

# 7-ELEVEN

5104 Old Buncombe Rd  
Greenville, SC 29617

## DEMOGRAPHICS

2022 Population

Daytime Population

Average HH Income

1-MILE

4,750

3,628

\$71,932

3-MILE

39,745

34,059

\$68,396

5-MILE

102,946

117,375

\$71,810

PROJECTED  
STORE OPENING  
MAY 4, 2023

NEW 2023 CONSTRUCTION | 15-YEAR NNN LEASE | 10% RENT BUMPS EVERY 5 YEARS

Marcus & Millichap  
MOLLOY KAYE RETAIL GROUP

Representative Photo

# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate

Investment Services, Inc.

© 2021 Marcus & Millichap. All rights reserved.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

## COVID NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

Marcus & Millichap





# TABLE OF CONTENTS

OFFERING HIGHLIGHTS 4

7-ELEVEN PORTFOLIO 5

INVESTMENT OVERVIEW 6

SITE PLAN 7

ELEVATIONS 8

CONSTRUCTION PHOTOS 9

AERIALS 10-13

REGIONAL MAP 14

DEMOGRAPHICS 15

GREENVILLE, SC OVERVIEW 16-17

TENANT SUMMARY 18

LEASE ABSTRACT 19

## OFFERING HIGHLIGHTS

5104 Old Buncombe Rd  
Greenville, SC 29617



**\$7,890,000**  
Price



**4,872** | **1.40**  
SF | Acres



**5.00%**  
Cap Rate



**2023**  
Year Built



**15-Year**  
**Absolute NNN**  
Lease Term



**10% Rent**  
**Increases**  
**every 5 Years**  
[Base Term &  
Option Periods]

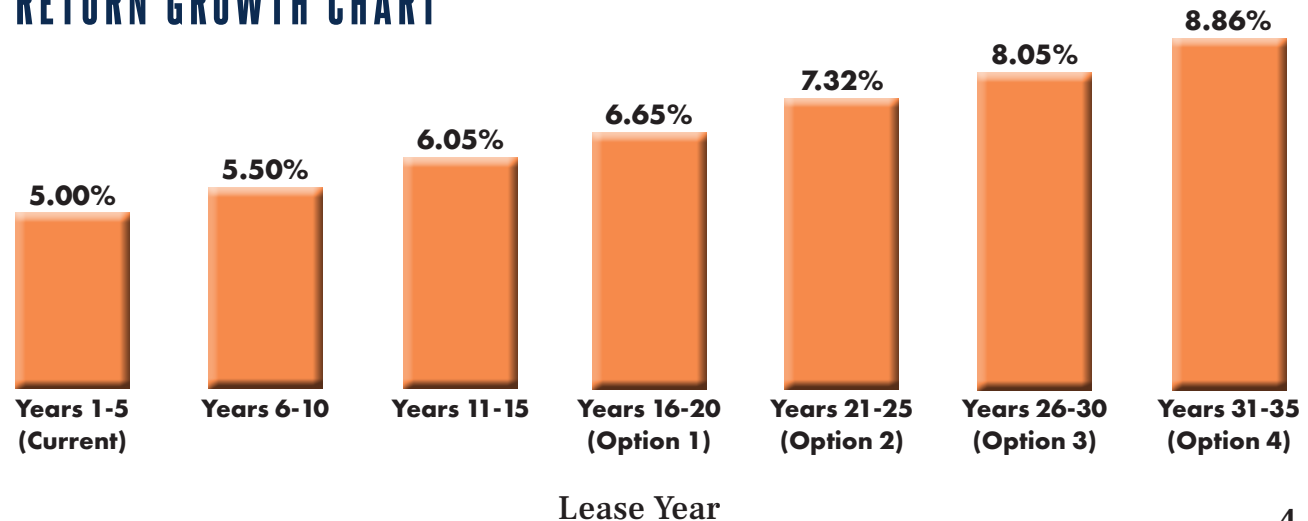
## LEASE SUMMARY

|                     |                                     |
|---------------------|-------------------------------------|
| Property Subtype:   | Net Leased Auto Service - Gas/Conv. |
| Tenant:             | 7-Eleven, Inc.                      |
| Rent Increases:     | 10% Every 5 Yrs (incl. Options)     |
| Lease Commencement: | 5/4/2023                            |
| Lease Expiration:   | 5/3/2038                            |
| Initial Lease Term: | 15 Years                            |
| Renewal Options:    | Four (4), 5 Year                    |
| NOI:                | \$394,495                           |

## RENT ROLL

| YEAR                     | ANNUAL RENT | MONTHLY RENT | RENT/SF  |
|--------------------------|-------------|--------------|----------|
| Years 1 - 5 (Current)    | \$394,495   | \$32,875     | \$80.97  |
| Years 6 - 10             | \$433,944   | \$36,162     | \$89.07  |
| Years 11 - 15            | \$477,339   | \$39,778     | \$97.98  |
| Years 16 - 20 (Option 1) | \$525,072   | \$43,756     | \$107.77 |
| Years 21 - 25 (Option 2) | \$577,580   | \$48,132     | \$118.55 |
| Years 26 - 30 (Option 3) | \$635,338   | \$52,945     | \$130.41 |
| Years 31 - 35 (Option 4) | \$698,871   | \$58,239     | \$143.45 |

