



# KNOX ABBOTT VILLAGE SHOPPING CENTER

— CAYCE, SOUTH CAROLINA (COLUMBIA) —

CONFIDENTIAL OFFERING MEMORANDUM

# TABLE OF CONTENTS

## Investment Overview

03 Executive Summary

## Property Overview

04 Regional Map

05 Market Map

06 Submarket Map

07 Site Aerial

08 Property Photos

09 Site Maps

## Tenants Overview

11 Investment Overview

12 Tenants Summary

## Market Overview

13 Market Analysis

17 Demographics

# EXCLUSIVELY LISTED BY



**LEAD BROKER**

**Robert Schmidt, CCIM**

Director & Shareholder  
rschmidt@furmancap.com  
864 678 5995



**LEAD BROKER**

**Peter Couchell, CCIM**

Managing Director & Shareholder  
couchell@furmancap.com  
864 678 5923



**Lawrence Myers**

Associate  
lmyers@furmancap.com  
864 313 2817



**AJ Quartararo**

Associate  
aquartararo@furmancap.com  
864 525 1613

**FURMAN**  
CAPITAL ADVISORS

Furman Capital Advisors, LLC  
101 E. Washington Street, Suite 300  
Greenville, SC 29601 | 864.235.6855  
 FurmanCapital.com  
Investment Services Division of NAI Earle Furman



# INVESTMENT OVERVIEW

## Executive Summary

### PROPERTY SUMMARY

Address	1305 Knox Abbott Dr, Cayce, SC
Ownership	Fee Simple
Year Built	2016
Occupancy	100%
Building Size	6,300 SF
Parcel Size	1.59 Acres
Parking Spaces	26

### INVESTMENT SUMMARY

List Price	\$2,250,000
Cap Rate	7.00%
NOI	\$158,140
Price PSF	\$357.14
Average Base Rent	\$25.42 PSF
Lease Type	NNN
WALT	5.84

### PROPERTY HIGHLIGHTS

**Strong Tenant History:** Three of four tenants have occupied the building since the initial construction in 2016.

**Long-Term Lease Commitments:** Wings Co. recently executed a 10-year lease and Pure Nail Spa extended early for an additional 5-year term.

**Attractive Rent/NOI Growth:** Today's Dental, Pure Nail & Spa, and Great Clips feature scheduled annual 3% rent escalations, providing stable income and predictable growth. Wings Co. sees 10% increase every 5 years.

**Landlord-Friendly Lease Structure:** The leases are structures as NNN, including management and admin fees, significantly reducing landlord operating expenses and enhancing net operating income consistency.

**Shadow-Anchored by Walmart Neighborhood Market:** Positioned adjacent to a high-performing Walmart location with over 90,000 monthly visitors, offering strong consumer draw and built-in foot traffic.

