

INVESTMENT OPPORTUNITY

±3,100 SF 2-Tenant Retail Building



101 The Parkway | Greenville, SC 29615

Property Features

- Total SF: ±3,100 SF with two (2) drive-thrus
- Across from Michelin North America Headquarters off I-85 and Pelham Road
- Building built in 2007
- New mini splits installed in 2014 and parking lot sealed/striped in Fall of 2017.
- 100% Occupied; 2 Tenants (NNN Leases)
 - Dunkin Donuts: 11 years Remaining on Lease
 - 2021 - 10% rent increase
 - 2026 - 12.5% rent increase
 - Additional 5-year Option; 15% rent increase
 - Frankie's Pizza: 2.5 Years Remaining; \$0.50 annual rent increase
 - Two (2) additional Options at market rate

Sale Price: \$1,017,104

NOI: \$63,569

Cap Rate: 6.25%



For More Information

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