

# Walmart Shadow Center

Union, SC

**\$2,580,800**

Purchase Price



**7.50%**

Cap Rate

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Subject Property

## Investment Summary

Stan Johnson Company, on behalf of ownership, is pleased to offer for sale to qualified investors the fee simple interest in this multi-tenant retail property located at 317 Buffalo-West Springs Parkway, Union, SC 29379 (the "Property").

The Property is a direct outparcel to a Walmart Supercenter and shares a +/- 800-space parking lot with the wholesaler. The lot features three points of ingress/egress on Buffalo-West Springs Parkway, as well as two points of ingress/egress on US-176, the primary thoroughfare of Union servicing traffic of approximately 11,400 vehicles per day.

## Investment Highlights

 <b>Strong Credit Mix</b> Publicly Traded Tenants	 <b>PASSIVE LEASE STRUCTURES</b> MINIMAL LANDLORD RESPONSIBILITIES	 <b>OUTPARCEL TO WALMART</b> +/- 800-Space Parking Lot	 <b>RECENT LEASE EXTENSIONS</b> Strong Tenant Commitment	 <b>LOCATED WITHIN AN OPPORTUNITY ZONE</b>	 <b>REMAINING OPTIONS W/ INCREASES</b> Value-Add Opportunity
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