



DOLLAR GENERAL/BURNETTE'S CLEANERS

DEVINE ST AT BELTLINE BLVD

619 & 623 Beltline Blvd, Columbia, SC 29205

Presented By:

Bill Bunch
803.255.8609
bbunch@wilsonkibler.com

Haskell Kibler
803.255.8619
haskell.kibler@wilsonkibler.com

Wilson Kibler

1111 Laurel Street, Columbia, S.C. 29201 | www.wilsonkibler.com

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EXCELLENT REDEVELOPMENT OPPORTUNITY

PROPERTY DESCRIPTION: Two retail properties situated on adjacent parcels, both zoned C-3, and located in the City of Columbia. The properties are well-positioned, benefitting from three curb cuts for Burnette's Cleaners (±2,610 SF) and two curb cuts for Dollar General (±8,362 SF).

- HIGHLIGHTS:**
- ◆ Located along highly desirable Devine St corridor
 - ◆ **Dollar General:** At this location for over 20 years. NN lease structure
 - ◆ **Burnette's Cleaner:** Family owned business operating at this location for over 40 years. NNN Lease structure (expiration 4/30/22)
 - ◆ Built-in Value-Add opportunity with below market lease rates
 - ◆ Both properties 100% occupied for 20+ years

Traffic Counts

Devine St	28,200 VPD
Beltline Blvd	9,700 VPD

SALES PRICE: \$1,500,000 (\$136.71 PSF)

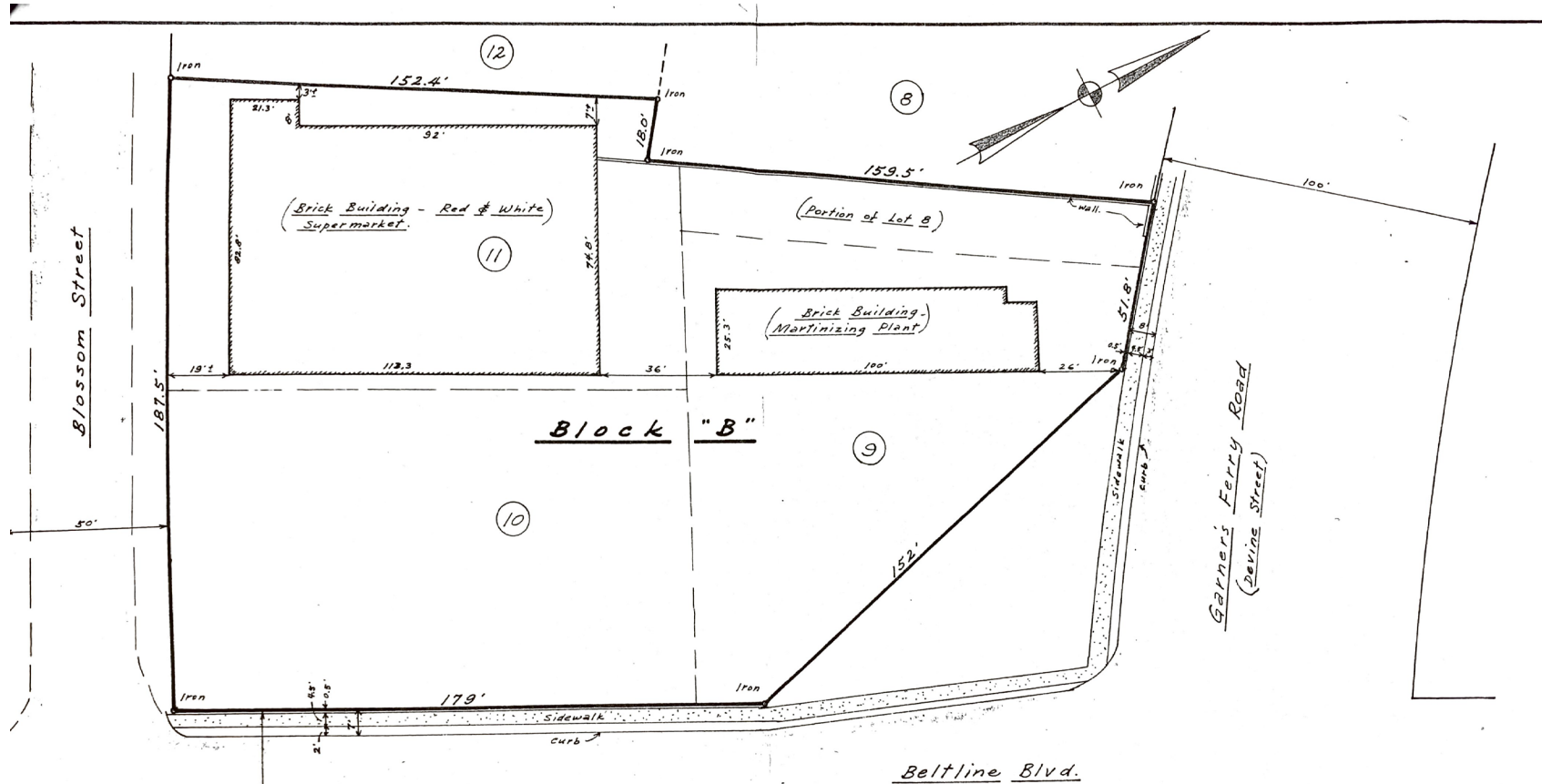


NEARBY RETAILERS:

- ◆ Whole Foods
- ◆ Ulta
- ◆ Michaels
- ◆ Walgreens
- ◆ Marshalls
- ◆ Pet Smart
- ◆ Kirklands
- ◆ Staples

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Plat
Of Property Surveyed For:
GABRIEL P. JOSEPH
In Columbia, S.C.