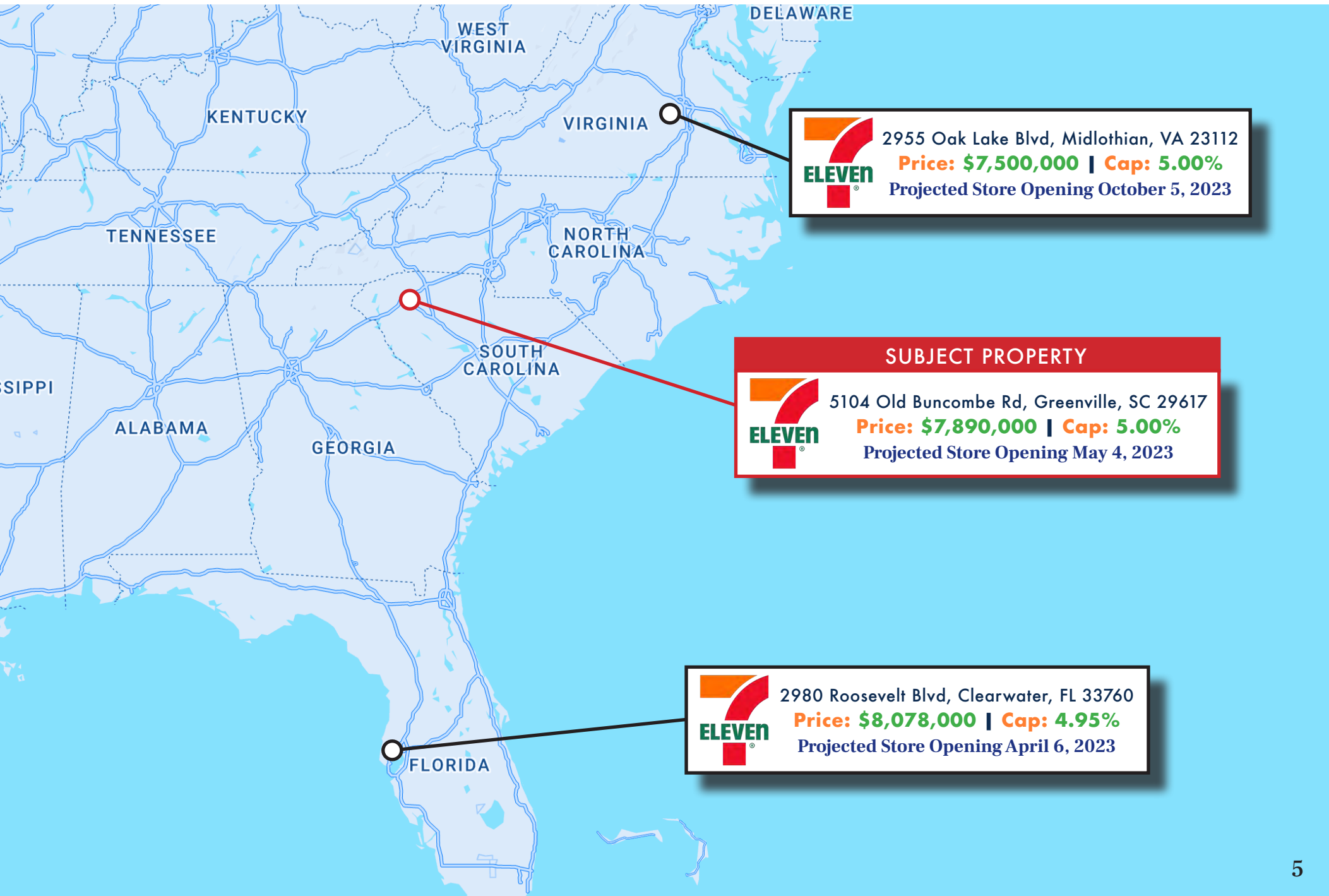
## RETURN GROWTH CHART





# 7-ELEVEN PORTFOLIO

**\*AVAILABLE INDIVIDUALLY OR AS A PORTFOLIO**



# INVESTMENT OVERVIEW

## FUNDAMENTAL LOCATION, VISIBILITY & ACCESS

- Strategically located on a ±1.402-acre site at the NEC of Old Buncombe Road & Duncan Chapel Road
- New 2023 construction | 7-Eleven Relocation Store located immediately across from Publix@ University Square
- Conveniently located along an Access Road providing on and off access to US Highway 276 between two (2) signalized intersections
- Redevelopment includes 4,872/sq ft Convenience Store equipped with 8 Fueling Dispensers and 16 Fueling Stations
- Currently under construction with Store Opening projected late May 4, 2023
- Robust traffic counts: 25,500 VPD at the intersection of Old Buncombe & Poinsett Highway (US Highway 276)
- Traffic Generators in immediate proximity are Publix @ University Square, Duncan Chapel Elementary, The Vinings at Duncan Chapel (196 apartment units), The View at Paris Mountain (312 apartment units), and Walmart Neighborhood Market
- Approximately 1 mile from Furman University's 750-acre campus

## OPTIMAL LEASE STRUCTURE

- 15-year lease with 7-Eleven corporate guaranty
- Absolute NNN lease with ZERO LANDLORD RESPONSIBILITIES
- Investment Grade Credit: "A" S&P bond rating
- 10% Rent Increases every five (5) years in Base Term & Option Periods
- Four (4), five-year options
- Fee simple ownership provides for accelerated depreciation [subject to 2023 tax guidelines]