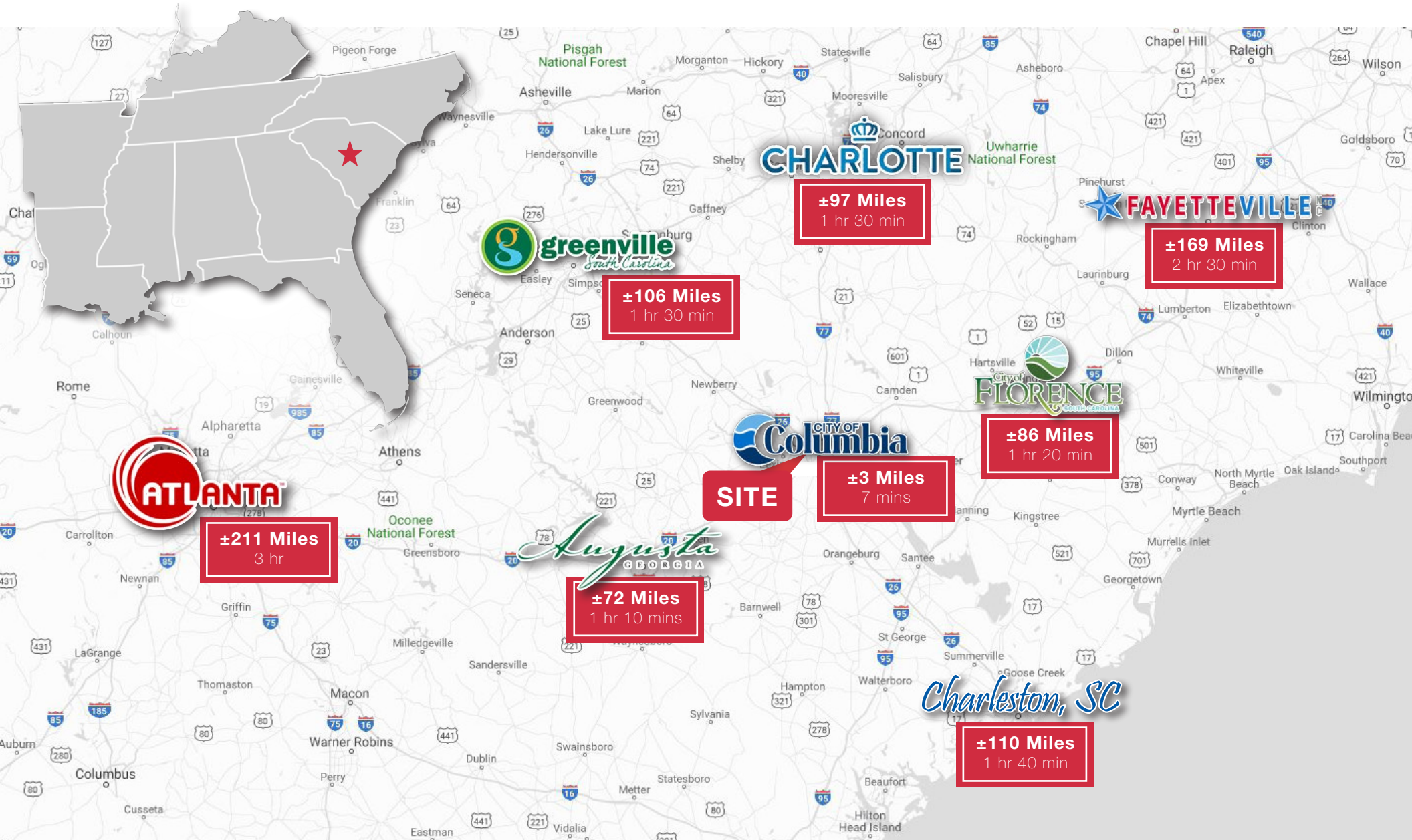
**Prime Traffic Corridor with National Retailers:** Located at the signalized intersection of Knox Abbott Dr (25,400 VPD) and surrounded by top regional and national retailers including Starbucks, McDonald's, Krispy Kreme, Firehouse Subs, and Subway.

**Proximity to Major Demand Drivers:** Just 5 minutes from the University of South Carolina (~36,000 students) and Downtown Columbia, capturing both daytime and evening traffic from students, professionals, and commuters.

**Strong Demographics Supporting Retail Demand:** The property benefits from a dense and affluent trade area, with ±131,675 residents within a 5-mile radius and an average household income of \$80,047.

