



1823 BYPASS 72 NE | GREENWOOD, SC 29649



INTERACTIVE OFFERING MEMORANDUM

REDEVELOPMENT SITE

1823 Bypass 72 NE | Greenwood, SC 29649

EXCLUSIVELY LISTED BY



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\$700,000

LIST PRICE



±5,500 SF

GLA



1998

YEAR BUILT



\$129.63

PRICE PER SF

PROPERTY OVERVIEW

- **Greenwood** – High growth market in upstate South Carolina that is home to many employers including Eaton Corp, Veluz, Cardinal Health, Colgate Palmolive and Fujifilm's.
- **Surrounding National Retailers** – Located within a 1.5-mile radius of the Greenwood Mall, Publix, Walmart Supercenter, Lowe's Home Improvement, Kohls, Big Lots, Petsmart, Chili's, Chick-Fil-A, Scooters Coffee, KFC, Starbucks, CVS, Walgreens, Dairy Queen, Panera Bread, Mavis Discount Tire, Advance Auto Parts, and many more.
- **Large Corner Parcel** – ±0.96 acres directly off Bypass 72 with multiple access points from the Bypass and Enterprise Ct.
- **Heavy Vehicle Counts** – Bypass 72 NE sees over ±24,700 vehicles per day.
- **Redevelopment Opportunity** – Formerly operated as a full-service car wash allowing for another operator to take over the site or scrape the building for other use.
- **Prime Location** – ±5,500 square foot building with ±210ft of road frontage to Bypass 72 zoned for commercial use.
- **Strong surrounding population demographics** – Population of 45,913 in a 5-mile radius and 67,145 in a 10-mile radius. Expected to grow by 0.3% in the next five years.