## PROMINENT LOCALE WITH EXCELLENT DEMOS

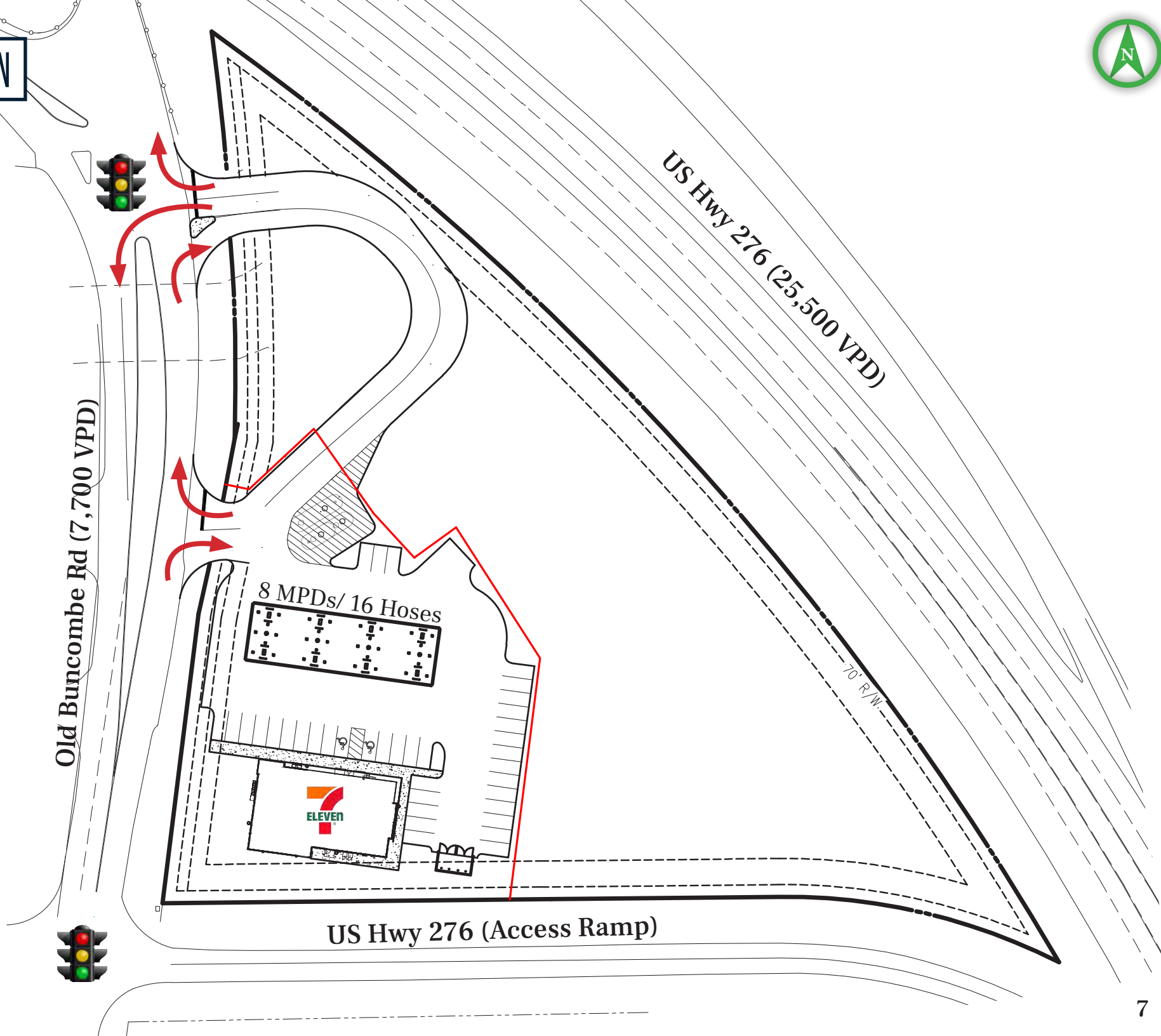
- Dense Residential Population of 39,745 residents in a 3-mile and 102,946 in 5-mile radii
- Daytime Population of 117,375 within a 5-mile radius
- Average HH Incomes of \$70,000+ in a 1, 3, & 5-mile radii
- An estimated 40,544 Households within a 5-mile radius