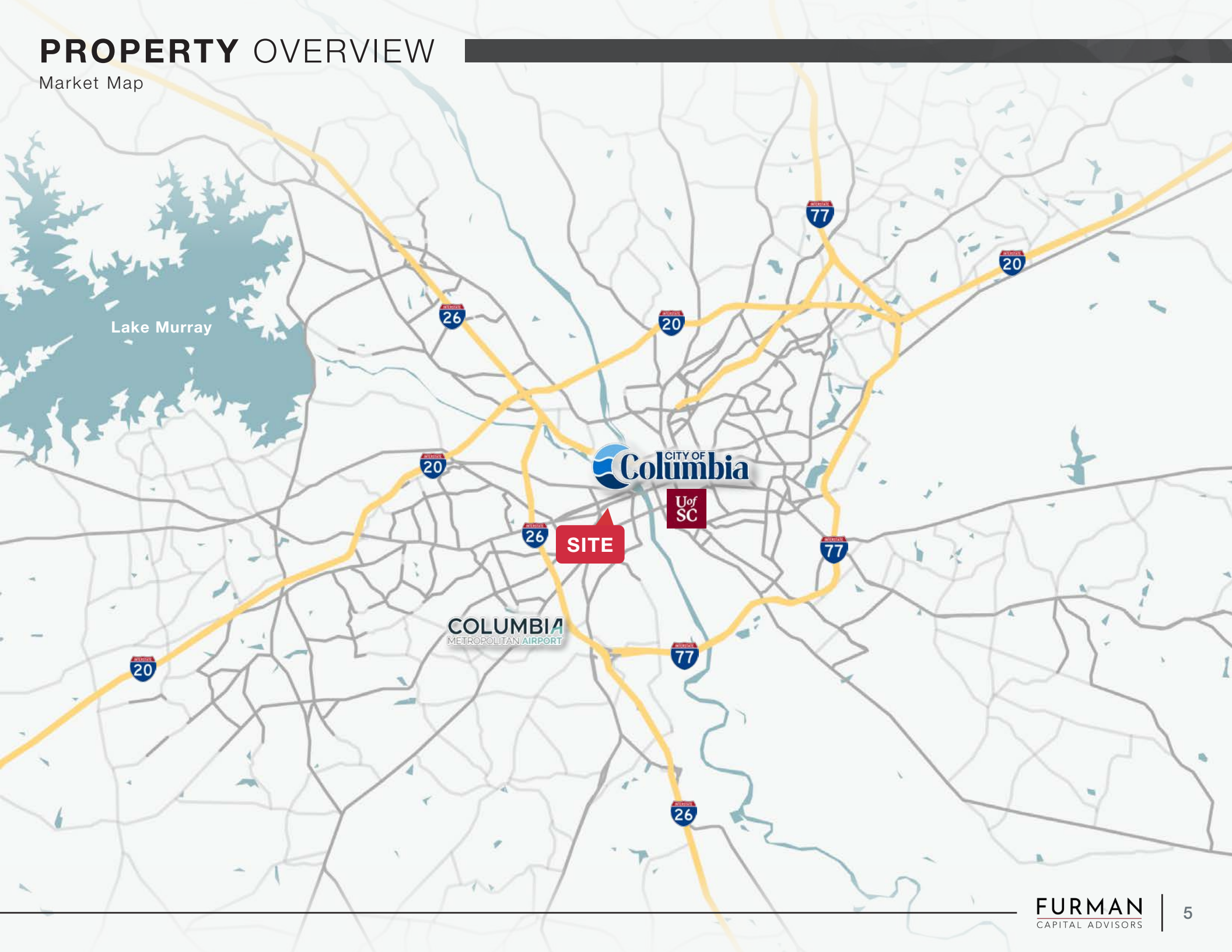
# PROPERTY OVERVIEW

## Regional Map



# PROPERTY OVERVIEW

Market Map





# PROPERTY OVERVIEW

## Submarket Map



**Cayce**  
Time for Life

Cayce, South Carolina is a vibrant city in Lexington County that spans 17 square miles along the Congaree River only ±3 miles to Columbia's CBD. Today, Cayce blends its historic roots with natural beauty and modern amenities. With its convenient location near Columbia and deep cultural heritage, Cayce continues to grow as a welcoming place to live, work, and explore.







# PROPERTY OVERVIEW

## Property Photos





# PROPERTY OVERVIEW

## Site Maps



\*Site lines are approximate



# PROPERTY OVERVIEW

## Site Maps

### TENANT

### UNIT SIZE

Today's Dental, LLC	1,200 SF
Pure Nails and Spa, LLC	1,200 SF
On Board, LLC (Great Clips)	1,200 SF
Wings Co	2,700 SF





