



76 NET LEASE GAS STATION

238 South Congress Street - Winnsboro, SC 29180

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 522 SF 76 Net Lease Gas Station Located at 238 South Congress Street in Winnsboro, SC. Gas Stations Offer Increased Depreciation Expenses and the Subject Property Was Recently Renovated With New Gas Pumps, Canopy and Signage to Reflect a Modern 76, Providing For a Secure Investment.

Sale Price	\$402,735
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OFFERING SUMMARY

Cap Rate:	7.75%
NOI:	\$31,212
Price / SF:	\$771.52
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	238 S Congress St
City, State, Zip:	Winnsboro, SC 29180
County:	Fairfield
Building Size:	522 SF

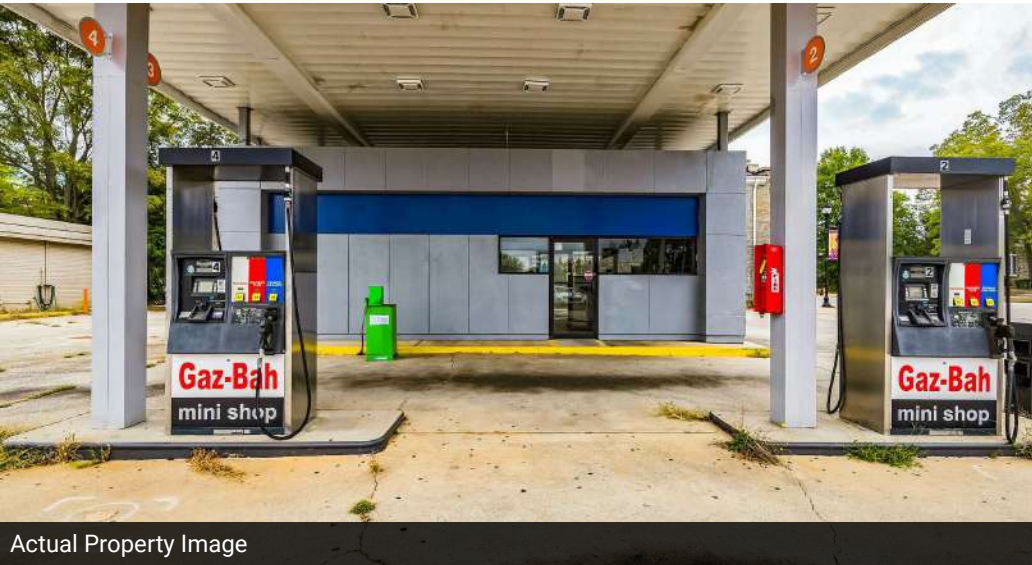


Actual Property Image

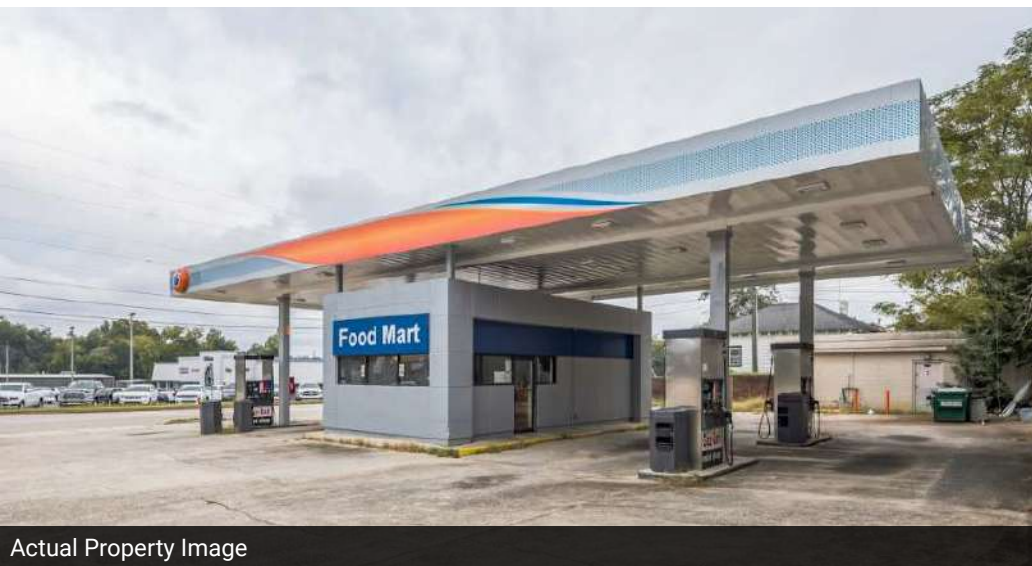


Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

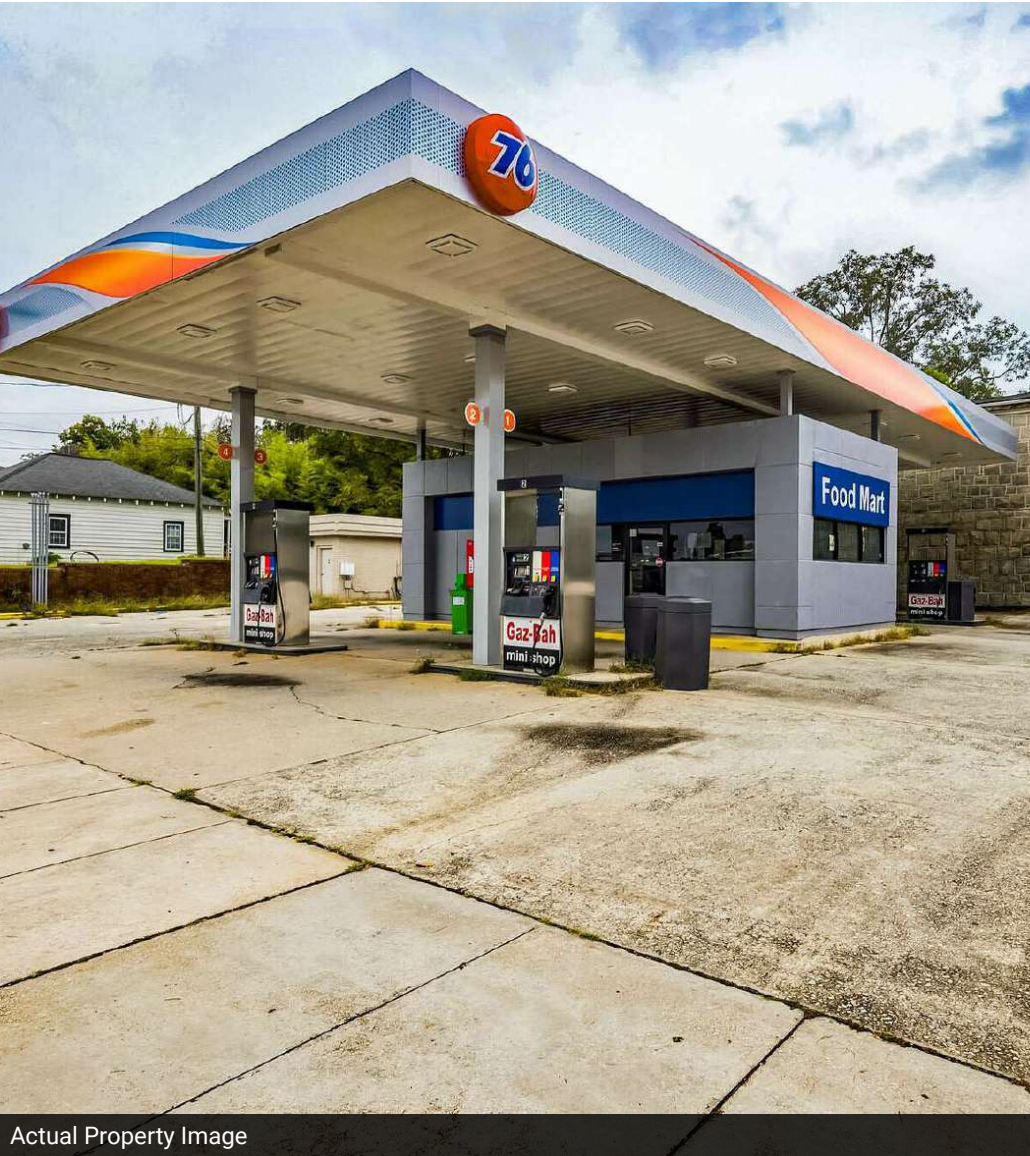
- Corporate Guaranteed Absolute Triple Net (NNN) Investment With Approximately 18-Years Remaining on the Lease
- This Location is in the Center of Winnsboro; Surrounded By Strong National Tenants Such as Burger King, KFC, McDonald's, Advanced Auto Parts, Sonic and Many More
- Strategically Located on a Hard Corner Where E Moultrie and S Congress Street Meet in Downtown Winnsboro
- Brand Strength and Upgrades; Subject Property Was Recently Renovated With New Gas Pumps, Canopy and Signage to Reflect the Modern 76
- The Tenant is Currently Partnered With 76, Valero, Exxon, Mobil, Travel Centers of America, TA Express, VP Racing and Marathon
- Gas Stations Offer Increased Depreciation Expenses - Consult Your CPA