The same being also shown as Lots 9, 10, 11 and a portion of Lot 8, in Block "B", on Plat of Sherwood Forest, by Tomlinson Engineering Co., dated Oct. 1, 1940, and recorded in the O.C.C. for Richland County in Plat Book "M" at page 39.

Scale: 1"=30' Mau 12, 1964 By Arthur H. Keels C. E.

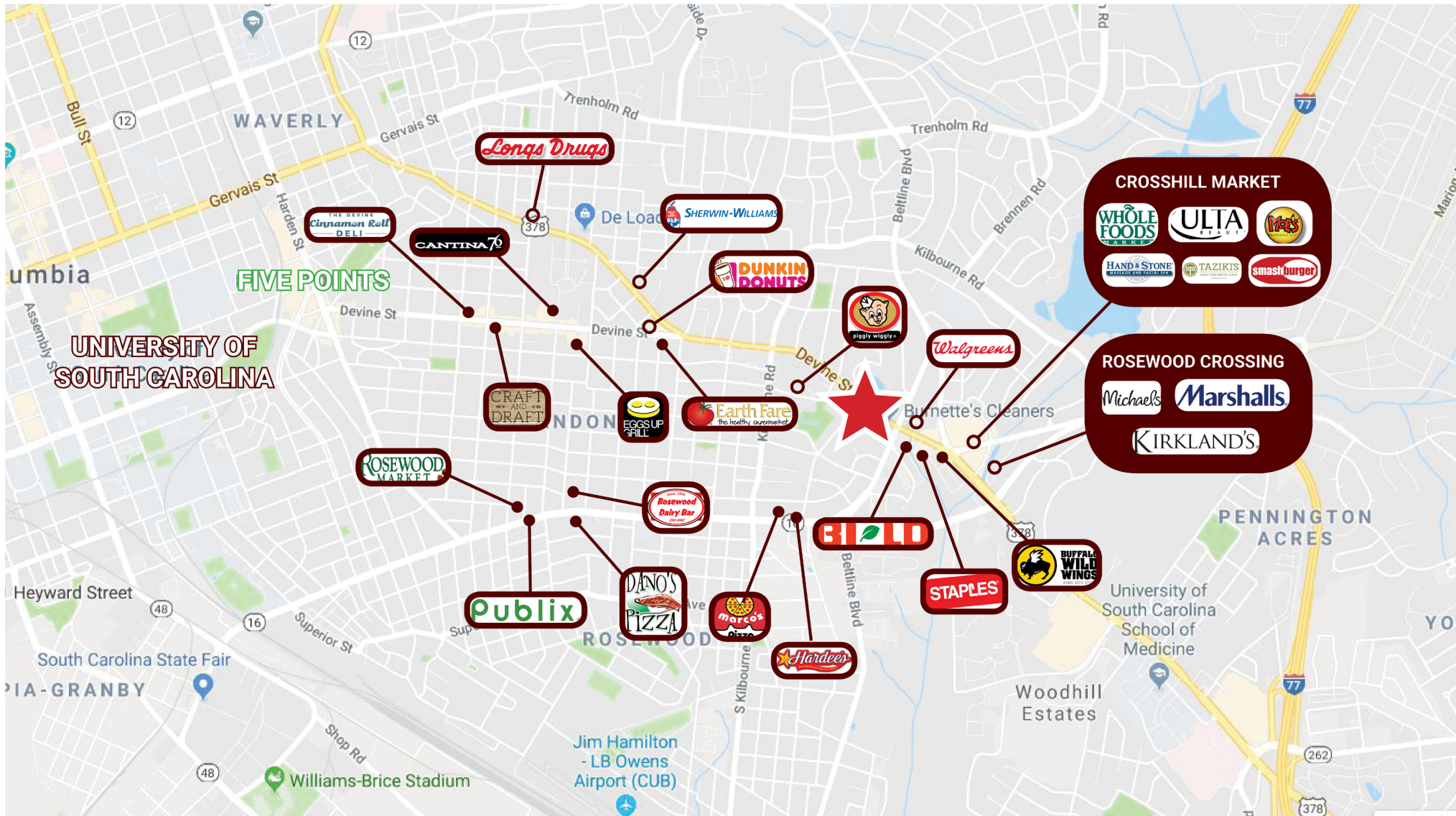
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ONE-MILE DEMOGRAPHICS

