

STANDALONE VERIZON

117 SAINT JAMES AVE, GOOSE CREEK, SC 29445



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SALE HIGHLIGHTS

- Excellent Visibility
- High VPD
- Standalone Building
- Includes 15 off street parking spaces
- Successful location, initial occupancy in 2007
- Great real estate fundamentals
- Under \$1,000,000 purchase price
- Recently signed 5 year extension and will require an additional 5 year extension before closing
- Rent is considered under market for the area



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PROPERTY DESCRIPTION

NNN Stand-alone building with a parking lot. Perfect for retail and located in a high-trafficked area with street visibility.

PROPERTY HIGHLIGHTS

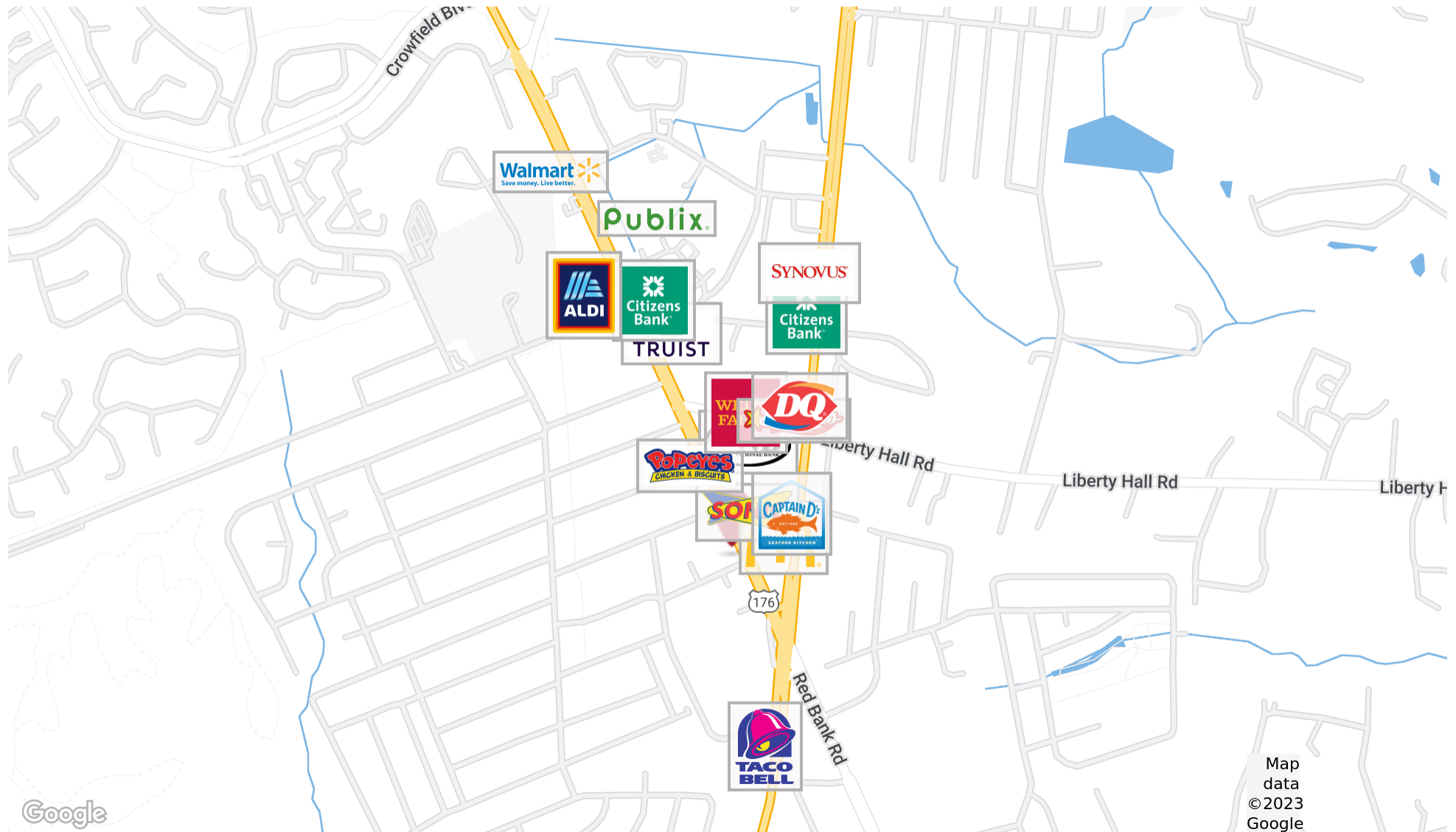
OFFERING SUMMARY

Sale Price:	\$999,000
Number of Units:	1
Lot Size:	0.23 Acres
Building Size:	2,475 SF
NOI:	\$56,925.00
Cap Rate:	5.7%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,000	24,160	47,514
Total Population	7,839	63,748	124,242
Average HH Income	\$84,364	\$74,334	\$73,019