## CATEGORY-LEADING TENANT

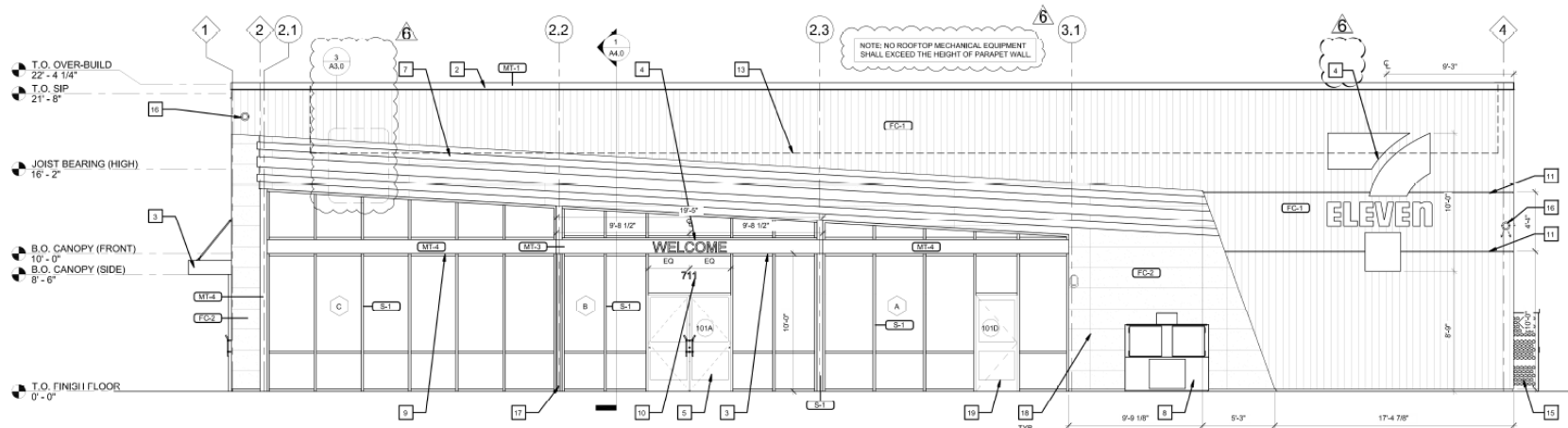
- World's Largest Convenience Retailer with over 71,100 locations in 20 countries globally and 13,000 located in US and Canada
- Largest Convenience Retailer in the US by more than 5,000+ stores
- Ranks #261 on Forbes "World's Largest Companies" in 2022 with \$78.5 billion in revenue and a Market Cap of \$38.08 billion.
- Seven & I Holdings, 7-Eleven's parent company, plans to double its store count in the U.S. by 2027
- #9 on the Franchise 500 Ranking in 2022 by Entrepreneur.com
- 7-Eleven honored with the "Best Overall Digital Transformation" award at the 2022 Modern Retail Awards