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

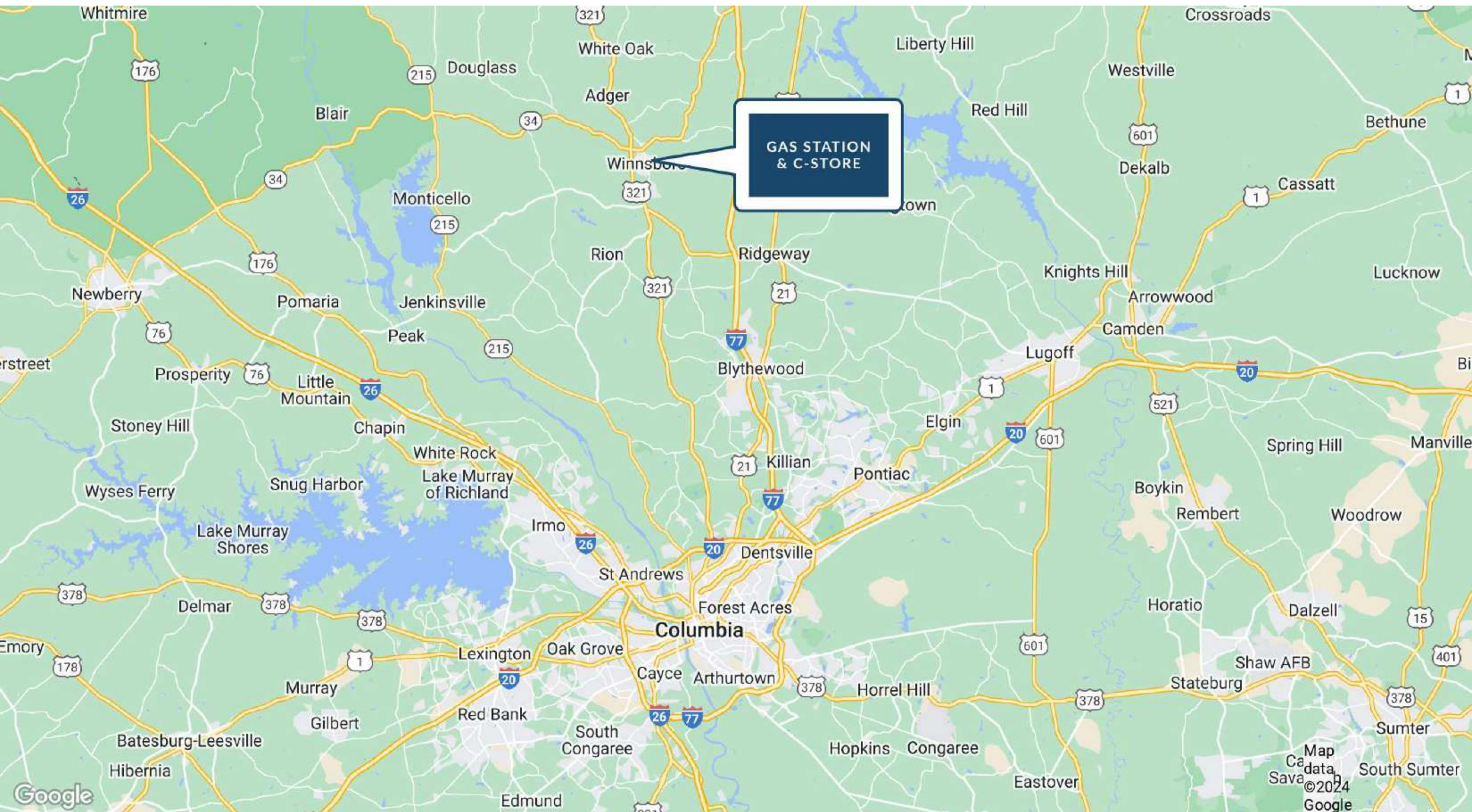
Tenant:	Corporate
Premises:	522 SF
Base Rent:	\$31,212
Rent Per SF:	\$59.79
Lease Commencement:	08/17/2022
Rent Commencement:	08/17/2022
Lease Expiration:	08/31/2042
Lease Term:	18 Years Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	2% Annually
Lease Type:	Absolute NNN
Use:	Convenience
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate



