



**COLDWELL
BANKER
COMMERCIAL**
CAINE

ABSOLUTE NET INVESTMENT IN GREENVILLE, SC MSA

+/-2,640 SF RESTAURANT
+/-0.88 ACRE



FOR SALE

CBCCAINE.COM

CONTACT

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**COLDWELL BANKER COMMERCIAL
CAINE**
117 Williams Street, Greenville, SC 29601
864.250.2800



3401 CLEMSON BLVD.

3401 Clemson Blvd., Anderson, SC 29621

SALE



SALE PRICE **\$1,563,130**

OFFERING SUMMARY

Lot Size: +/-0.88 Acres

Building Size: +/-2,640 SF

Renovated: 2015

CAP Rate: 5.75% (Oct. 15, 2020)

Price / SF: \$592.09

INVESTMENT HIGHLIGHTS

- 15 year lease commenced Oct. 2015 - expires Oct. 20, 2030
- Lease Options: 3 - 5 yr. options
- Absolute NNN - zero Landlord responsibilities
- NOI: \$84,000 Current, \$89,880 Oct. 15, 2020
- 7% escalations every 5 years
- \$210,000 remodel completed in 2015
- Lessee: Carolina Coastal Restaurants
- Lessee operates 7 units in South Carolina
- Very strong retail zone
- Well positioned at major thoroughfare
- Corner location with excellent visibility
- 0.5 miles from Anderson Mall



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Subject Property



Anderson Mall (0.5 miles from site)

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ABOUT DENNY'S

Denny's is America's diner. For over 60 years, Denny's has been a place where people can come in, sit down and connect with one another over great food. It's a place that was founded on togetherness, where you can have "the usual" or try something new. We're always open and we're always serving your favorites. So come in, leave your troubles at the door and enjoy some great food. See you at Denny's.



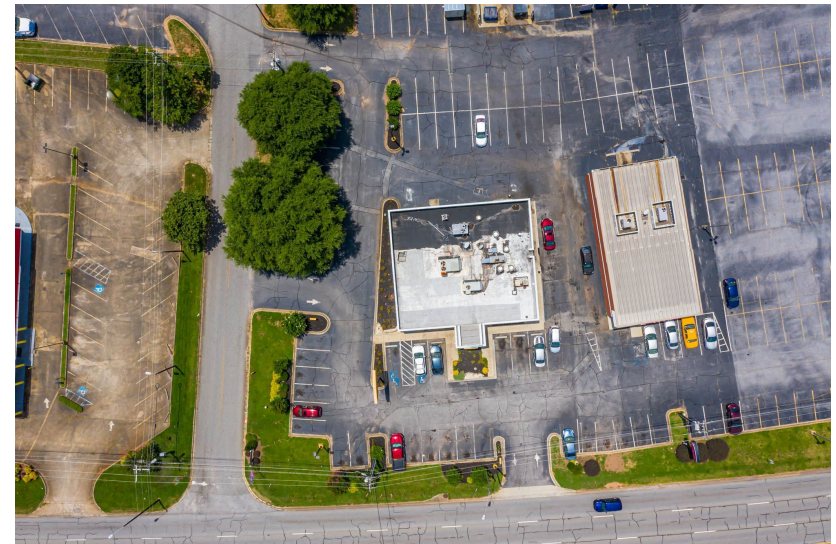
ABOUT ANDERSON

Anderson is a city in and the county seat of Anderson County, South Carolina, United States. The population was 26,686 at the 2010 census, and the city was the center of an urbanized area of 75,702. It is one of the principal cities in the Greenville-Anderson--Mauldin Metropolitan Statistical Area, which had a population of 824,112 at the 2010 census. It is further included in the larger Greenville-Spartanburg-Anderson, South Carolina Combined Statistical Area, with a total population of 1,266,995, at the 2010 census. Anderson is just off Interstate 85 and is 120 miles (190 km) from Atlanta and 140 miles (230 km) from Charlotte. Anderson is the smallest of the three primary cities that makes up the Upstate region and is nicknamed "The Electric City" and "The Friendliest City in South Carolina". Anderson County was named an "All-America City" in 2000.