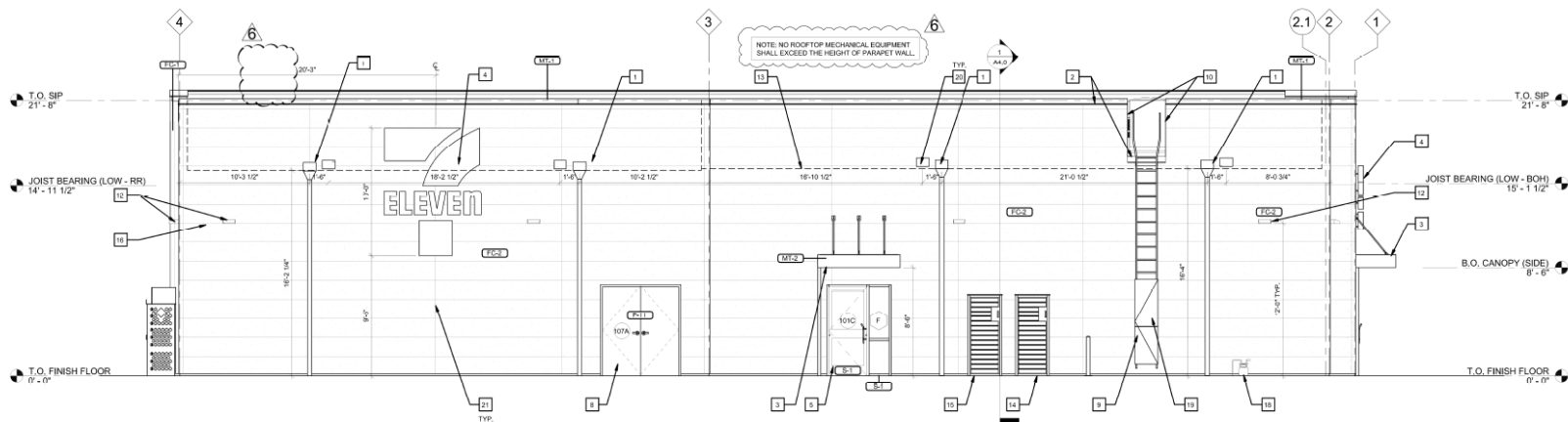
# SITE PLAN



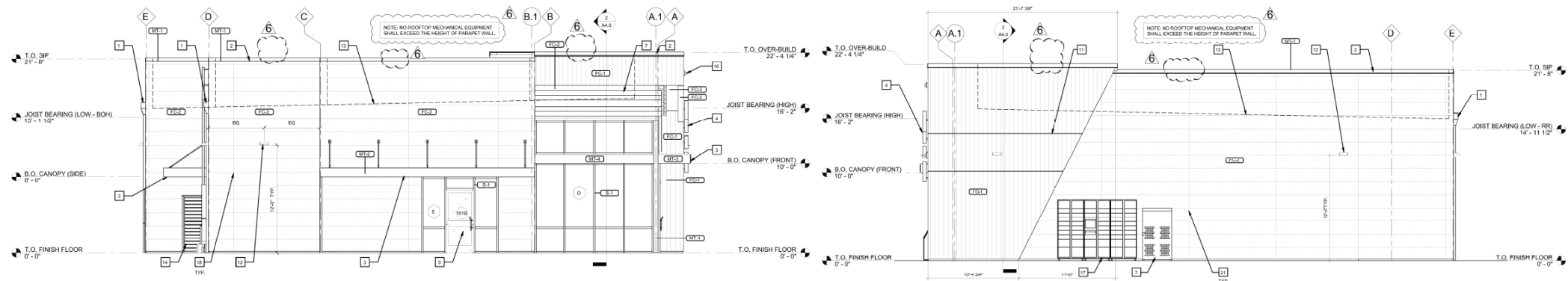
## ELEVATIONS



1 EXTERIOR BUILDING - NORTH  
1/8" = 1'-0"



1 EXTERIOR BUILDING - SOUTH  
1/4" = 1'-0"



2 EXTERIOR BUILDING - WEST



# CONSTRUCTION PHOTOS

\*CONSTRUCTION PHOTOS TAKEN DECEMBER 28, 2022







**DENSE  
RESIDENTIAL  
AREA**

**Monte Vista**  
±85 Townhomes

**MONTERREY**  
MEXICAN BAR & GRILL  
**GIRCO**  
REST BOY METALS

**Downtown Greenville**  
±5.5 Miles from Subject Property

CAROLINA FAMILY  
ORTHODONTICS  
**ELVINO'S**  
PASTA & NY-STYLE PIZZA  
**NUTRI ZONE**  
JEWELERS BENCH

**St. John's Episcopal School**  
±597 Students

**Publix**  
**WV**  
**PARSLEY & MINT**  
**SHRED**  
**WORKOUT ANYTIME**  
**McDonald's**  
**Great Clips**  
**Exclamark**  
**Mr. Salsa**  
**University Cleaners**  
**ups**  
**SIRIN THAI**  
**SOUTHERN ROOTS**  
**WHAT YOU WANT**  
**SHIRAZ**

**Greenville Police Department**

**Palmetto Family Dentistry**  
**H dental**

**SUBJECT PROPERTY**  
**7 ELEVEN**

**Old Buncombe Rd**  
±7,700 VPD

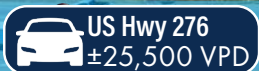
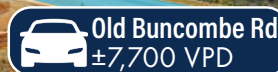
**Bank of TRAVELERS REST**  
Member FDIC

**US Hwy 276**  
±25,500 VPD

**St. John's Episcopal Fire Department**  
GREENVILLE, S.C.











DENSE  
RESIDENTIAL  
AREA

**FURMAN UNIVERSITY**

Forbes - America's Top Colleges

|                                   |                                   |                              |
|-----------------------------------|-----------------------------------|------------------------------|
| ◆                                 | ◆                                 | ◆                            |
| #2                                | #36                               | #38                          |
| Top Colleges in<br>South Carolina | Top Colleges in<br>South Carolina | Top Liberal<br>Arts Colleges |

Walmart



Bank of  
TRAVELERS REST  
SINCE 1946  
Member FDIC



Ivan's Performance  
Products

Old Buncombe Rd  
±7,700 VPD

Monte Vista  
±85 Townhomes

McDonald's



SUBJECT  
PROPERTY

**7  
ELEVEN**

US Hwy 276  
±25,500 VPD



# AERIAL



**Paris Mountain Country Club**  
The 18-hole "Paris Mountain" course at the Paris Mountain Country Club facility features 6,025 yards of golf from the longest tees for a par of 72. The course rating is 68.3 and it has a slope rating of 114.

