

Zoar Road and Hwy 160
Fort Mill, South Carolina

CC&A
OSWALD COOKE & ASSOCIATES



**Not actual subject site.*

15-Year NNN | Corporate Guaranty | New Construction | Charlotte MSA

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

©2018, Oswald Cooke & Associates, LLC

Benjy Cooke (Primary)

Office 843-388-5650

Mobile 843-343-1351

benjy.cooke@oswaldcooke.com

Ruthie Godfrey

Mobile 864-344-1541

ruthie.godfrey@oswaldcooke.com



OC&A
OSWALD COOKE & ASSOCIATES

Zoar Road and Hwy 160

Fort Mill, SC

PRICE	\$6,073,587
CAP RATE	4.85%
NOI	\$294,569
LEASE TERM	15 Years
LEASE TYPE	NNN
RENTAL INCREASES	10% Every 5 Years
RENEWAL OPTIONS	(4) 5-Year Options
BUILDING SIZE	3,355 SF
LOT SIZE	1.59 Acres
YEAR BUILT	2020
TMS	648-00-00-034
COUNTY	York
ROFR	Yes (15 days)



SITE PHOTO



SITE PHOTO



AERIAL



SITE

Hwy 160 13,900 VPD



Zoar Road 12,500 VPD



AERIAL

OC&A
OSWALD COOKE & ASSOCIATES

**Advance
Auto Parts**
Keep the wheels turning.

SITE

BRIDGESTONE



**ExtraSpace
Storage**



AERIAL

Creekshire Estates

Forest Grove

Arbors at Fort Mill
340 Units

Evolve at Tega Cay
260 Units

Hawk's Creek

BRIDGESTONE

To Charlotte

Zoar Road 12,500 VPD

SITE

SONIC
America's Drive-In

Advance Auto Parts
Keep the wheels turning

ExtraSpace Storage

Harris Teeter
STARBUCKS COFFEE
DOLLAR TREE
red bull asian bistro
9ROUND 30 MIN KICKBOX FITNESS
pure barre
Bubbles & Buns Dog Salon

Kids R Kids Learning Academy

Hwy 160 13,900 VPD

Grace Presbyterian Church

GATE

Walgreens

Lake Wylie Lutheran Church

Waterstone Townhomes

First National Bank

WELLS FARGO

DUNKIN' DONUTS

McDonald's

O'Reilly AUTO PARTS

Tega Cay Village

Gold Hill Road

the Y

Century 21
Allstate

LAKE WYLIE
Tega Cay PHARMACY

First Citizens

Bojangles

planet fitness
NAPA

AERIAL

OC & A
OSWALD COOKE & ASSOCIATES

Pineville

The map shows an aerial view of a commercial area in Pineville, North Carolina. A red star marks a specific 'SITE' on the intersection of US-485 and US-77. Surrounding this site are numerous other commercial buildings, each with a callout box containing a logo. The callouts include: Atrium Health, Target, The Home Depot, Michaels, T.J. Maxx, Marshalls, Old Navy, Stanley Black and Decker, Britax, Legrand North America, Carowinds, T.J. Maxx Distribution, sharix, Ross Distribution, Publix, Harris Teeter, Walmart, Lowe's, and Shutterfly. Major highways are labeled with their respective shields: 49, 77, 160, and 485. The Carolina Place Mall is also indicated on the right side of the map.

Atrium Health

TARGET THE HOME DEPOT
MICHAELS
Where Creativity Happens™
T.J. MAXX
MARSHALLS
OLD NAVY

SITE

Harris Teeter

160

Walmart

LOWE'S

160

Shutterfly

Stanley Black and Decker

Britax

Legrand North America

sharix

Ross Distribution

T.J. Maxx Distribution

Carowinds

CAROLINA PLACE Mall

77

77

485

485

485

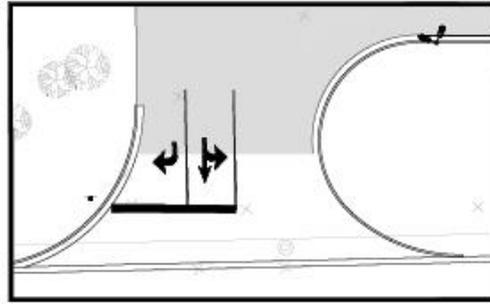
49

49

SITE PLAN

HWY 160 ENTRANCE PROFILE

VERT. SCALE 1"=2'
HORIZ. SCALE 1"=20'