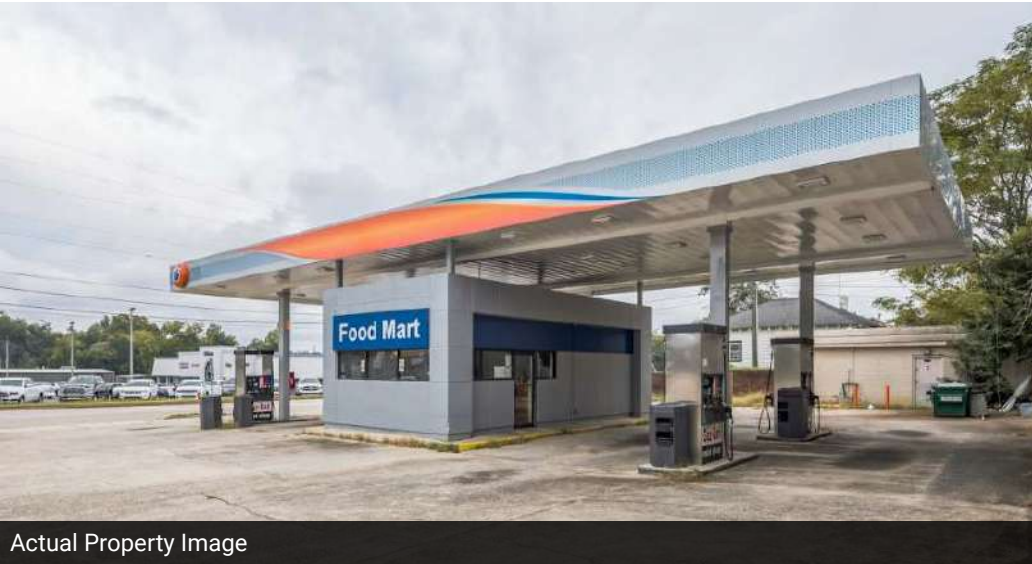
SECTION 3

PROPERTY INFORMATION

LOCATION MAP



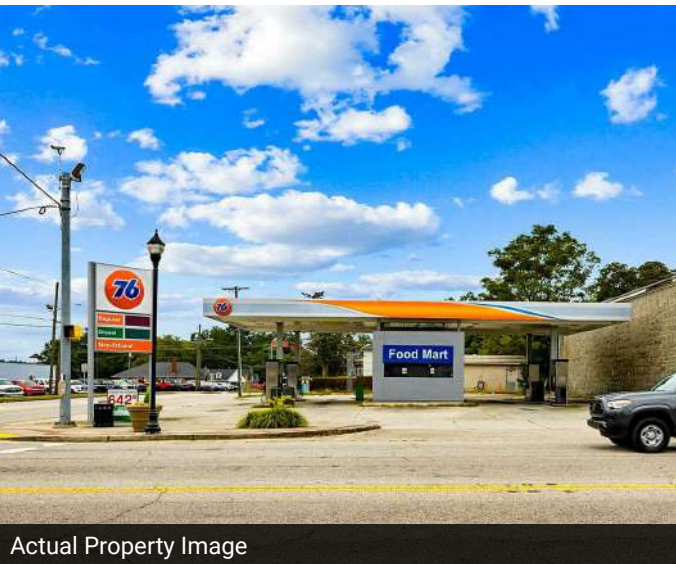
PROPERTY IMAGES