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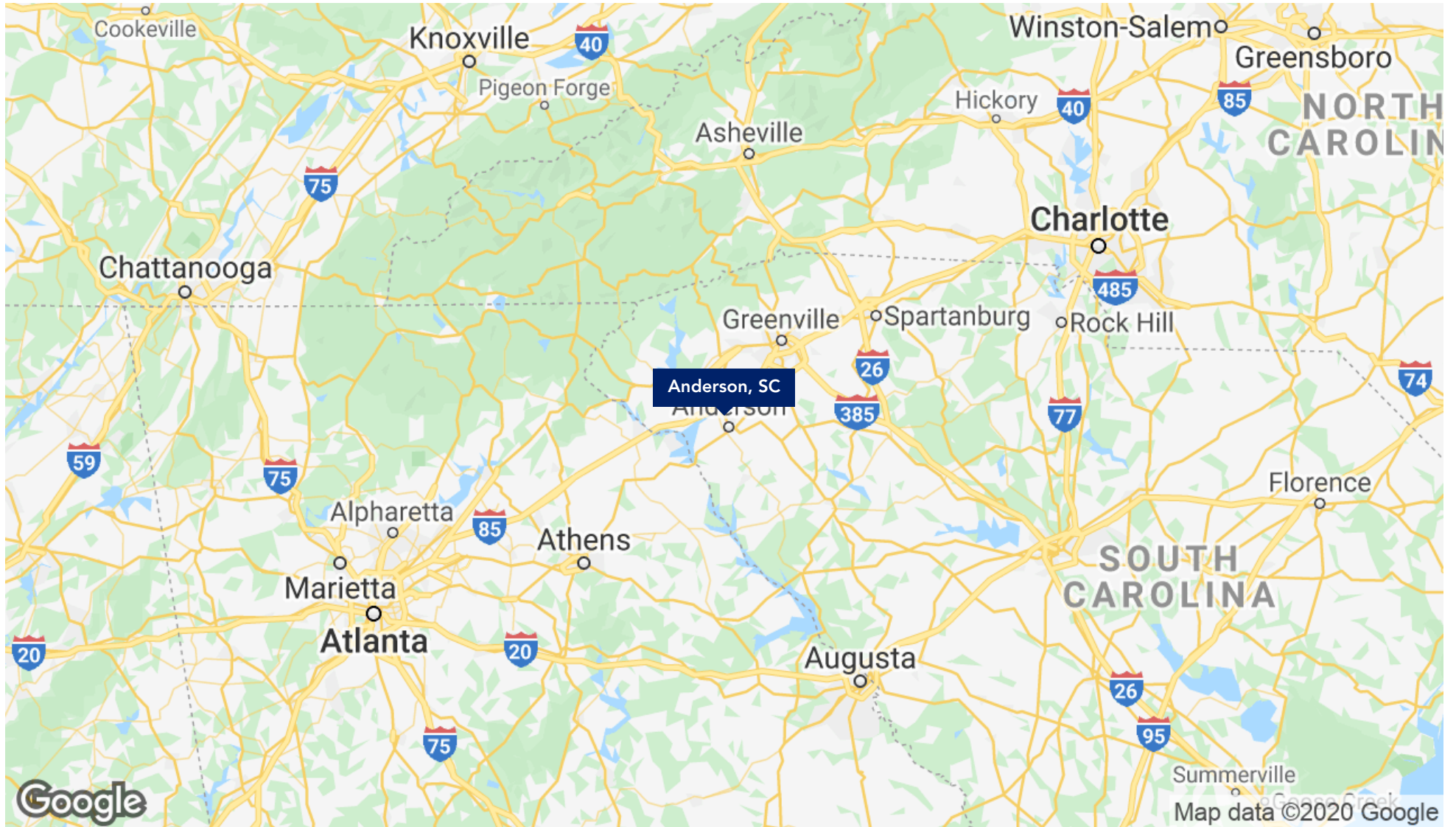
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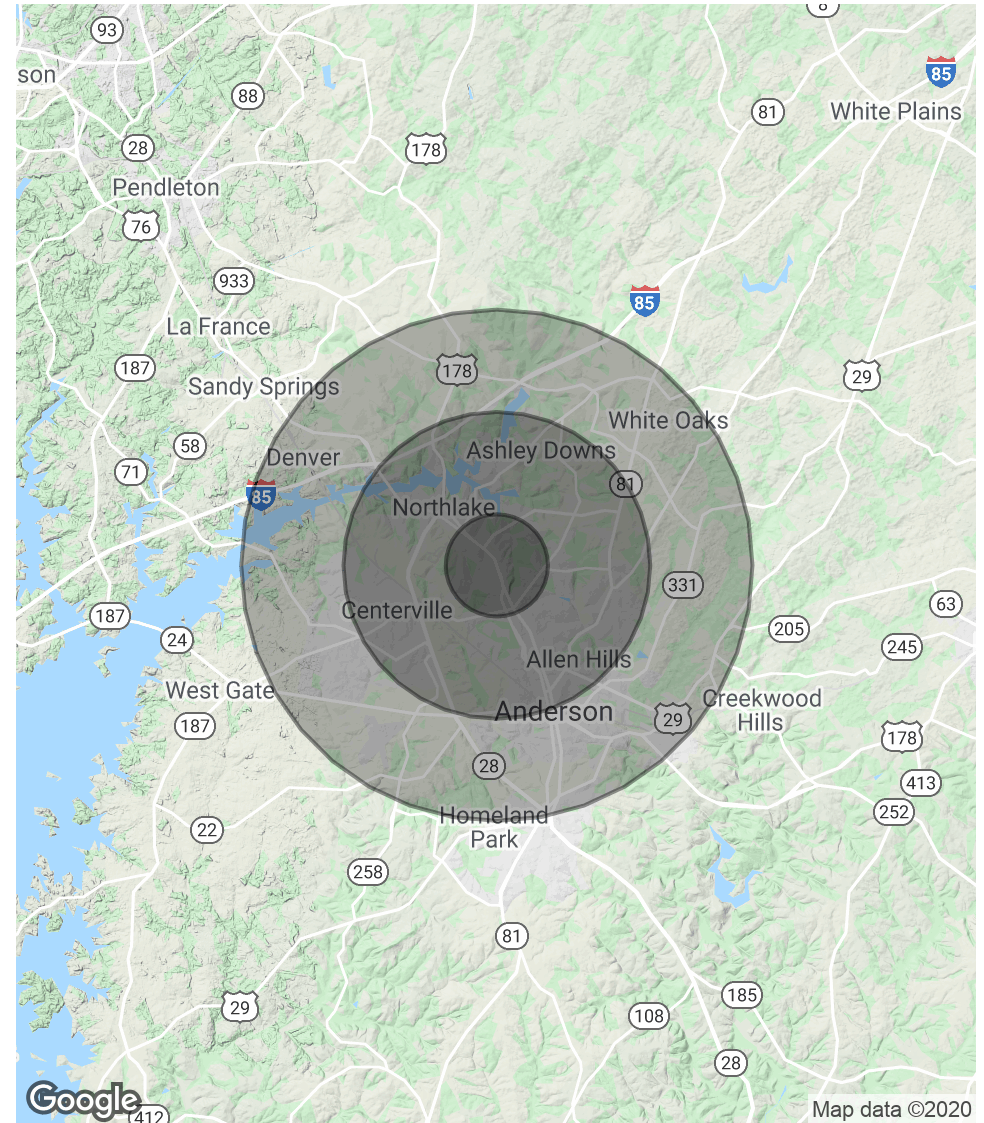
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,216	30,933	62,206
Average age	39.5	37.4	38.1
Average age (Male)	37.7	36.3	36.5
Average age (Female)	41.1	38.7	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,600	12,151	24,968
# of persons per HH	2.6	2.5	2.5
Average HH income	\$59,961	\$56,534	\$54,790
Average house value	\$228,660	\$193,599	\$191,849

* Demographic data derived from 2010 US Census



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