

FOR SALE

3206 Robertson Blvd Walterboro, SC 29488

NAI Earle Furman



Investment | 9,180 SF

- Strong sales performing store with low rent/SF
- Lease commenced July 1, 2004
- Major renovation in 2014
- Current option period expires June 30, 2024
- 3 more 5-year options (10% rental increases)
- NN Lease – Landlord responsible for roof, structure, parking lot, plumbing, electrical, and HVAC
- Tenant pays taxes, insurance, and \$3,500/year towards expenses
- NOI: \$69,575.04
- Sales Price: \$840,000
- Offering Package available upon request



Ted Lyerly, CCIM

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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



101 E Washington St
Greenville, SC 29601
naief.com

Map data ©2019

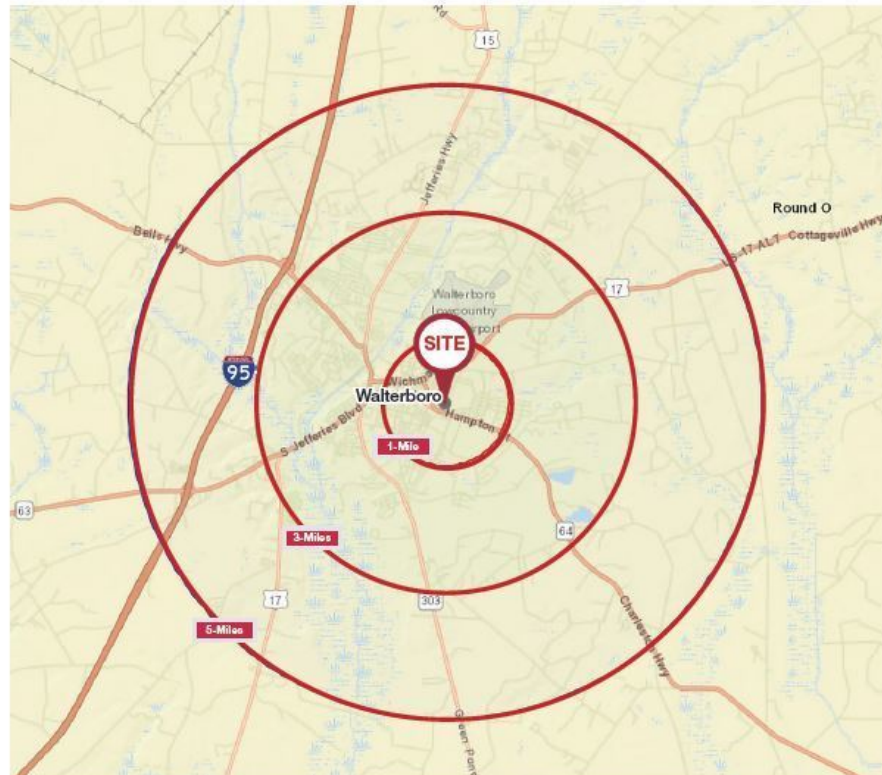
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Distance From Property

	1 Mile	3 Miles	5 Miles
Population			
2019	3,295	11,219	16,626
2024 Projected	3,270	11,185	16,645
2019 Median Age	41.2	40.5	40.1
2019 Total Daytime Population	2,985	13,512	20,429
Households			
2019	1,321	4,449	6,413
2024 Projected	1,313	4,443	6,428
Average Household Income			
2019	\$36,994	\$49,021	\$49,830
2024 Projected	\$40,803	\$54,429	\$55,009

Source: esri



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