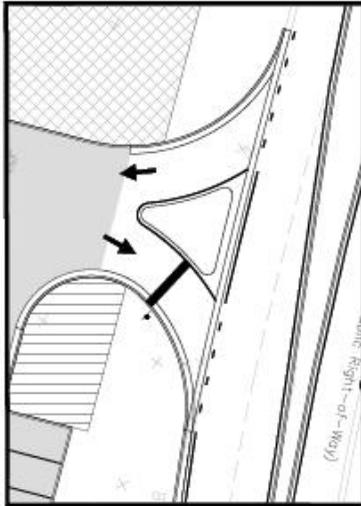


HWY 160 ENTRANCE DETAIL

SCALE 1"=20'

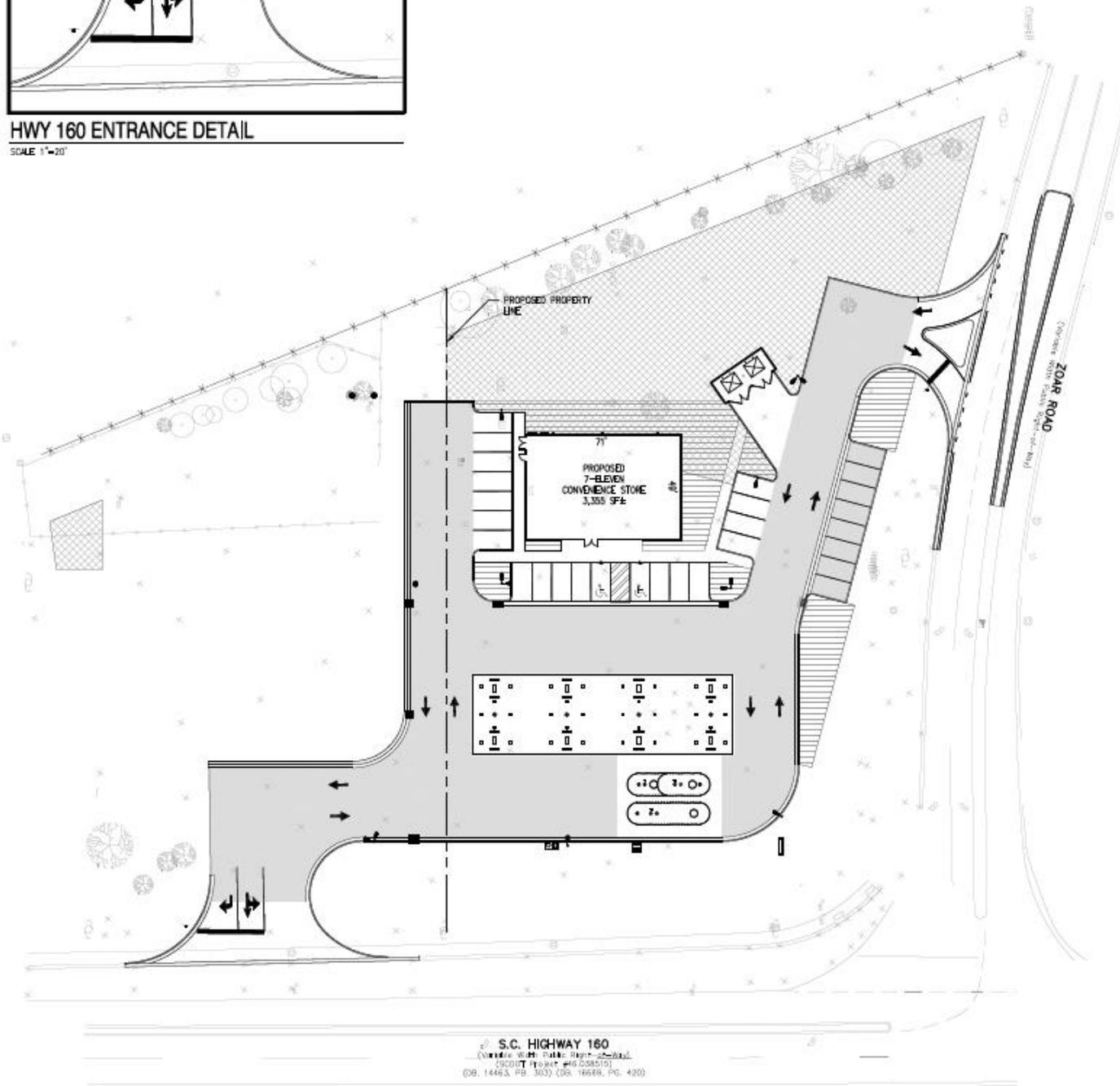
ZOAR RD. ENTRANCE PROFILE

VERT. SCALE 1"=2'
HORIZ. SCALE 1"=20'



ZOAR RD. ENTRANCE DETAIL

SCALE 1"=20'