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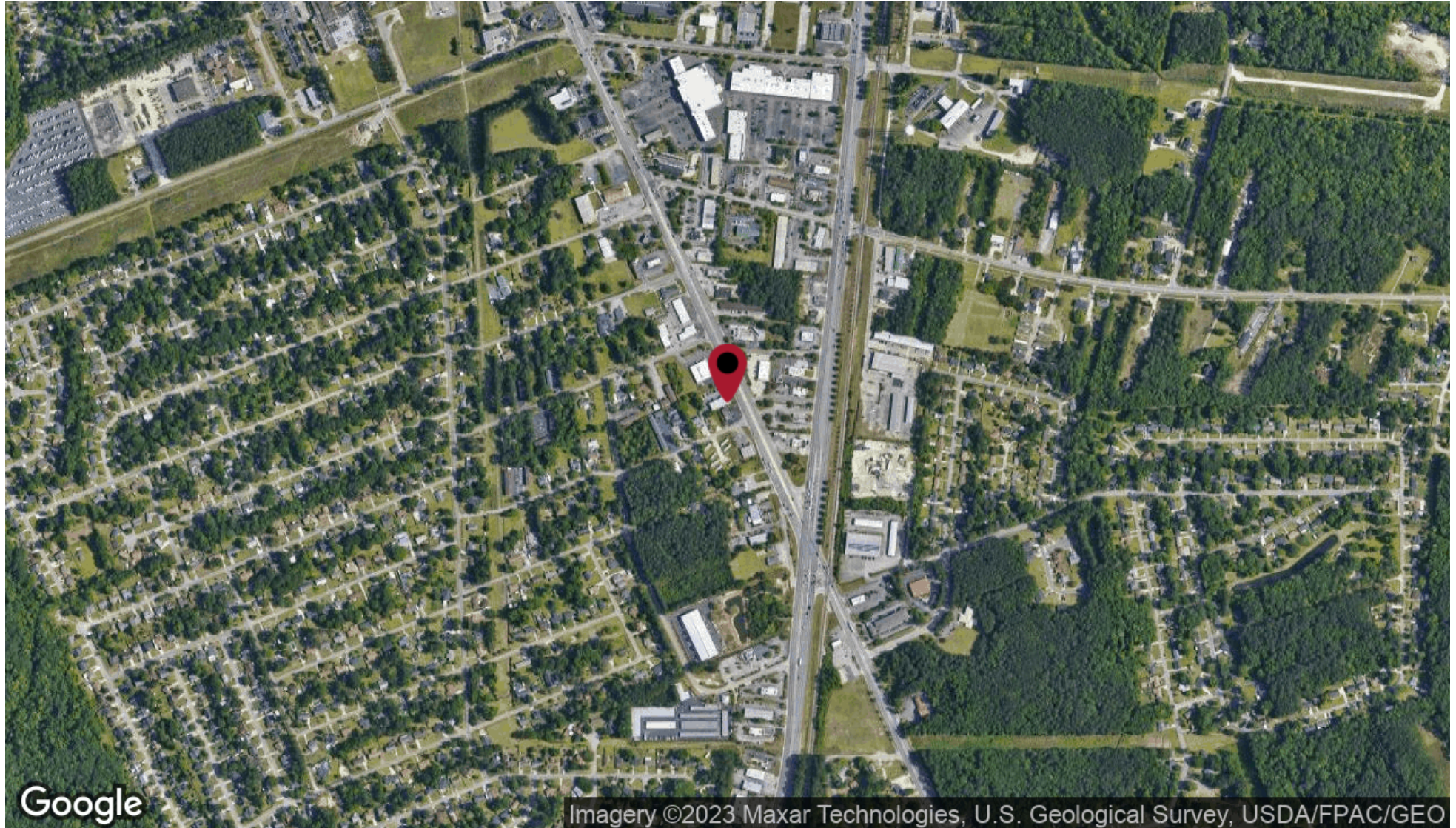