**Ivan's Performance Products**

**Old Buncombe Rd**  
±7,700 VPD

**Monte Vista**  
±85 Townhomes



**Bank of TRAVELERS REST**  
SINCE 1945  
Member FDIC

**SUBJECT PROPERTY**  
**7 ELEVEN**

**US Hwy 276**  
±25,500 VPD

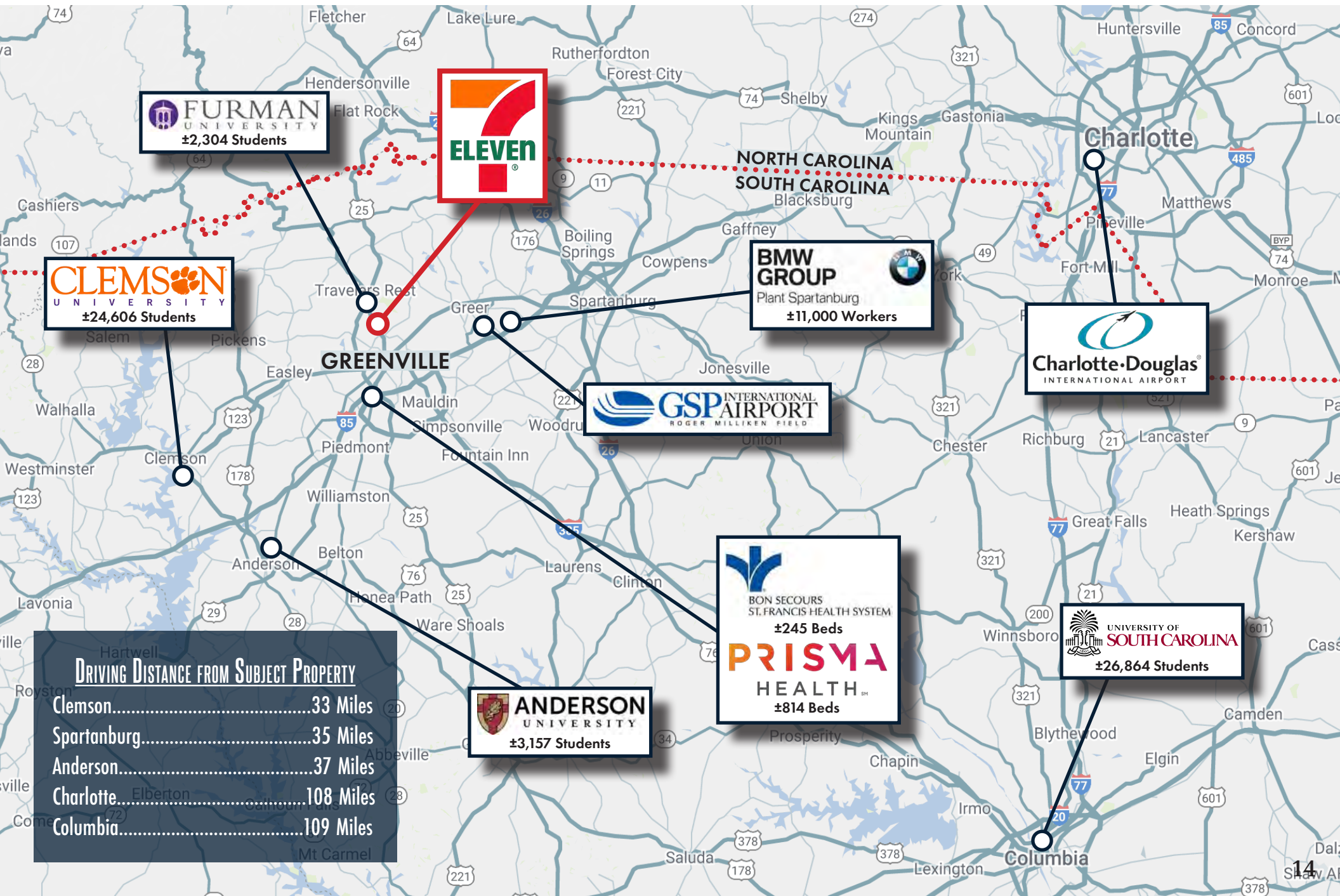
**SOUTHERN ROOTS**  
**WAW**

**ups** **PASSLEY & MINT**  
MEDICINARIAN GALLERY  
**Great Clips**





# REGIONAL MAP





# DEMOGRAPHICS

## POPULATION

|                    |       |        |         |
|--------------------|-------|--------|---------|
| 2027 Population    | 5,206 | 41,988 | 108,503 |
| 2022 Population    | 4,750 | 39,745 | 102,946 |
| Growth 2022-2027   | 9.61% | 5.64%  | 5.40%   |
| Daytime Population | 3,628 | 34,059 | 117,375 |

## HOUSEHOLDS

|                 |       |        |        |
|-----------------|-------|--------|--------|
| 2027 Households | 2,249 | 16,229 | 43,165 |
| 2022 Households | 2,039 | 15,232 | 40,544 |

## HOUSEHOLDS BY INCOME

|                       |          |          |          |
|-----------------------|----------|----------|----------|
| \$200,000 or More     | 3.43%    | 4.07%    | 4.90%    |
| \$150,000 - \$199,999 | 1.76%    | 2.79%    | 3.85%    |
| \$100,000 - \$149,999 | 14.89%   | 10.26%   | 10.58%   |
| \$75,000 - \$99,999   | 13.47%   | 11.57%   | 11.23%   |
| \$50,000 - \$74,999   | 20.16%   | 17.86%   | 17.65%   |
| \$35,000 - \$49,999   | 16.66%   | 15.91%   | 14.27%   |
| \$25,000 - \$34,999   | 11.07%   | 12.67%   | 11.39%   |
| \$15,000 - \$24,999   | 9.29%    | 11.43%   | 11.60%   |
| \$10,000 - \$14,999   | 3.14%    | 4.31%    | 5.23%    |
| Under \$9,999         | 6.13%    | 9.13%    | 9.32%    |
| Average HH Income     | \$71,932 | \$68,396 | \$71,810 |

## POPULATION BY RACE

|  |        |        |        |
|--|--------|--------|--------|
| % White Population                             | 80.78% | 68.39% | 67.87% |
| % Black Population                             | 7.09%  | 14.93% | 18.04% |
| % Asian  | 1.58%  | 1.68%  | 1.75%  |
| % American Indian,<br>Eskimo, Aleut Population | 1.19%  | 0.67%  | 0.45%  |
| % Hawaiian or Pacific<br>Islander Population   | 0.05%  | 0.04%  | 0.07%  |
| % Multi-Race Population                        | 2.45%  | 3.22%  | 2.62%  |
| % Other Population                             | 6.85%  | 11.07% | 9.19%  |

## 2022 POPULATION 25+ BY EDUCATION LEVEL

|                           |        |        |        |
|---------------------------|--------|--------|--------|
| Elementary (0-8)          | 2.21%  | 4.91%  | 4.99%  |
| Some High School (9-11)   | 7.90%  | 12.20% | 11.96% |
| High School Graduate (12) | 22.98% | 28.36% | 26.37% |
| Some College (13-15)      | 21.72% | 20.70% | 20.24% |
| Associates Degree Only    | 12.94% | 7.97%  | 7.14%  |
| Bachelors Degree Only     | 18.73% | 14.22% | 16.36% |
| Graduate Degree           | 11.61% | 9.14%  | 10.87% |