# TENANTS OVERVIEW

## Rent Roll, Assumptions, and Operating Income & Expenses

### RENT ROLL

Tenant	Unit	Unit Size	Commencement Date	Expiration Date	BASE RENT			Lease Structure	Rent Increases	Option Periods
					\$/SF	Monthly	Annual			
Today's Dental, LLC	Suite A-1	1,200	9/1/2016	5/31/2027	\$24.20	\$2,420	\$29,040	NNN	10% every 5yrs	(1) 5-Year
Pure Nails and Spa, LLC	Suite A-2	1,200	11/1/2017	7/31/2032	\$27.42	\$2,742	\$32,902	NNN	3% Annually	(1) 5-Year
On Board, LLC (Great Clips)	Suite A-3	1,200	8/1/2016	7/31/2026	\$23.33	\$2,333	\$27,996	NNN	3% Annually	(1) 5-Year
Wings CO	Suite A-4	2,700	1/1/2026	12/31/2035	\$26.00	\$5,850	\$70,200	NNN	3% Annually	(1) 5-Year
TOTAL PROPERTY		6,300	WALT:	5.84	\$25.42	\$13,345	\$160,138			

### UNDERWRITING ASSUMPTIONS

Analysis Start Date	1/1/2026	Vacancy Allowance	5.00%	Annual Expense Inflation	2.00%
Rent Increases	Scheduled rent bumps highlighted in RED.	Management Fee	4.00%	Annual Market Rent Inflation	3.00%
	Option period renewals highlighted in BLUE	Reserve Allowance PSF	\$0.25		

### OPERATING INCOME

	SIZE (SF)	YE 12/31/26	YE 12/31/27	YE 12/31/28	YE 12/31/29	YE 12/31/30	YE 12/31/31	YE 12/31/32	YE 12/31/33	YE 12/31/34	YE 12/31/35
Today's Dental, LLC	1,200	\$29,040	\$30,734	\$31,944	\$31,944	\$31,944	\$31,944	\$32,503	\$32,902	\$32,902	\$32,902
Pure Nails and Spa, LLC	1,200	\$34,313	\$35,342	\$36,403	\$37,495	\$38,620	\$39,778	\$40,972	\$42,201	\$43,467	\$44,771
On Board, LLC (Great Clips)	1,200	\$29,196	\$30,072	\$30,975	\$31,904	\$32,861	\$33,847	\$34,862	\$35,908	\$36,985	\$38,095
Wings CO	2,700	\$70,200	\$72,306	\$74,475	\$76,709	\$79,011	\$81,381	\$83,822	\$86,337	\$88,927	\$91,595
Tenant Reimbursements		\$71,958	\$74,378	\$75,866	\$77,383	\$78,931	\$80,509	\$82,119	\$83,762	\$85,437	\$87,146
<b>Scheduled Gross Income</b>		<b>\$234,707</b>	<b>\$242,833</b>	<b>\$249,662</b>	<b>\$255,435</b>	<b>\$261,366</b>	<b>\$267,459</b>	<b>\$274,279</b>	<b>\$281,110</b>	<b>\$287,719</b>	<b>\$294,509</b>
<b>Vacancy Allowance</b>		<b>-\$11,735</b>	<b>-\$12,142</b>	<b>-\$12,483</b>	<b>-\$12,772</b>	<b>-\$13,068</b>	<b>-\$13,373</b>	<b>-\$13,714</b>	<b>-\$14,055</b>	<b>-\$14,386</b>	<b>-\$14,725</b>
<b>Effective Gross Income</b>		<b>\$222,972</b>	<b>\$230,691</b>	<b>\$237,179</b>	<b>\$242,663</b>	<b>\$248,298</b>	<b>\$254,086</b>	<b>\$260,565</b>	<b>\$267,054</b>	<b>\$273,333</b>	<b>\$279,783</b>

