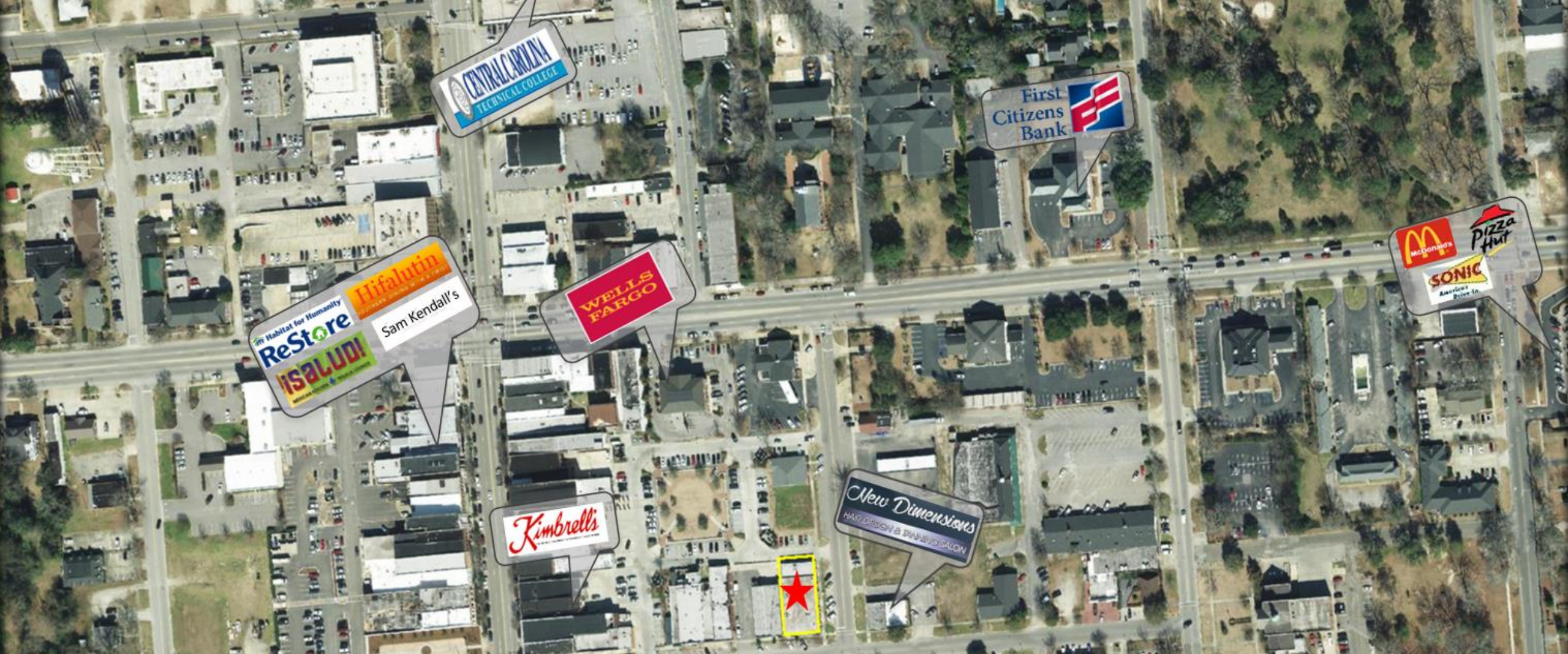# 1001 MARKET STREET

FOR SALE: 1001 Market Street, Camden SC 29020

Jay Davis, CCIM
Cell: (803) 934-6597
jdavis@cbccornerstone.com

Coldwell Banker Commercial Cornerstone
2 N. Main Street Sumter, SC 29150
(803) 778-1139

AERIAL OVERVIEW

PROPERTY DETAILS

ADDRESS:	1001 MARKET STREET, CAMDEN SC 29020
SALE PRICE:	$719,000
BUILDING:	+/- 6,841 sf
TRAFFIC:	DEKALB STREET: 19,200 BROAD STREET: 8,200

Attractive retail/office center. Center is located in Camden's Historic District on a corner of Market Street and Rutledge Street. This property is just steps away from Broad Street, surrounded by many local shops and restaurants. A great opportunity to relocate your office-based business while generating rental income.

Executive Center Features

- State of the art phone system

- Internet access

- Audio/Video conference room

- 24 hour surveillance, video and key fob entrance system

- Quiet community atmosphere

RENT ROLL

Tenant	Lease Date	Maturity	Potential Monthly Income	Potential Gross Income
1001 - A: The Substation II	2/1/2017	1/31/2018	$1,900.00	$22,800.00
This tenant pays 1/4 property taxes	2/1/2018	1/31/2019	$1,950.00	$23,400.00
and all repairs, including both AC units.	2/1/2019	1/31/2020	$2,000.00	$24,000.00
	2/1/2020	1/31/2021	$2,050.00	$24,600.00
1001 - B: First Credit Finance	12/1/2012	11/1/2017	$970.00	$11,640.00
5-year renewal expected @ higher rate				
1001 - C: The Executive Center				
12 office & conference room facility is				
leased as single units.				
Office 1001-C4: World Finance	5/1/2011	Renews each May	$675.00	$8,100.00
Office 1001-C5: World Finance	4/1/2017	Renews each April	$675.00	$8,100.00
Office 1001-C7: Jarene Moore-Counselor	5/1/2014	Month to Month	$675.00	$8,100.00
Office 1001-C10: Room 12	2/1/2017	1/31/2019	$675.00	$8,100.00
8 Vacant Offices in Executive Center			*$2,700.00*	*$32,400.00*
(avg. $600 per vacant space)				
1001 - D: National Finance	4/1/2016	3/31/2021	$1,250.00	$15,000.00
Monthly Rental Income			**$6,870.00**	
Potential Gross Income				**$82,440.00**