VICINITY



6 Miles to Fort Mill, SC



6 Miles to Pineville, NC



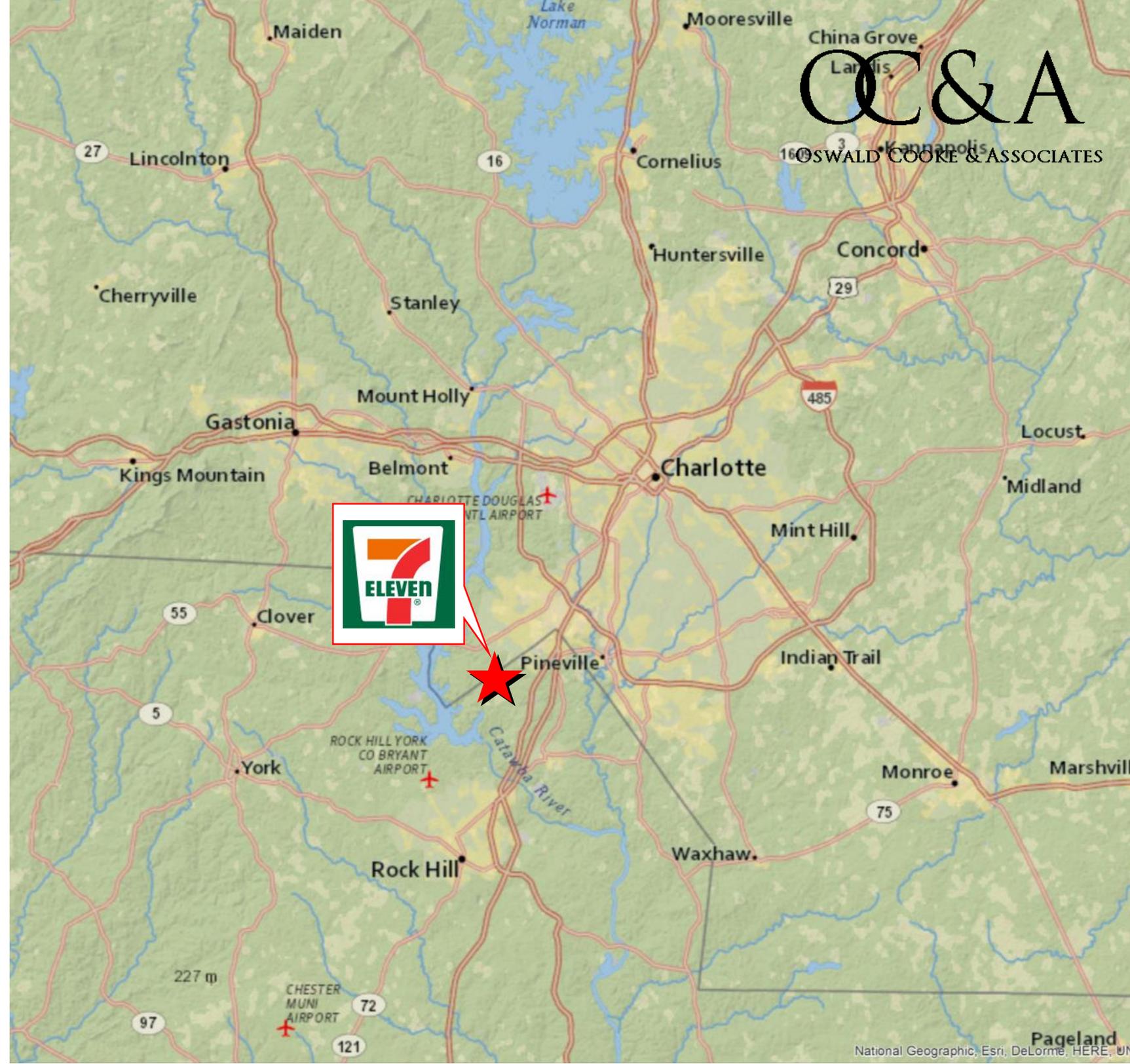
17 miles to Uptown Charlotte, NC



14 Miles to Rock Hill, SC

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2019 Population	8,167	46,021	119,683
Population Growth (2010-2019)	50.19%	37.96%	38.30%
2019 Average Household Income	\$116,379	\$111,333	\$107,188
Households	2,603	15,172	40,184
Daytime Employees	1,208	13,021	40,394



CC&A
OSWALD COOKE & ASSOCIATES

TENANT

Seven & I Holdings Co. Ltd. | SVNDF
Credit Rating: AA-



7-Eleven pioneered the convenience store concept way back in 1927 at the Southland Ice Company in Dallas, Texas. In addition to selling blocks of ice to refrigerate food, an enterprising ice dock employee began offering milk, bread and eggs on Sundays and evenings when grocery stores were closed. This new business idea produced satisfied customers and increased sales, and convenience retailing was born!

The company's first convenience outlets were known as Tote'm stores since customers "toted" away their purchases, and some even sported genuine Alaskan totem poles in front. In 1946, Tote'm became 7-Eleven to reflect the stores' new, extended hours - 7 a.m. until 11 p.m., seven days a week. The company's corporate name was changed from The Southland Corporation to 7-Eleven, Inc. in 1999.

Today, 7-Eleven is the undisputed leader in convenience retailing with more than 27,900 stores operating in the U.S. and 17 other countries and had over \$99.7 billion in revenue in 2019. Today there are over 68,000 stores in 17 countries.



