

# RETAIL FOR SALE

1551 Second Loop Road, Florence, SC  
New Goodwill retail store - 20 year lease term

Florence, SC



## Investment Overview:

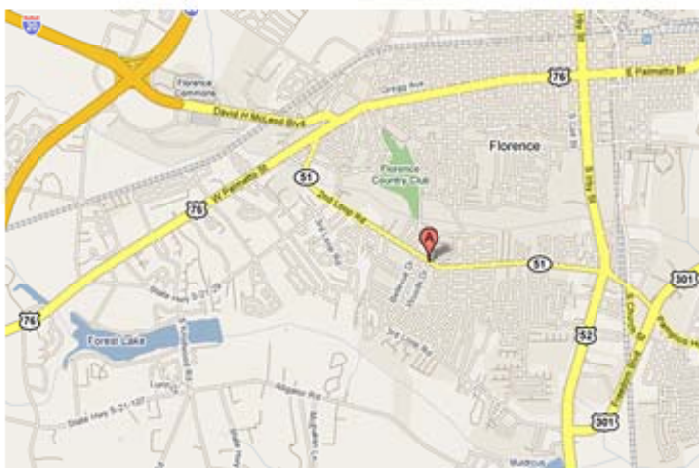
This offering is for the purchase of a 15,000 sf Goodwill retail store under construction in Florence, SC, with a full 20 year least term. Florence is strategically located at the intersection of two main thoroughfares, I-95 and I-20. This site is on Second Loop Rd. in the heart of the residential and business district of Florence and is located strategically on the main thoroughfare for retail traffic. With all the advantages of a growing metropolis but with the charm of Southern hospitality, the Greater Florence area blends rural, suburban, commercial and industrial advantages for the 126,000 residents in the metro area.

Goodwill Industries of Lower South Carolina is the tenant and is a well established retail operator and a strong performer financially. Details to be provided.



## Lease Summary:

- \* Price \$3,700,000
- \* Cap Rate 7.5%
- \* Net Operating Income \* \$276,000
- \* Tenant Pays Taxes & Insurance
- \* 15,000 sq ft retail store under construction
- \* All masonry Construction
- \* 20 Year Lease with two 5 year extensions
- \* Opening May 1, 2009



**(704) 736-4340**