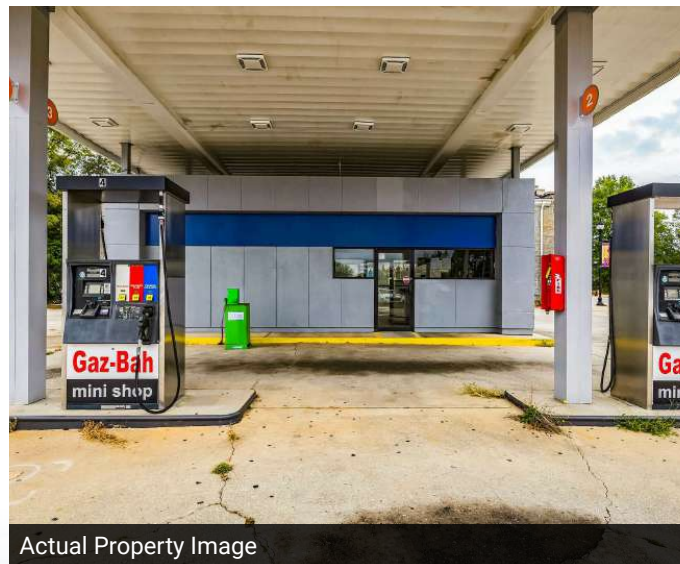
Actual Property Image



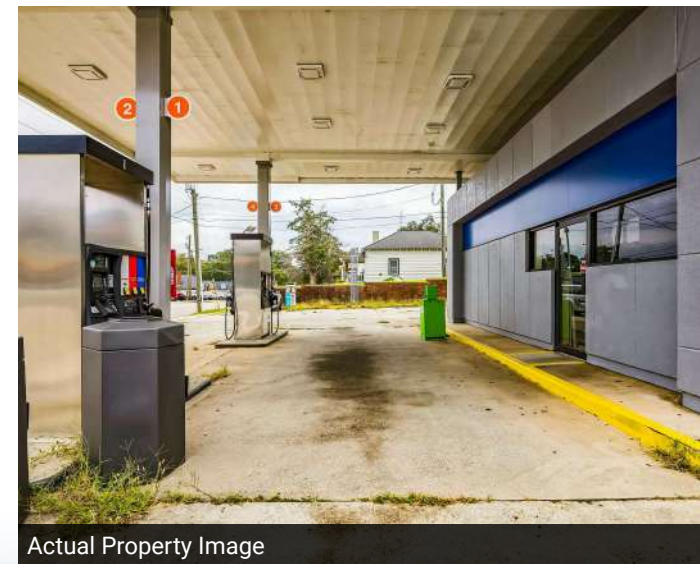
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AERIAL MAP



