household Income			
2010 Census	6,495	30,616	82,419	0 - 4	6.1%	6.3%	6.1%	2018 Estimate	\$63,447	\$62,121	\$57,850
2018 Estimate	7,105	34,909	94,010	5 - 9	6.6%	6.6%	6.3%	2023 Projection	\$73,911	\$70,678	\$65,562
2023 Projection	7,564	37,699	101,501	10 - 14	6.7%	6.7%	6.3%				
% Chg. 2018-2023	6.5%	8.0%	8.0%	15 - 19	5.7%	5.6%	5.5%	Average Household Income			
				20 - 24	5.1%	5.1%	5.6%	2018 Estimate	\$73,112	\$75,661	\$74,835
Households				25 - 34	13.9%	14.0%	14.3%	2023 Projection	\$82,975	\$85,979	\$85,435
2010 Census	2,591	12,216	33,780	35 - 44	15.1%	14.7%	13.8%				
2018 Estimate	2,825	13,875	38,201	45 - 54	13.9%	13.5%	13.0%	Per Capita Household Income			
2023 Projection	3,001	14,942	41,127	55 - 64	13.3%	12.9%	12.8%	2018 Estimate	\$29,253	\$29,810	\$30,503
				65 - 74	8.9%	9.2%	9.4%	2023 Projection	\$33,086	\$33,745	\$34,681
Families				75 - 84	3.8%	4.0%	4.8%				
2010 Census	1,778	8,427	22,129	85+	1.0%	1.3%	2.0%	2018 Household Income Dist.			
2018 Estimate	1,903	9,428	24,591					Less than \$15,000	6.7%	6.7%	8.9%
2023 Projection	2,008	10,101	26,316	Median Age				\$15,000 - \$24,999	6.8%	7.1%	7.9%
				2010 Census	36.6	36.8	37.5	\$25,000 - \$34,999	7.6%	8.3%	9.3%
				2018 Estimate	38.7	38.6	39.0	\$35,000 - \$49,999	16.2%	14.8%	15.4%
				2023 Projection	39.4	39.5	39.9	\$50,000 - \$74,999	19.9%	22.1%	20.5%
2018 Dist. by Race & Ethnicity								\$75,000 - \$99,999	21.3%	18.0%	14.6%
White Alone	83.5%	80.0%	77.2%	Average Household Size				\$100,000 - \$149,999	15.0%	15.3%	15.0%
Black Alone	9.0%	11.4%	13.6%	2010 Census	2.49	2.50	2.42	\$150,000 - \$199,999	5.0%	5.0%	4.8%
American Indian Alone	0.5%	0.4%	0.4%	2018 Estimate	2.50	2.51	2.44	\$200,000 and Up	1.3%	2.6%	3.5%
Asian Alone	2.4%	2.5%	2.8%	2023 Projection	2.50	2.51	2.45				
Pacific Islander Alone	0.1%	0.1%	0.1%					2018 Business Data			
Some Other Race Alone	2.2%	3.4%	3.6%	2018 Housing Data				Total Businesses:	154	1013	4,030
Two or More Races	2.3%	2.2%	2.3%	Owner Occ. Housing Units	2,338	10,994	26,806	Total Employees:	1,148	11,858	53,969
Hispanic Origin (Any Race)	5.3%	7.3%	7.3%	Renter Occ. Housing Units	486	2,882	11,395				



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