MARKET OVERVIEW

Kershaw County is a vibrant community where historic preservation intersects progress. The population of over 63,000 is spread over about 750 square miles. Kershaw is located just a short drive from the metropolitan bustle of our state capital, Columbia. In addition, Kershaw is within 24-hour ground access to more than half of the US Markets. In Kershaw you will find a delightful blend of history, progressive government, and plentiful recreation and leisure activities. From the shores of Lake Wateree, to the mills of Boykin, to the charming antebellum homes of downtown Camden, to the historic Woodward Field (site of a World War II Training Base), there is truly something for everyone here. Specifically, in the town of Camden, there are many lively restaurants and shops in the downtown area.

KERSHAW COUNTY, SC

POPULATION
COUNTY: 63,090

MEDIAN HOUSEHOLD INCOME
COUNTY: $46,328

NUMBER OF EMPLOYEES
COUNTY: 26,549

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MEET OUR TEAM

Heather Tickel, Sales Associate
(803) 778-1139 x104
htickel@cbccornerstone.com

Specialty:
General Commercial
Marketing

Experience:
+/- 4 years
•Degree in Business and
Marketing from The University
of South Carolina
•Licensed Agent

Jay Davis, CCIM, President
(803) 934-6597
jdavis@cbccornerstone.com

Specialty:
General Commercial
Tax Appeals
DOT Right-of-way

Experience:
+/- 23 years
•Degree in Real Estate from The
University of South Carolina

Erricka Jones, Broker Associate
(803) 778-1139 x106
ejones@cbccornerstone.com

Specialty:
General Commercial
Marketing
Retail Leasing

Experience:
+/- 1.5 years
•Degree in Finance and Real
Estate from The University of
South Carolina
•Licensed Broker

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BROKER-IN-CHARGE, JAY DAVIS

Jay Davis, CCIM, is president, broker-in-charge, and a founding partner of Coldwell Banker Commercial Cornerstone. Jay has earned the CCIM designation and is a member of the ICSC. Jay was most recently recognized in March of 2017 at the Global Conference in Las Vegas by Coldwell Banker Commercial as Circle of Distinction Member marking the tenth time in last decade. He was also invited to attend Coldwell Banker Commercial's "Top Two Event", which recognizes the top two percent of producers in the Coldwell Banker Commercial Organization worldwide, marking the fourth time he has achieved this honor. He was recognized in 2015 as the Top Producer in the state of South Carolina for 2014, marking the fourth time he has won this award. He was also previously recognized in "The State Newspaper" as a member of the "20 Under 40" Class of 2008, which recognized 20 of the top business professionals in the state of South Carolina under 40 years old. Jay was recognized as the 2008 Businessperson of the Year by the Greater Sumter Chamber of Commerce.

Jay attended The University of South Carolina where he earned a Bachelor of Science degree in Business Administration with a major in Real Estate. Jay has followed a specific career development strategy which began with Prudential John M. Brabham in Sumter. As a broker associate, he concentrated on commercial sales and completed many commercial real estate courses dealing with topics ranging from financial analysis to 1031 tax deferred exchanges. He then joined Coldwell Banker Commins-Moses and continued his concentration on commercial sales while adding significant experience with leasing, development, and zoning. Next, Jay obtained an appraisal license and joined W. Burke Watson, Jr. Appraisals, where he performed commercial appraisal assignments in Sumter and surrounding counties.

Jay is a native of Sumter with strong ties to the area and is very involved in the Sumter community. He currently serves on the Sumter County Development Board and serves as Vice Chairman of "The Link" Economic Development Alliance. He was Chairman of the 2030 Comprehensive Plan Task Force and served eight years on the Sumter City/County Planning Commission, the last several as Chairman. Additionally, he is on the Covenant Place Board, Workforce Development Board, Santee Lynches Economic Forecast Board, a past member of the USC Sumter Partnership Board, a past president of the USC Sumter Alumni Association, a past education chairman of the Sumter Board of Realtors and a member of the Sumter Downtown Board of Directors. He is on the Bank of Clarendon Advisory Board, a Tuomey Fellow, former Rotarian with the Sumter Palmetto Rotary, a former board member for the Sumter County Empowerment Zone, a past member of the YMCA Touchdown Club Board, and a past president of the Sumter County Gamecock Club Board. Jay is a deacon and member of Graham Baptist Church in Sumter. He presently lives in Sumter and is married to the former Lynn Warren. He is the father of a son, Trey, and twins, Drew and Elizabeth.

NOTABLE CLIENTS