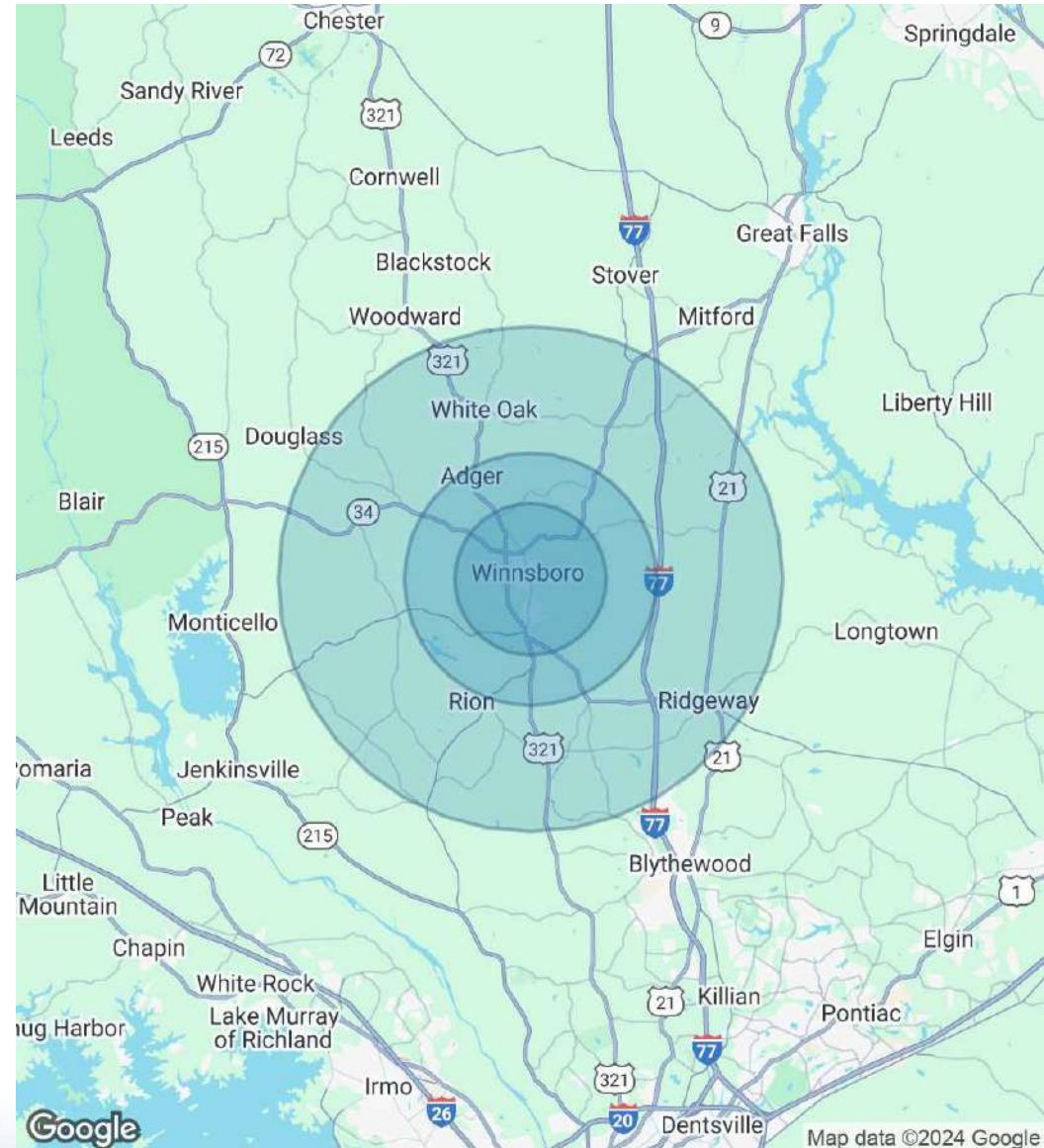
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,484	7,448	13,328
Average Age	43	44	46
Average Age (Male)	42	42	44
Average Age (Female)	44	45	47

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,862	3,264	5,866
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$57,139	\$59,162	\$72,355
Average House Value	\$132,484	\$136,349	\$177,016

