



NNN INVESTMENT OPPORTUNITY

# 426 BUSH RIVER ROAD

Columbia, South Carolina

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# 426 BUSH RIVER ROAD

Columbia, South Carolina 29210



## Investment Highlights

- ◆ Great investment opportunity
- ◆ ±6,916 SF Building
- ◆ Parcel Size: ±0.95 Acres
- ◆ Zoned General Commercial
- ◆ Located in St. Andrews Submarket
- ◆ Absolute NNN lease in place with 6+ years remaining
- ◆ Tenant: AMCOL Systems
- ◆ Average NOI: \$82,545.46
- ◆ Cap Rate: 9.74%
- ◆ RECENT APPRAISAL AVAILABLE UPON REQUEST

**SALES PRICE: \$847,489.35**

**CONTACT BROKER FOR MORE INFORMATION**

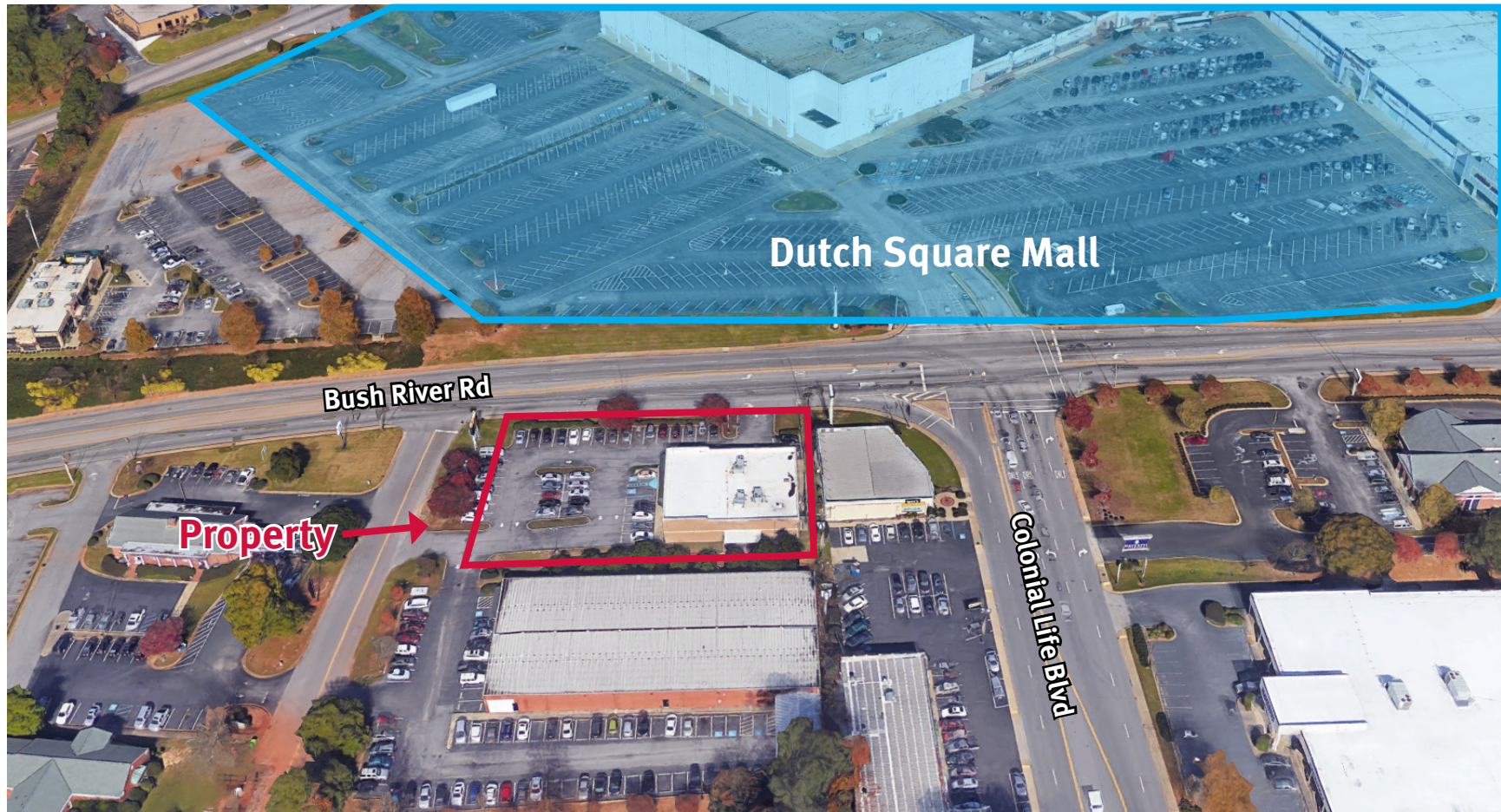


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## Property Aerial



# 426 BUSH RIVER ROAD

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## Attraction Aerial

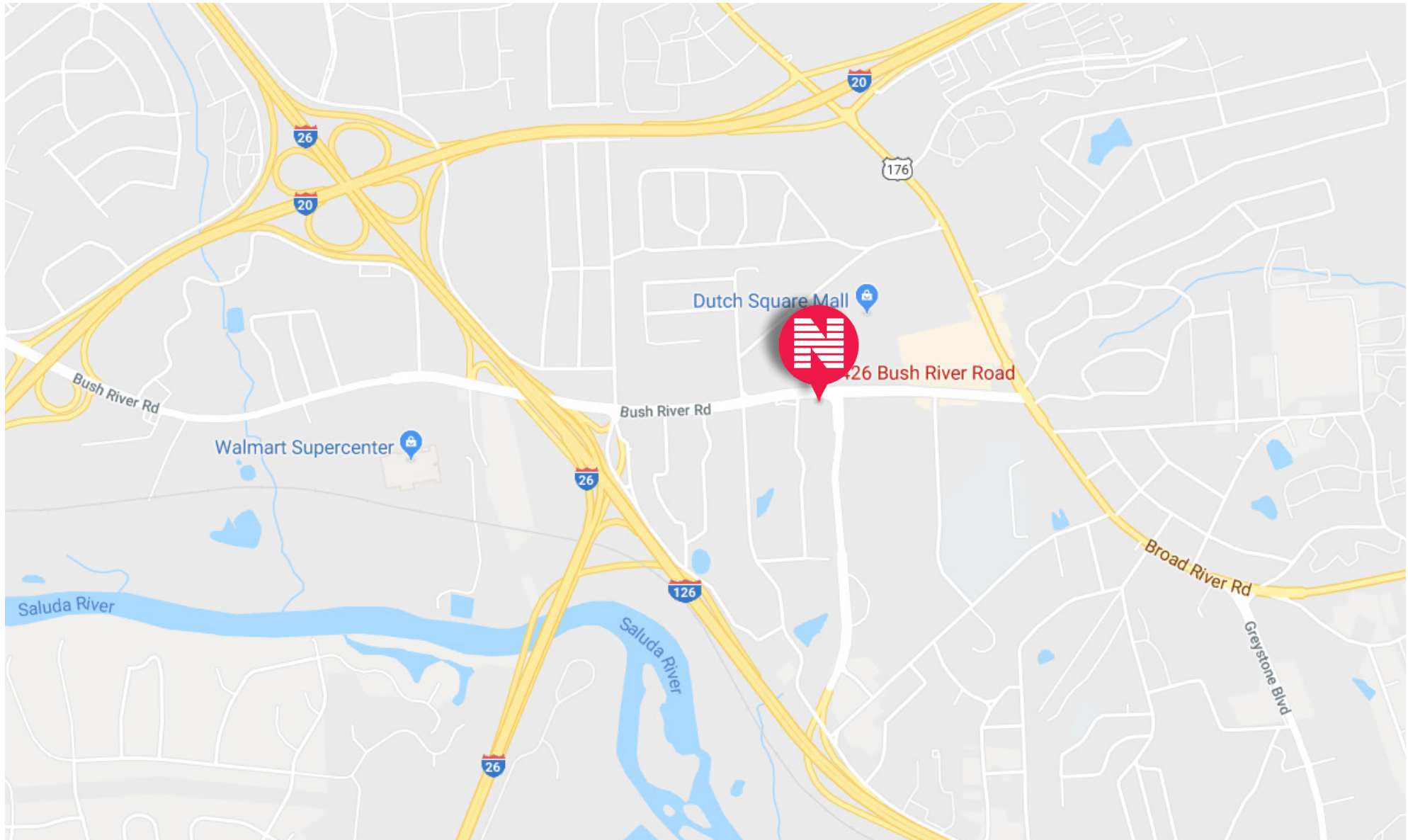


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## Location Map





## Tenant Information

**Tenant:** AMCOL Systems

**Years in Business:** 33 years

**Business Category:** Collections Agency

**Type of Entity:** Corporation

**Website:** <http://www.amcolsystems.com>



*“A nationally recognized leader in patient experience analytics and revenue cycle optimization, AMCOL Systems has been assisting hospitals, healthcare systems, and physician groups in the continuum of patient experience with management services for revenue cycle, accounts receivable and provider solutions since 1976.”*

*“Founded in 1976, AMCOL Systems is a provider of Self-Pay Collections, Bad Debt Recovery and Insurance Claims Resolution services.*

*We pride ourselves on our successes in training, our quality assurance processes, our successful customer-service methodology in operations and our overall performance results. All of these unique attributes are supported by the many long-term relationships we have with clients. We also know that healthcare providers want and expect the best possible patient experience and outcomes even when it comes to collections. Our references will tell you that we deliver on these expectations.*

