

TD Bank

Lexington, SC

Stan Johnson Company is pleased to offer for sale this single-tenant TD Bank property located in Lexington, SC. This investment includes a 6,810 square foot building with a drive-thru sitting on a large 1.44-acre parcel. This investment features an NNN lease with TD Bank, which holds an investment-grade credit rating of AA-. This branch has reported over \$103 million in deposits as of June 2019, making it the strongest branch in terms of deposits for all of the TD Bank branches in Lexington County. TD Bank has been at this location since 2003 and recently renewed their lease without hesitation for its first five year option period. Due to the high deposits, strong demographics, and modest rent, a second renewal seems very likely.

Investment Highlights

\$103+ Million in Deposits

50%+ Higher Deposits than All TD Bank Branches in Lexington County

Corporate Net Lease with TD Bank (S&P AA-)

Proven Location

15+ Year Operating History, Recent Lease Renewal

Rapidly Growing Suburb of Columbia SC

9.4% Projected Population Growth

27,000 VPD on Columbia Ave.

Strong Demographics

Population Exceeds 79k in a 5-Mile Radius, Avg. HH Income of \$95k in a 3-Mile Radius

Modest Rent Compared to Most TD Bank Locations

\$2.3M

Asking Price

6.25%

Cap Rate

[Click Here for Website & Full Offering Memorandum](#)

For more information, contact:

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 **Stan Johnson Co.**



Subject Property