*Not actual subject site.



ABOUT CHARLOTTE

Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte and its resident county are named in honor of Charlotte of Mecklenburg-Strelitz, the queen consort of British King George III during the time of the city's founding.

Nearly 800,000 live and work in the Charlotte community and the City provides services to much of this population. The City's focus areas are Housing and Neighborhood Development, Community Safety, Transportation, Economic Development and the Environment.

Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Wachovia Corp. Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.

Other amenities that make Charlotte a great place to live and work include numerous higher learning organizations, cultural centers and health care facilities.

Information courtesy of: www.charlottenc.gov

Charlotte MSA Largest Employers (#of Employees)
Carolinas HealthCare System (35,000)
Wells Fargo & Co. (23,000)
Wal-Mart (16,100)
Bank of America (15,000)
Novant Health (11,000)
American Airlines (11,000)
Delhaize America Inc. (9,078)
Harris Teeter Supermarkets (8,239)
Lowe's Companies, Inc. (7,801)
Duke Energy (7,800)
Daimler Trucks North America (6,800)
HSM (5,200)



Benjy Cooke (Primary)

Office 843-388-5650

Mobile 843-343-1351

benjy.cooke@oswaldcooke.com

Ruthie Godfrey

Mobile 864-344-1541

ruthie.godfrey@oswaldcooke.com

OC&A

OSWALD COOKE & ASSOCIATES

WWW.OSWALDCOOKE.COM