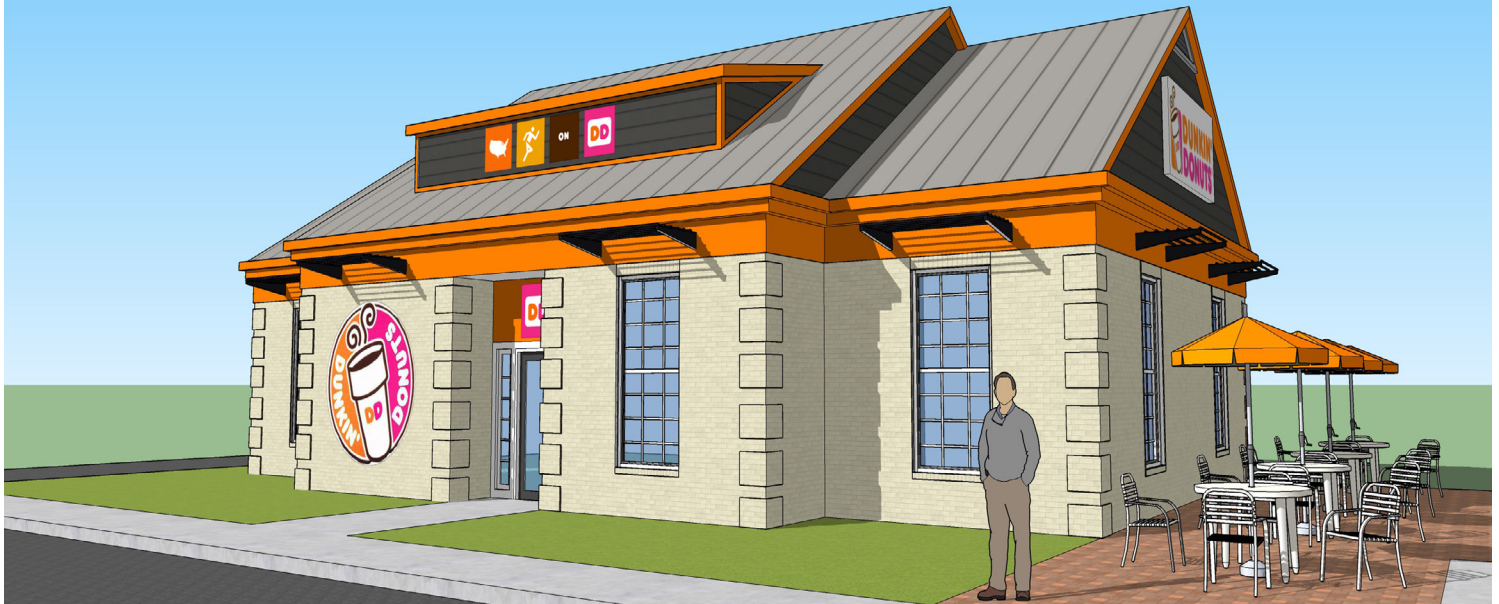




Single Tenant Net Lease
\$1,142,857 (5.25% Cap)



722 Grove Road

Greenville, SC 29605

Property Features

- ±2,375 SF freestanding retail building
- Located across from GHS (±15,000 Employees/759 Beds) and is also located in a highly saturated medical area (424 businesses within a 1 mile radius)
- Just minutes to Downtown Greenville
- Renovated in 2017
- New 10 year lease term
- **Sale Price: \$1,142,857**
- NOI: \$60,000
- 5.25% Cap Rate
- 10% rent escalation in year 6



[CLICK HERE FOR THE PROPERTY WEBSITE](#)

J. Peter Couchell, CCIM

Broker/Shareholder
Senior Vice President
864 232 9040 • couchell@furmanacap.com

DEMO'S	1 MILE	3 MILE	5 MILE
POPULATION	7,562	59,513	132,916
HH INCOME	\$62,836	\$54,775	\$54,166

Robert M. Schmidt

Broker
864 232 9040 • rschmidt@furmanacap.com

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 or lease.

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