REFRESQUERIA VYKOS - ICECREAM SHOP



SUBJECT PROPERTY



± 24,700 VPD

HUNTINGTON APARTMENTS
92 UNITS





± 24,700 VPD



SUBJECT PROPERTY



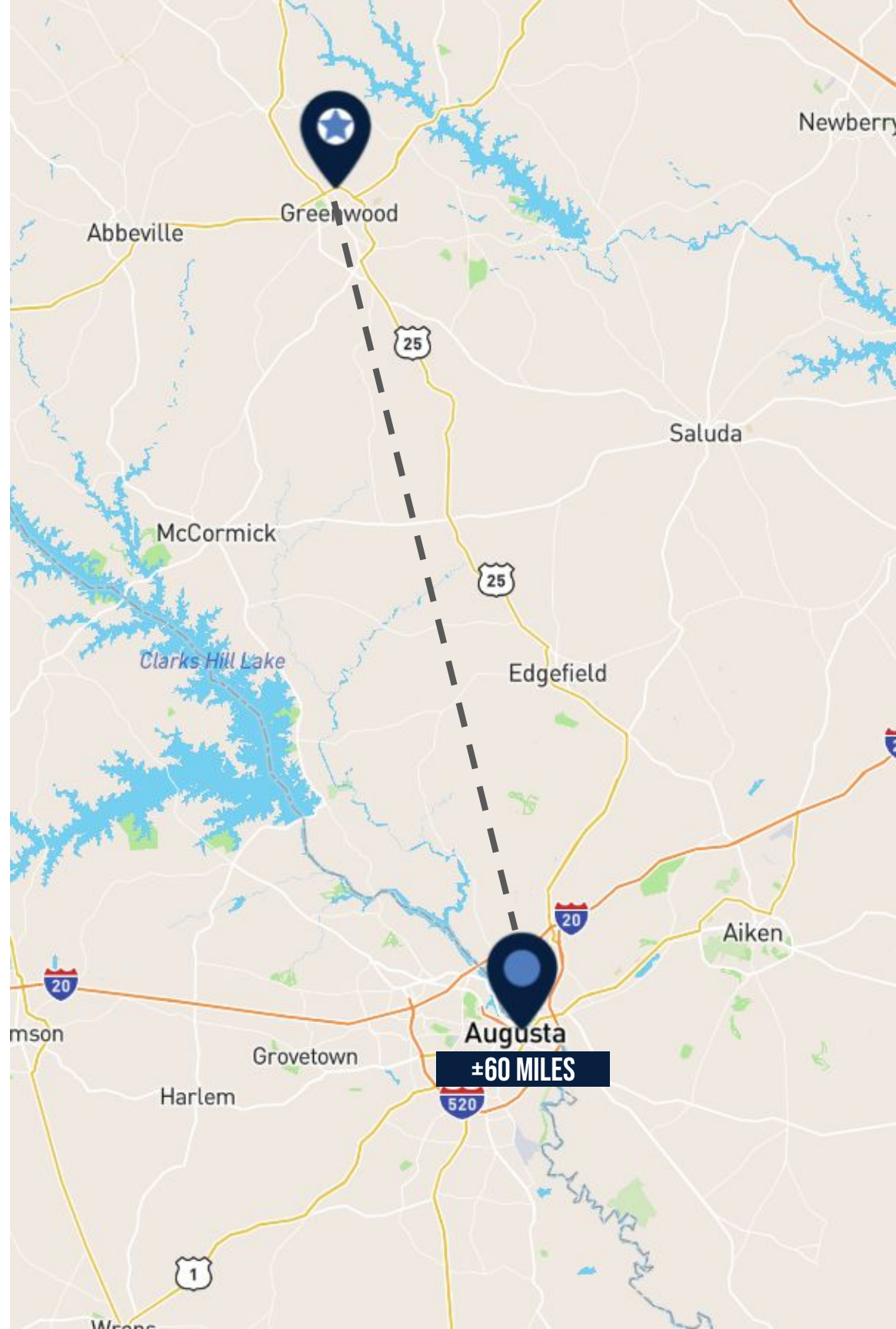
AREA OVERVIEW

GREENWOOD, SC

Greenwood, South Carolina, is a city with a strong historical background and modern-day attractions. Founded in the early 19th century, Greenwood initially thrived on agriculture, especially cotton, before becoming a center for textile production. Key historical landmarks include the Railroad Historical Center which highlights the city's connection to the rail industry, and the Benjamin Mays Historic Site, dedicated to the life of the influential civil rights leader born nearby. Lake Greenwood is a well-known destination for outdoor activities such as boating, fishing, and hiking, while the annual Festival of Flowers brings in visitors to celebrate the area's natural beauty and local arts.

The local economy is supported by a diverse range of industries including manufacturing, healthcare, and education. Fujifilm Manufacturing USA is one of the area's largest employers, contributing significantly to Greenwood's industrial landscape. Lander University, an important part of the city's identity, enhances the cultural and educational environment with its academic programs and events.

Greenwood is located about ±65 miles north of Augusta, Georgia, offering easy access to a larger metropolitan area with additional economic and recreational opportunities, including the world-famous Masters Tournament at Augusta National Golf Club. This mix of local industry, cultural events, and proximity to Augusta makes Greenwood an attractive location for residents and visitors.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
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Current Year Estimate	30,165	45,913	67,145
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HOUSEHOLDS	3-MILE	5-MILE	10-MILE
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Current Year Estimate	12,408	18,898	27,828
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INCOME	3-MILE	5-MILE	10-MILE
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Average Household Income	\$85,099	\$82,350	\$82,229
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AUGUSTA, GA MSA

Augusta, Georgia, is the Garden City of the South, home of the globally recognized Masters Tournament, the birthplace of Soul Icon James Brown, and home of the US Army's Cyber Center of Excellence at Fort Gordon. Founded in 1736 by General James Oglethorpe (a statue of whom graces Augusta Common), Augusta's streets have been trod by Native Americans, British and Colonial Soldiers, Presidents of the United States, heroes and villains, entertainers, scholars, sportsmen, and everyday people who have carved, formed and shaped a small trading outpost into Georgia's second-largest city.

In Augusta, history meets high-tech, sports meet with southern hospitality, industry meets with a growing technically savvy workforce, and a love of the outdoors and recreation meets with a resurgent urban landscape. Nestled along the banks of the Savannah River, Augusta is the second-largest and oldest city in Georgia. Located in the east-central section of the state, Augusta is approximately 150 miles east of Atlanta on Interstate 20. Augusta is also centrally located just two and a half hours from the beach and the mountains.

Sitting on the central-eastern border of Georgia, Augusta lies across the Savannah River from South Carolina. Georgia's second-largest city after Atlanta, Augusta is in the Piedmont section of the state. The Augusta metropolitan area is situated in both Georgia and South Carolina on both sides of the Savannah River. Augusta is the principal city of the Augusta–Richmond County Metropolitan Statistical Area, which as of 2017 had an estimated population of 600,151, making it the second-largest metro area in the state. It is the 93rd largest MSA in the United States.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1823 Bypass 72 NE, Greenwood, SC, 29649** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this 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 Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services 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 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 this 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 Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes 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 date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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