# GREENVILLE, SC

The upstate region of South Carolina is located in the northwesternmost portion of the state. It is also known as the **Greenville-Spartanburg-Anderson** combined statistical area, consisting of 10 counties: Anderson, Greenville, Laurens, Pickens, Spartanburg, Union, Cherokee, Abbeville, Greenwood and Oconee. Greenville County boasts many large businesses and financial companies, houses various regional offices and continues to attract new firms. The **county seat and most populous city is Greenville.**

The region is one of the **fastest growing** in South Carolina. The expanding population base generates demand for housing and services. The manufacturing sector has grown since BMW opened a **7 million-square-foot campus** in Spartanburg that employs 11,000 workers. The median home price is below that of the nation and contributes to a lower cost of living, which helps attract businesses and residents.

The local economy is driven by financial institutions, the auto industry, health care and pharmaceuticals. Key companies include **Bank of America, BMW, Bausch + Lomb, Adidas, Denny's, Ernst & Young and Verizon.** Research and development for a variety of industries is located here, focusing on the automotive, life sciences, plastics and photonics industries. Companies such as **Michelin, Fujifilm and General Electric** have R&D facilities in the area. Clemson University, IBM, BMW, Microsoft and Michelin have formed the Clemson University International Center for Automotive Research, targeting automotive technology.

South Carolina hosts a variety of industries, educational institutions, and historical and cultural opportunities. Landmarks with historical significance include the **Walnut Grove Plantation, Seay House, Price House, Morgan Square and Hampton Heights Historic District.** Various trails and preserves capture the interest of outdoorsmen. **The Children's Museum and Greenville Symphony Orchestra** are among the many museums and art venues. Companies draw workers from the many local universities and colleges. Institutions of higher learning include **Clemson University, the University of South Carolina Upstate, Furman University, Lander University, University Center of Greenville and Spartanburg Community College.**

## TOP GREENVILLE, SC EMPLOYERS

BMW Manufacturing Co.

Prisma Health

Michelin North America, Inc.

Bon Secours St. Francis Health System

Clemson University

Milliken & Company

GE Power

Duke Energy Corp.

AnMed Health System

Greenville Health System

Greenville, SC



BMW Facility



Downtown Greenville, SC





# GREENVILLE, SC HIGHLIGHTS



## Corporate Office/Headquarters

- Home to more than 40 Fortune 500 companies, over 20 HQ operations, and boasts more than 240 international companies
- Major headquarters include AMECO, Spectrum, GE Power, Michelin, SYNEX, AVX Corporation, Verizon, KI Logistics and ScanSource



## Greenville-Spartanburg International Airport

- GSP offers nonstop service by seven airlines and convenient connections to hundreds of destinations worldwide
- Over 2.6 million passengers use GSP to travel to and from Upstate SC annually



## Cost of Living Below National Average



## Major Industries

- Technology, Manufacturing, Culinary, Entertainment, Healthcare, Distribution, and Education industry
- Greenville's manufacturing community has been recognized as a model by *Harvard Business Review*



## Business & Economic Growth

- Greenville boasts the highest level of foreign capital investment per capita in the nation, and is home to more than 250 international firms from 26 nations, including BMW and Michelin
  - Greenville maintains a Standard and Poor's AAA bond rating
- Major Businesses: Perrigo Company of South Carolina, Greenville Health System, Fluor, Hubbell Lighting, Resurgent Capital Services, Bank of America, TD Bank, BB&T and Windstream



## Metro Population of 1.5+ MM

- The metro is expected to add almost 76,500 people through 2026



## Education

- Greenville's public school system is the largest in the state & includes 11 magnet academies for special study at the elementary, middle, and high school levels
- Home to nearly 60 private schools ranging from K-3 to high school
- Over 10 colleges and universities are located in and within close proximity of Greenville



## TENANT SUMMARY

7-Eleven, Inc. is the premier name in the convenience-retailing industry. Based in Irving, Texas. Today, 7-Eleven is a global brand with more stores than any other retailer in the world – more than 83,000 across 18 countries to be exact. 7-Eleven, Inc. now operates a robust family of banners and brands, including Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits locations throughout the U.S.

The brand also has a history of firsts — coffee in to-go cups, 24/7 hours and self-serve soda fountains, to name a few. As the world's largest convenience retailer, 7-Eleven also helped pioneer the Franchise model and is now consistently ranked as a top-10 Franchisor – a true testament to their entrepreneurial spirit.