*When searching for a business process outsourcing partner, consider AMCOL Systems. We are quality certified through ACA International’s Professional Practices Management System (PPMS). With four decades of experience, we are confident in our ability to produce for you! Whether you are interested in self-pay collections, bad debt recovery, or insurance claims resolution, we’ll get results!”*

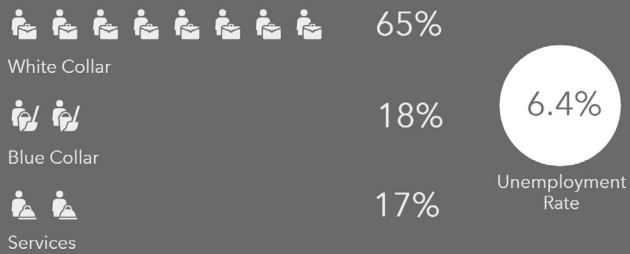
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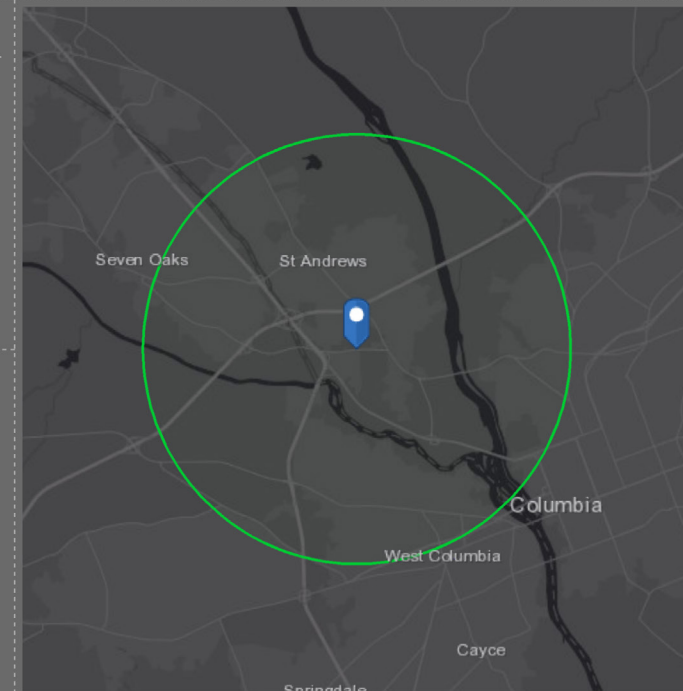


## Demographics (3 Mile)

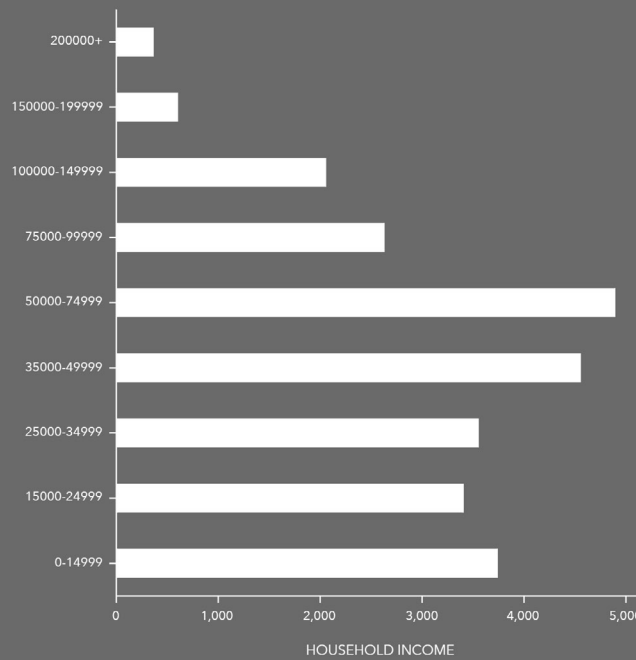
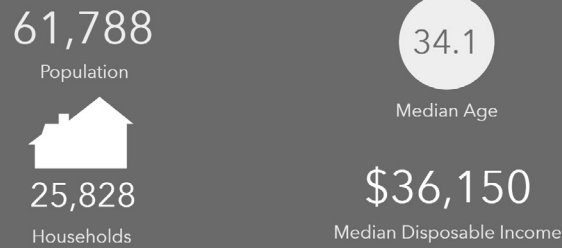
### EMPLOYMENT



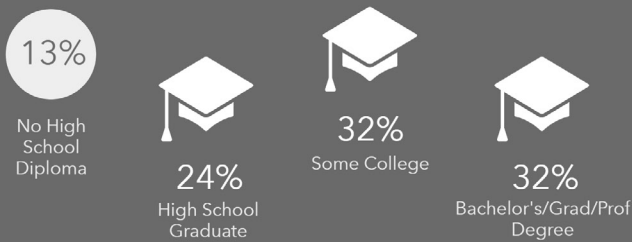
### INCOME



### KEY FACTS



### EDUCATION



### HOUSING STATS