### OPERATING EXPENSES

	\$/SF	YE 12/31/26	YE 12/31/27	YE 12/31/28	YE 12/31/29	YE 12/31/30	YE 12/31/31	YE 12/31/32	YE 12/31/33	YE 12/31/34	YE 12/31/35
Taxes	\$5.91	\$37,224	\$38,890	\$39,668	\$40,461	\$41,271	\$42,096	\$42,938	\$43,797	\$44,673	\$45,566
Insurance	\$0.48	\$3,004	\$3,064	\$3,125	\$3,188	\$3,252	\$3,317	\$3,383	\$3,451	\$3,520	\$3,590
CAM	\$2.34	\$14,740	\$15,035	\$15,335	\$15,642	\$15,955	\$16,274	\$16,599	\$16,931	\$17,270	\$17,615
Management Fee	\$1.42	\$8,919	\$9,713	\$9,986	\$10,217	\$10,455	\$10,698	\$10,971	\$11,244	\$11,509	\$11,780
Reserve Allowance	\$0.25	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575
<b>Total Operating Expenses</b>	<b>\$10.39</b>	<b>\$65,461</b>	<b>\$68,277</b>	<b>\$69,690</b>	<b>\$71,084</b>	<b>\$72,507</b>	<b>\$73,960</b>	<b>\$75,466</b>	<b>\$76,998</b>	<b>\$78,546</b>	<b>\$80,127</b>
<b>Net Operating Income</b>		<b>\$157,510</b>	<b>\$162,414</b>	<b>\$167,489</b>	<b>\$171,580</b>	<b>\$175,791</b>	<b>\$180,126</b>	<b>\$185,098</b>	<b>\$190,056</b>	<b>\$194,787</b>	<b>\$199,656</b>
<b>Cap Rate   Cap Rate Growth</b>		<b>7.00%</b>	<b>7.22%</b>	<b>7.44%</b>	<b>7.63%</b>	<b>7.81%</b>	<b>8.01%</b>	<b>8.23%</b>	<b>8.45%</b>	<b>8.66%</b>	<b>8.87%</b>
<b>Purchase Price</b>		<b>\$ 2,250,000</b>	<b>\$ 357.14</b>	<b>price/SF</b>							





## TODAYS DENTAL @ C A Y C E

Today's Dental Cayce is a modern dental practice dedicated to delivering high-quality care in a warm, patient-focused environment. The clinic offers a full spectrum of services, including routine cleanings, cosmetic dentistry, and restorative procedures, all tailored to help patients achieve and maintain a healthy, confident smile.

## Great Clips

Great Clips is the world's largest haircare brand with over 4,400 franchised locations across the U.S. and Canada. Each salon typically occupies 900–1,200 SF, making it an ideal fit for multi-tenant retail centers. As a service-based tenant, it drives consistent foot traffic and performs well across economic cycles.



Wings Co is a fast-growing quick-service restaurant specializing in wings, wraps, chicken tenders, and sandwiches. Founded in 2017 with roots in North and South Carolina, the brand has built a loyal following by combining bold flavors with high-quality ingredients and efficient service. Its menu features a mix of classic and creative offerings, including Nashville Hot Chicken, Garlic Parmesan wings, and chicken & waffles.

## PURE NAILS & SPA

Pure Nails is a full-service beauty salon offering a wide range of nail and spa treatments in a modern, welcoming environment. The business specializes in manicures, pedicures, eyelash extensions, and nail spa services, catering to clients seeking both everyday grooming and luxury pampering. With a team of experienced and friendly technicians, Pure Nails is known for delivering high-quality, personalized service that encourages repeat visits and strong customer loyalty.



# MARKET OVERVIEW

Columbia, South Carolina



## FAST FACTS

- Capital city of South Carolina and the second largest city in the state of South Carolina - 5 Million people live within a 60-minute drive
- Columbia MSA population exceeds 870,000 people and is expected to exceed one million by 2035
- Columbia is a city on the rise with a booming downtown, growing population, declining unemployment rate, and diversifying economy
- The number of visitors to the Columbia region increased from 15.8 million to 16.4 million in 2023
- In 2024, the South Carolina Department of Commerce announced a total capital investment of \$8.19 billion from January to December 2024. Existing industries demonstrated their commitment to South Carolina by reinvesting \$5.38 billion in expansion projects in 2024.
- Unparalleled transportation network with access to five major interstates, The Columbia Metropolitan Airport, the Port of Charleston, and an extensive railroad system
- Fort Jackson, the largest military basic training installation in the country, is in Columbia. The military brings more than 250,000 people to Columbia plus more than \$4 million a year.

Columbia is anchored by a stable and diversified industry base. Primary industries include manufacturing, agribusiness, higher education, military and defense, transportation and logistics, government entities as the capital city of South Carolina, and alternative energy. The business friendly state ranks second in the country as the best state to conduct business by Area Development magazine due to the lucrative incentives and tax environment, smallest workforce affiliated with unions, and superb quality of life. New industry continues to relocate to Columbia, but the city remains anchored by extremely stable industries as the home of the University of South Carolina, State Capitol, and Fort Jackson Army Base.