7-Eleven was recognized as the 2022 Innovation in Marketing winner following a year of creative campaigns that engaged and rewarded customers and also took home Gold in the retail category for the 2022 Effie Awards for its “Take it to Eleven” campaign. 7-Eleven also placed number nine on Entrepreneur’s Franchise 500, receiving the highest placement of any C-Store in 2022.



|                              |  |
|------------------------------|--|
| <b>Tenant Trade Name</b>     | 7-Eleven   |
| <b>Ownership</b>             | Wholly-Owned Subsidiary of Seven & 1 Holdings Co., Limited |
| <b>Tenant</b>                | 7-Eleven, Inc., a Texas corporation                        |
| <b>Lease Guarantor</b>       | 7-Eleven, Inc., a Texas corporation                        |
| <b>S&amp;P Credit Rating</b> | A  |
| <b>Moody's Credit Rating</b> | Baa2   |
| <b>Headquarters</b>          | Irving, TX   |



**83,000+**  
Locations



**\$36.99 BILLION**  
Market Cap



**\$86.73 BILLION**  
Global Revenue



**#1**

Top 100 C-Store Chains (*Convenience Store News*)  
2022, 2021, 2020, 2019

# LEASE ABSTRACT



## **TENANT:**

7-Eleven, Inc., a Texas corporation

## **LEASE GUARANTOR:**

7-Eleven, Inc., a Texas corporation

## **LEASE STRUCTURE:**

Fee-Simple, 15-Year Absolute NNN

## **PARCEL SIZE:**

±1.402 Acres

## **BUILDING SIZE:**

±4,872 square feet

## **LEASE COMMENCEMENT:**

May 4, 2023

## **LEASE EXPIRATION:**

May 3, 2038

[Note: Construction began on 9/26/22 with a scheduled Tenant turnover of 4/19/2023, and a projected store opening of 5/4/23]

## **BASE LEASE TERM:**

15 Years

## **RENT ESCALATIONS:**

10% every 5 years during the base term and each of the four (4) Option Periods.

## **BASE RENT:**

Years 1-5: \$32,874.56 per month/ \$394,494.72 annually

Years 6-10: \$36,162.02 per month/ \$433,944.24 annually

Years 11-15: \$39,778.22 per month/ \$477,338.64 annually

## **RENEWAL OPTIONS:**

Four (4), 5 Year Options

## **OPTION RENT:**

Option 1: \$43,756.04 per month / \$525,072.48 annually

Option 2: \$48,131.64 per month / \$577,579.68 annually

Option 3: \$52,944.80 per month / \$635,337.60 annually

Option 4: \$58,239.28 per month / \$698,871.36 annually

## **TENANT MAINTENANCE OBLIGATIONS:**

"At all times during the Term and Extended Term, Tenant agrees to repair, maintain, and replace, if necessary, the foundation (including the slab), roof, and structural soundness of the Premises."

"Tenant agrees to keep the interior and exterior of the Building in good repair including electrical, plumbing, heating and air conditioning equipment, and to maintain the landscaped areas, service of the parking and driveway areas, roof surface and shall be responsible for all glass." "Tenant shall be responsible for the maintenance of any of the above ground or below ground motor fuel equipment."

## **TAXES:**

"Tenant shall be responsible for all real estate taxes and assessments levied against the Premises during the term and any Extended Term."

## **UTILITY CHARGES:**

Tenant shall pay all utilities directly to all utility providers.

## **INSURANCE:**

Tenant must maintain Casualty Insurance throughout the Term, and any Extended Term. "Tenant shall promptly and diligently restore the Premises to the condition existing prior to the occurrence of the Insured Casualty."

"Tenant agrees, at Tenant's expense, to maintain throughout the Term, and any Extended Term, commercial general public liability insurance covering the Premises with confined single limit coverage of \$2,000,000."

## **ASSIGNMENT & SUBLETTING:**

Tenant shall have the right to assign or sublease, however, in all cases Tenant shall remain liable for payment of rent and performance of the terms, covenants and conditions of this Lease.

## **MOTOR FUELS/TENANT RESTORATION OBLIGATIONS:**

"Tenant shall, upon expiration or earlier termination of this Lease, remove the Motor Fuels Facility. Tenant agrees, at its expense, to comply with all requirements of the appropriate governmental authorities regarding conditions determined to have resulted from Tenant's operation of the Motor Fuels Facility." "Tenant will be responsible at the termination of this lease for any and all Remedial Measures that are required as a result of hazardous and toxic materials and wastes that result from Tenant's operations of the Motor Fuels Facility, as and to the extent required by governmental authorities." "Tenant shall restore the Premises to the condition substantially similar to that condition existing prior to the performance of the Remedial Measures including, but not limited to, the refilling of any excavation performed in the course of the Remedial Measures."

## **RIGHT OF FIRST REFUSAL:**

Tenant has been granted a Thirty (30) day Right of First Refusal.

## **ESTOPPEL:**

Tenant shall, within thirty (30) days of receipt of request, shall execute for Landlord an estoppel certificate.



# 7-ELEVEN

5104 Old Buncombe Rd  
Greenville, SC 29617

Marcus & Millichap  
MOLLOY KAYE RETAIL GROUP



## SONNY MOLLOY

SENIOR MANAGING DIRECTOR INVESTMENTS

Direct: (678) 808-2763

[Sonny.Molloy@marcusmillichap.com](mailto:Sonny.Molloy@marcusmillichap.com)

## JARED KAYE

FIRST VICE PRESIDENT INVESTMENTS

Direct: (678) 808-2821

[Jared.Kaye@marcusmillichap.com](mailto:Jared.Kaye@marcusmillichap.com)

## JEFF BURKLE

INVESTMENT ASSOCIATE

Direct: (678) 808-2784

[Jeff.Burkle@marcusmillichap.com](mailto:Jeff.Burkle@marcusmillichap.com)