

FOR SALE

Roses Express Anchored Shopping Center

315 W. Front Street | Liberty, SC 29657



TENANTS, LEASES & LOCATION

- All tenants' rents are current, or on an agreement, due to COVID-19
- Roses Express parent, Variety Wholesalers (Est'b 1922), has over 420 locations in 15 states, 8,000 employees and revenues reaching \$ 1.2 Billion
- Active Day, Inc. (Trevose, PA), operates over 100 locations, in 13 states, serving 9,000 members, with revenues of \$ 88 Million (2017)
- Wilderness Way Thrift has never missed rent in its 16-yr tenancy
- Potential Upside and Value-Add with an extra undeveloped 3 acres and a 0.5 acre tract
- 81 % of rent comes from National Tenants
- Brand New 7.5 ton Air Handler
- Active Day's rent increases in December
- 100 % Leased; Renovated 2013, Built in 1978
- Property is located along a major retail corridor in Liberty, SC which is part of the Greenville-Spartanburg-Anderson Metropolitan Statistical Area

Edward Wingate
Senior Associate
864 678 5987
ewingate@furmancap.com

SC # 84835
NC # 295698
GA # 378936
TN # 262686

FINANCIAL SUMMARY

| | |
|---------------------------|--------------|
| Asking Price: | \$ 936,442 |
| Asking Price / SF: | \$ 27.54 |
| Cap Rate (Actual): | 9.5 % |
| NOI (Actual): | \$ 88,960 |
| Rental Income: | \$ 127,000 |
| Occupancy: | 100 % |
| Building Size: | ± 34,000 SF |
| Parcel Size: | ± 6.81 Acres |
| Number of Tenants: | 3 |



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

A division of **Earle Furman**



CALL 864-678-5987
FOR MORE
INFORMATION

FURMAN
CAPITAL ADVISORS