**#1** BEST PLACE TO LIVE IN SOUTH CAROLINA  
*Redfin (2025)*

**#2** STATE FOR DOING BUSINESS  
*Area Development (2024)*

**#3** BUSINESS CLIMATE STATE  
*Site Selection Magazine (2024)*

**#5** BEST CITY TO RAISE A FAMILY IN AMERICA  
*Niche.com (2025)*

**#5** BEST SOUTHERN CITY ON THE RISE  
*Southern Living (2024)*

**#5** BEST PLACE TO RETIRE IN SOUTH CAROLINA  
*U.S. News & World Report (2024)*

**#6** BEST PLACE TO LIVE IN SOUTH CAROLINA  
*U.S. News & World Report (2025)*

**#10** FASTEST GROWING STATES  
*World Population Review (2025)*

**#10** BEST STATE TO START A SMALL BUSINESS  
*Forbes.com (2024)*



# MARKET OVERVIEW

Columbia, South Carolina

**As home to both the state's capital and its largest university, Columbia is a vibrant city and creative hub that's bursting with ideas, forward thinkers and modern attitudes.**

## HIGHER EDUCATION

The University of South Carolina—one of the best public colleges in America—offers over 350 bachelor's, master's and doctoral degrees, as well as career-enhancing certificates and specialties. Benedict College offers accredited degrees in fields like business, social work, studio art, and more. Explore a variety of career paths such as STEM, manufacturing, business, and education at Midlands Technical College – a two-year community college with multiple campuses throughout the capital. Experience a thriving student life and individual-focused education at Columbia College, one of the best colleges for veterans and best value schools.

## THRIVING JOB MARKET

Job growth in Columbia is projected to be 27.4 percent over the next 10 years with continued low unemployment. Major employers like Prisma Health, BlueCross BlueShield of South Carolina, AT&T, and the University of South Carolina create plenty of job opportunities in Columbia for those who want to work in the healthcare, technology, and education industries. Living in Columbia offers quick access to Fort Jackson, one of the largest military installations for Basic Combat Training. Additionally, with several Fortune 500 companies like CBRE Group, Northwestern Mutual, and IBM, Columbia is an excellent city for young professionals to advance their careers!



Columbia, S.C. is a traditionally Southern town with a modern twist. The abundance of oak, pecan and magnolia trees help the region retain a rural flavor, while the downtown skyline is representative of the state capital's role as a growing industrial hub.

## CITY OF COLUMBIA MAJOR EMPLOYERS





# MARKET OVERVIEW

Columbia, South Carolina



## UNIVERSITY OF SOUTH CAROLINA

- Largest university in SC with over 35,000 students located on the main campus in CBD Columbia.
- The University is integral to Columbia's economy and provides the greater Columbia region with a skilled workforce.
- USC is categorized by the Carnegie Foundation for the Advancement of Teaching as having "highest research activity", boasts the #1 ranked undergraduate international business major and the #1 International MBA.

NATION'S  
**BEST**  
first-year experience  
among public universities

U.S. News

  
**A Best Value**  
in Public Colleges  
as rated by Kiplinger's  
and Forbes



## GOVERNMENT

- As the capital city of the state of South Carolina, Columbia is home to countless government agencies for local, state, and national functions.
- Columbia is the central-most point of the state making it the ideal location for state government functions requiring convenient access to cities and towns throughout South Carolina.
- 26% of Columbia's workforce is government related and requires convenient access to the capitol.



## MILITARY

- Fort Jackson, which trains more than 50% of the soldiers entering the Army each year, is the largest Army basic training facility and has been a driving economic force in Columbia for the last 100 years.
- The base creates jobs, attracts countless visitors annually, and attracts military retirees to the Columbia region after retirement.
- The base is responsible for a total impact of \$2.1 billion in South Carolina. Approximately \$1.0 billion of that includes labor income from salaries paid by the Army and private jobs generated in the Columbia region.