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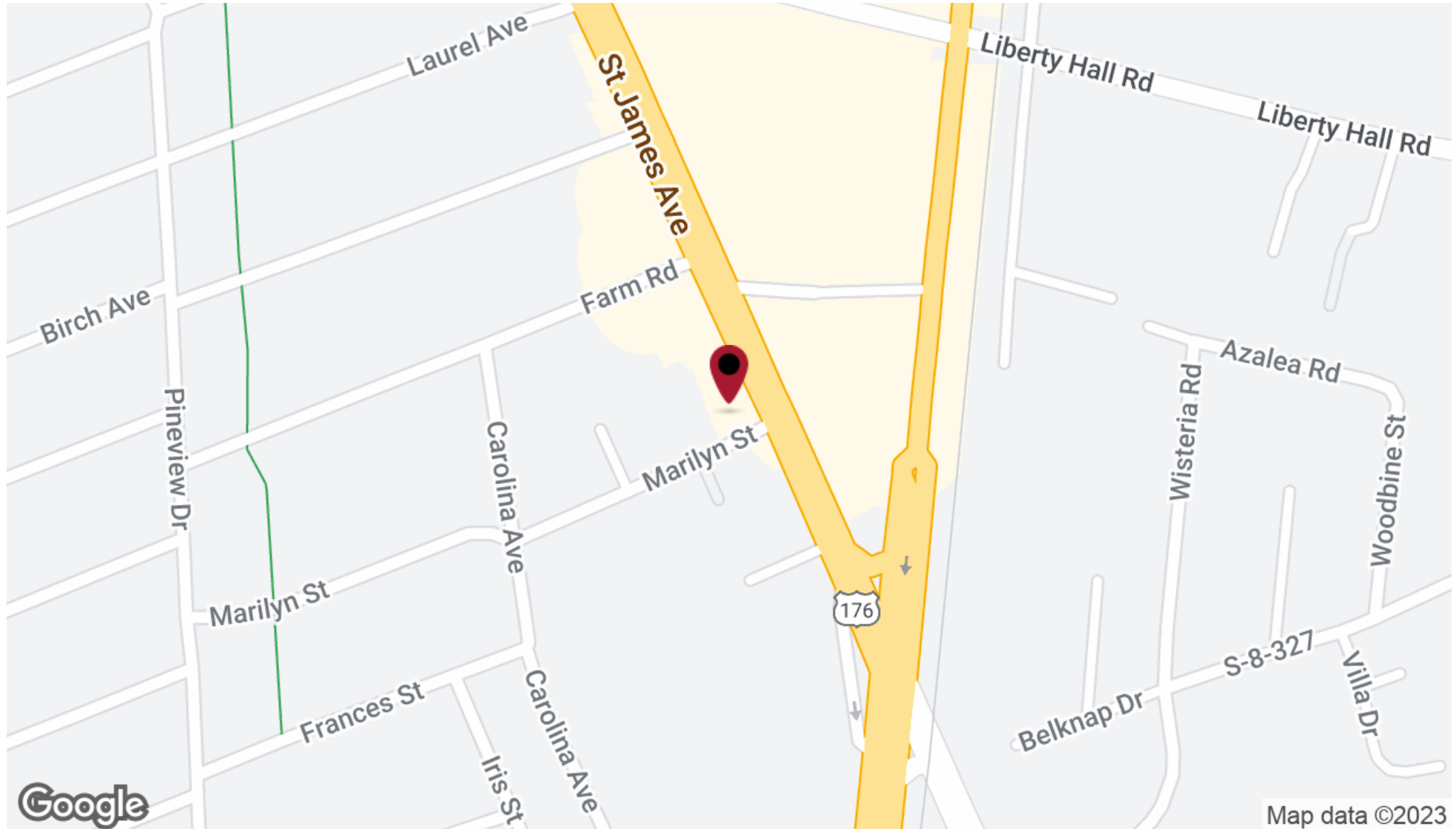
Google