TRAFFIC COUNTS

S Congress St	5,824 VPD
W Moultrie St	8,177 VPD
US Hwy 321	7,030 VPPD

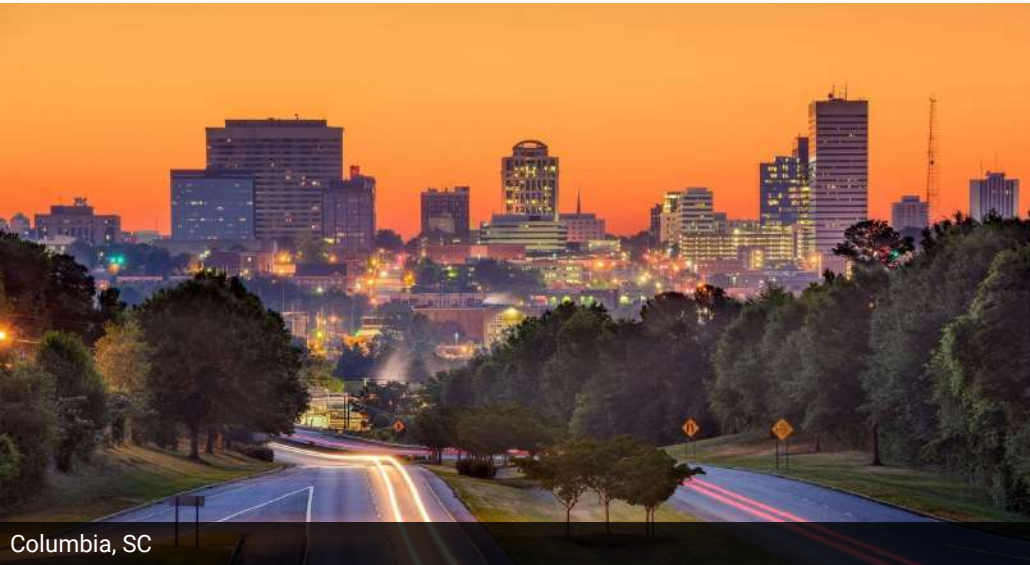




SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Columbia, SC



Columbia Metropolitan Airport

WINNSBORO, SC

Winnsboro is located in central South Carolina, north of Columbia off I-77. US 321 runs through this county seat of Fairfield County. Often referred to as the “Charleston of the Upcountry”, Winnsboro, located in the upper Piedmont region of South Carolina. The Town of Winnsboro had a population of 3,356 as of July 1, 2024. The city is 28 miles away from Columbia SC. Columbia is the capital and second largest city in the State of South Carolina with a population of over 129,000 residents.

Winnsboro is the county’s largest business center and serves a population base that is considerably larger than the Town alone. The Town of Winnsboro was also the dominant business location within Fairfield County. Winnsboro is a much more important business and service location for Fairfield County than it is a population center. Fairfield County has a solid manufacturing history, with 14% of the County’s workforce being employed in some form of manufacturing. Many of the local businesses work with Midlands Technical College’s Fairfield Campus, which serves as a training site for MTC’s QuickJobs program as well as provides workforce training for up to two semesters towards a degree. Plus, within a 30-minute drive is the University of South Carolina as well as the Northeast Campus of Midlands Technical College, where workforce training is available for a wide array of industries. Downtown Winnsboro serves primarily as a financial and business services center for Fairfield County. Columbia Metropolitan Airport is just 40 miles from Fairfield County. Plus, the deep-water Port of Charleston is an easy drive. Seamless connectivity to Atlanta and Raleigh and the rest of the world is from the county. The nearest major airport to Winnsboro, South Carolina, is Columbia Metropolitan Airport (CAE), located approximately 30 miles to the southeast in Columbia, SC. The airport itself generates jobs in aviation, transportation, hospitality, and related sectors. Local residents may find employment opportunities at the airport, enhancing their economic stability.

Winnsboro is a town with many attractions. The town abounds with historic and architecturally interesting homes and buildings. Winnsboro’s entire central core is listed on the National Register of Historic Places. Sites to see in Winnsboro include the Greek Revival Fairfield County Courthouse, designed by South Carolina’s Robert Mills; the Town Clock, modeled after Independence Hall in Philadelphia, is believed to be the longest continuously running town clock in America to colonial buildings; and the Fairfield County Museum, which houses collections spanning the area’s pre-history through to the early twentieth century. Each year in mid September the town hosts the “Rock around the Clock Festival” with entertainment, food and antique cars.

CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum 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, 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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