



ACADEMY SPORTS + OUTDOORS

237 PARK TERRACE DR.
COLUMBIA, SOUTH CAROLINA 29212

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ACADEMY SPORTS + OUTDOORS

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ACADEMY SPORTS + OUTDOORS



PROPERTY ADDRESS

237 Park Terrace Dr.
Columbia, South Carolina



SIZE

Land: 5.32 Acres (253,582 sqft)
Bldg: 71,567 sqft



YEAR BUILT

2013



FRONTAGE & PARKING SPACES

635 Surface Spaces

INVESTMENT HIGHLIGHTS



10.94%

Cash on Cash Return

*Rates estimated and subject to change.
Contact broker for details.*

SCHEDULED 10% INCREASES

Every 5 Years

CORPORATE GUARANTEE

on 9+ Year Firm Term

LOW PRICE PER SQFT

Low price per square foot to the land on massive lot.



SITE PLAN

[VIEW PROPERTY VIDEO](#) 





PROPERTY OVERVIEW

- Over 100,000 residents in a 5-mile radius with an AHHI of \$57,500.
- Very high traffic counts of 111,600 VPD on I-26 and 34,100 VPD on Harbison Blvd.
- Strategically located with expansive street frontage and visibility.
- Area retailers include Walmart, Sam's Club, Starbucks, Wells Fargo, Home Depot, TJ Maxx and Petsmart.
- Minimal landlord responsibilities.
- Scheduled rent increases and 100% fee simple ownership.



LEASE DETAILS

Lease Type
NNN

Lease Guarantor
CORPORATE

Rent Commencement Date
7/18/2014

Lease Expiration Date
7/31/2029

Term Remaining on Lease
9+ YEARS

Options
THREE-5 YEAR

Increases
10% BUMPS
Every 5 Years

Landlord Responsibilities
ROOF & STRUCTURE

RENT SCHEDULE

YEAR	MONTHLY RENT	ANNUAL RENT
1-5	\$70,254.94	\$843,059.26
6-10	\$73,234.90	\$878,842.76
11-15	\$76,218.85	\$914,626.26
Option 1	\$79,200.81	\$950,409.76
Option 2	\$82,182.77	\$986,193.26
Option 3	\$85,164.73	\$1,021,976.76



Cap rate
8.00%



Price
\$10,985,534



NOI
\$878,843



Price/ft Land
\$43.32



Price/ft bldg.
\$153.50



ACADEMY SPORTS + OUTDOORS

Academy Sports + Outdoors is a premier sports, outdoor, and recreation lifestyle retailer with a unique assortment of quality hunting, fishing, and camping equipment and gear along with sports and leisure products, footwear, apparel, and much more. For 74 years it was a privately held company owned by the Gochman family, until its May 2011 acquisition by Kohlberg Kravis Roberts investment firm. Since their first store in 1938, they have grown to over 240 stores in 16 states and they employ more than 23,000 team members throughout the South, Southeast and Midwest. Annual sales have steadily climbed for Academy Sports + Outdoors. Sales reached one billion dollars in 2004, two billion dollars in 2007, and three billion dollars in 2012. Today, annual sales exceed \$4.7 billion.

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2019 Total Population:	7,005	45,921	104,197
2024 Population:	7,288	47,900	109,112
Pop Growth 2019-2024:	4.04%	4.31%	4.72%
Average Age:	39.50	39.00	37.90

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
i-cap Total:	3,267	19,100	41,239
HH Growth 2019-2024	3.89%	4.34%	5.14%
Median HH Income:	\$53,441	\$56,592	\$57,508
Avg. HH Size:	2.10	2.30	2.40
2019 Avg. HH Vehicles	2.00	2.00	2.00

HOUSING

	1 MILE	3 MILE	5 MILE
Median Home Value	\$145,636	\$150,103	\$160,331
Median Year Built	1982	1983	1986

TRAFFIC COUNTS (2017)

COLLECTION ST.	CROSS ST.	CROSS ST. DIST./DIR.	TRAFFIC VOLUME	DIST. FROM SUBJECT
Park Terrace Dr.	Bower Pkwy.	0.17 SE	7,900	0.13
Harbison Blvd.	Columbiana Dr.	0.04 SW	34,100	0.18
Bower Pkwy.	Harbison Blvd.	0.25 W	10,000	0.27
Columbiana Dr.	Columbiana Cir.	0.07 NW	13,400	0.29
Bower Pkwy.	Park Terrace Dr.	0.20 W	12,300	0.38
I-26	Jamil Rd.	0.15 NW	102,300	0.50
Harbison Blvd.	Windstone Dr.	0.02 W	8,800	0.81



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