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LARGEST VERIZON RESELLER IN THE US

<https://www.cellularsales.com/>

Corporate Guarantee from Cellular Sales of Knoxville

PARKING

~15 Off Street Parking Spaces

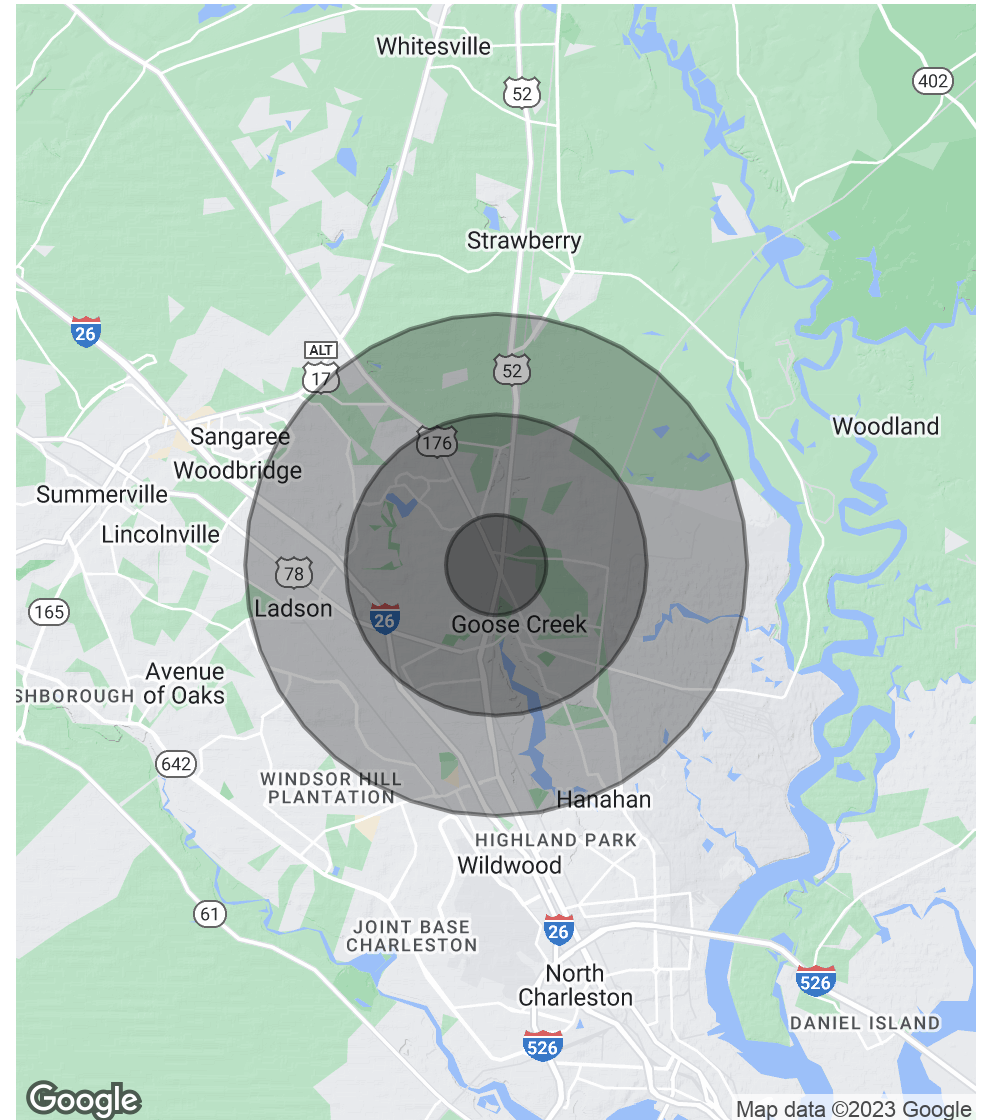
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,839	63,748	124,242
Average Age	38.3	35.0	34.2
Average Age (Male)	36.5	32.8	32.0
Average Age (Female)	40.7	37.5	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,000	24,160	47,514
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$84,364	\$74,334	\$73,019
Average House Value	\$152,830	\$188,080	\$180,413

** Demographic data derived from 2020 ACS - US Census*



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