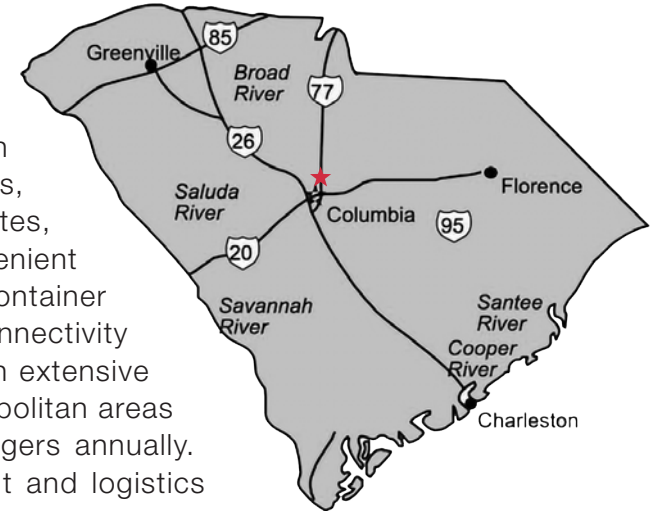


# MARKET OVERVIEW

Columbia, South Carolina

## COLUMBIA'S TRANSPORTATION NETWORK

Columbia is ideally located halfway between New York and Miami, and when coupled with South Carolina's strong transportation system, which offers a combination of interstates, airports, seaports, and railways, it is strategically suited to ship goods throughout the east coast and United States, as well as foreign markets. Interstates 77, 26, and 20 all converge in Columbia, providing convenient access to Atlanta, Charlotte, Greenville, Augusta, and the port city of Charleston – the largest container port in the Southeast and Gulf Coast. Furthermore, Columbia's central location permits swift connectivity to Interstates 95 and 85. In addition to excellent highway infrastructure, Columbia also offers an extensive railroad system (Norfolk Southern, CSX, and Amtrak) which links the city to industries and metropolitan areas throughout the East Coast. The Columbia Metropolitan Airport serves over one million passengers annually. The airport also serves as the southeastern regional hub for UPS, one of the largest shipment and logistics companies in the world.



- **High number of regional intersecting interstate highways** with I-26, I-20, and I-77 all converging in Columbia with seamless connectivity to I-95 and I-85 within 1 hour and 1.5 hours, respectively
- **Accessible to more than 66% of the United States** within 24-hour ground access
- **Port of Charleston is located less than two hours away** and is the largest container port in the Southeast and Gulf Coast region



**The Columbia Metropolitan Airport (CAE)** continues to be a major economic driver for the Midlands region. Welcoming over 1.3 million passengers in 2024, CAE is served by American Airlines, Delta Air Lines, Silver Airways and United Airlines and is a regional cargo hub for UPS and is also served by FedEx.





# MARKET OVERVIEW

## Demographics

### 1 MILE RADIUS

#### Summary

	2025	2030
Population	6,671	7,069
Households	3,234	3,478
Families	1,534	1,625
Average Household Size	2.03	2.00
Owner Occupied Housing Units	1,734	1,943
Renter Occupied Housing Units	1,500	1,535
Median Age	40.0	41.7
Average Household Income	\$71,951	\$79,893

### 3 MILE RADIUS

#### Summary

	2025	2030
Population	55,821	58,274
Households	24,902	26,522
Families	9,978	20,460
Average Household Size	1.97	1.95
Owner Occupied Housing Units	11,416	12,589
Renter Occupied Housing Units	13,486	13,932
Median Age	29.6	30.2
Average Household Income	\$74,324	\$81,546

### 5 MILE RADIUS

#### Summary

	2025	2030
Population	131,675	136,925
Households	60,600	64,317
Families	25,628	26,859
Average Household Size	1.98	1.94
Owner Occupied Housing Units	29,011	31,722
Renter Occupied Housing Units	31,589	32,595
Median Age	32.4	33.7
Average Household Income	\$80,047	\$89,187



# DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 1305 Knox Abbott Dr, Cayce, SC ("Property"). It has been prepared by Furman Capital Advisors ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.





# FURMAN

---

## CAPITAL ADVISORS

101 E. Washington Street, Suite 300 | Greenville, SC 29601



864.235.6855



[FurmanCapital.com](http://FurmanCapital.com)