



# FOR SALE

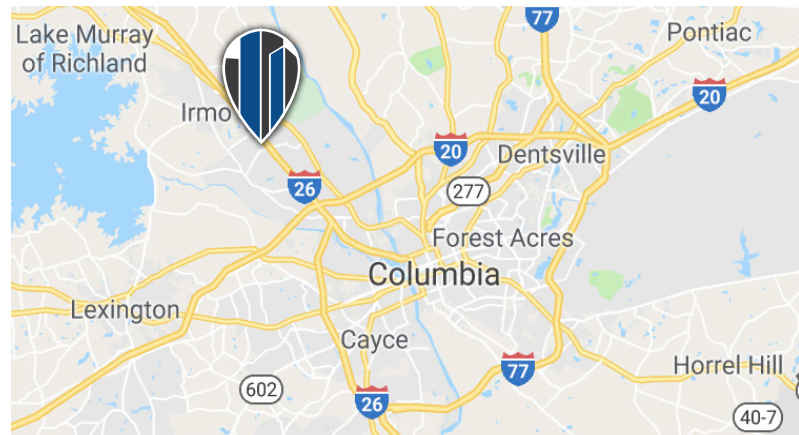
## HIGHLIGHTS:

- 100% leased to long-term tenants
- Multi-tenant office building
- ± 25,000 SF
- ± 6 AC
- Irmo / St. Andrews Submarket
- Immaculately maintained
- Ample parking
- Zoning: ID (Intensive Development)
- Listing Number: 126134
- **CO-BROKE FEE IS 3%**

**SALES PRICE: \$2,500,000**

**NOI: \$209,954 (8.40% CAP)**

*Confidentiality agreement is required to view the offering memorandum. Please complete the CA on the following page, and email to [sam@deweesreg.com](mailto:sam@deweesreg.com)*



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION:</b>	8,460	52,927	108,751
<b>TOTAL HOUSEHOLDS:</b>	2,745	21,044	44,021
<b>MEDIAN HH INCOME:</b>	\$49,909	\$47,941	\$52,436



## REAL ESTATE NON-DISCLOSURE AGREEMENT FOR PROPERTY INFORMATION

**PROPERTY LISTING #:** 126134

**BROKER REPRESENTING SELLER:** DeWees Real Estate Group, LLC ("DREG")

### 1. Buyer's Information:

Name of Potential Buyer: \_\_\_\_\_ ("Buyer")

Buyer's Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

### 2. Buyer's Agent Information:

(Check appropriate line; if there is no Buyer's Agent, check "None" and proceed to Item Number 3)

\_\_\_\_\_ None, there is no Buyer's Agent

\_\_\_\_\_ Yes, there is a Buyer's Agent

Name of Buyer's Agent: \_\_\_\_\_ (Buyer's Agent)

Buyer's Agent's Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

If "None" has been checked in the space above regarding Buyer's Agent information, Buyer hereby certifies that except for DREG, Buyer has not and shall not utilize the services of any broker or agent in considering the purchase of the Property.

### 3. Buyers Request:

Buyer requests Property Information with respect to the Property named above.

### 4. Confidentiality:

Buyer acknowledges that some or all of this information is or may be proprietary and/or confidential. Buyer agrees to NOT disclose or permit anyone else to disclose the information to any person, firm or entity without prior written authorization of the DREG, except that the information may be disclosed to Buyer's Agent (only if disclosed on this agreement), partners, officers, employees, legal counsel,



consultants or lenders on a need to know basis only or pursuant to a court order. The undersigned shall indemnify and hold harmless SELLER/OWNER, DREG and their related parties against and from any loss, liability or expense including, among other things, attorney's fees, arising out of any break of this provision. Buyer shall not disclose the fact that discussions or negotiations are taking place concerning a possible transaction. Upon request, Buyer shall promptly return all written Evaluation Material to DREG, without retaining copies thereof. Notwithstanding any returning Evaluation Material, all provisions of this Agreement with respect to confidentiality and non-disclosure shall continue to apply.

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PRINTED NAME OF POTENTIAL BUYER

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SIGNATURE

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DATE