

NNN Leased Investment Property

7347 Garners Ferry Rd, Columbia, SC 29209



FOR SALE

- 1,900 SF freestanding building
- Newly renovated building with drive-thru window installed in 2020
- Located in major retail corridor just off I-77
- Traffic counts 46,000 VPD on Garners Ferry Rd and 74,000 on I-77
- Multiple major hotel chains within walking distance including Days Inn, La Quinta Inn, and Comfort Inn & Suites
- Long term lease (8+ years remaining) with experienced multi-unit operator
- NNN Lease in place with tenant paying all CAM, taxes, and insurance
- 5.4% CAP | \$63,000 NOI
- Contact agent for lease details

SALES PRICE: \$1,150,000



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	8,195	46,975	104,141
TOTAL HOUSEHOLDS:	3,429	47,849	106,539
MEDIAN HH INCOME:	\$51,950	\$51,641	\$50,721

Niles Helmboldt | Office: 803-766-0900 X 104 | Cell: 803-807-1029 | nhelmboldt@deweesreg.com | www.deweesreg.com

This information has been obtained from sources we believe to be reliable; however, no investigation regarding these matters has been conducted and we make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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