

RETAIL SPACE FOR LEASE

(Former Mattress Firm)

5061 Sunset Blvd., Lexington, SC (Columbia MSA)



Hwy 378/Sunset Blvd.- 36,100 VPD

Offering Memorandum

RETAIL SPACE FOR LEASE

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COMPANY OVERVIEW:

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States. With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER:

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Commercial & Investment Real Estate represents the seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

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Lease Overview / Property Highlights

LEASE OVERVIEW

- Newly Built Class A Retail Space- Former Mattress Firm
- Major Corridor High traffic Area Sunset Blvd.: 36,100 VPD
- Excellent location next to Target anchored shopping center
- Rapid Growth area with limited availability
- Easily Subdividable Space

Asking Rental Rate \$23 PSF NNN (Pass thrus capped @ \$7 PSF)

PROPERTY HIGHLIGHTS

Location: 5061 Sunset Boulevard, Lexington, SC 29072 (Lexington County)

Building: 4,550+/- SF

Land Area: 0.50+/- Acres

Parking Spaces: Total 18 Spaces (2 Handicap); Additional parking may be acquired

Zoning: Commercial (Retail)

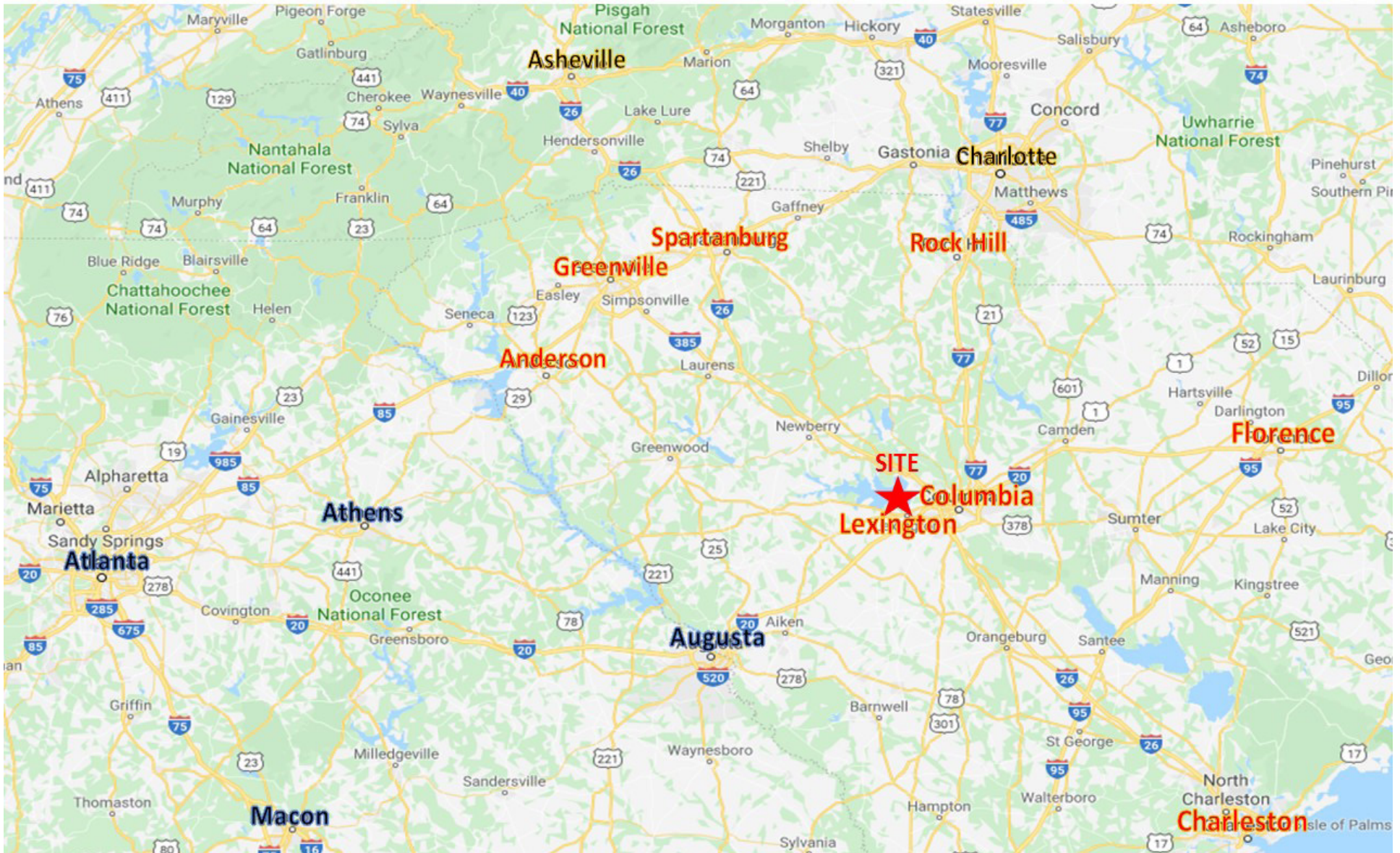
Notes: Located in the heart of the Hwy 378 retail corridor in one of the hottest growth markets in the Columbia, SC MSA.

The Town of Lexington/Lake Murray has experienced explosive growth in the past 10 years. There is continuous residential and commercial development on 378 as Lexington and Columbia grow towards each other. Retailers in the direct vicinity include: Target, Best Buy, World Market, Lane Bryant, RUE 21, Chicken Salad Chick, Discount Tire, Bojangles, various banks and other restaurants.

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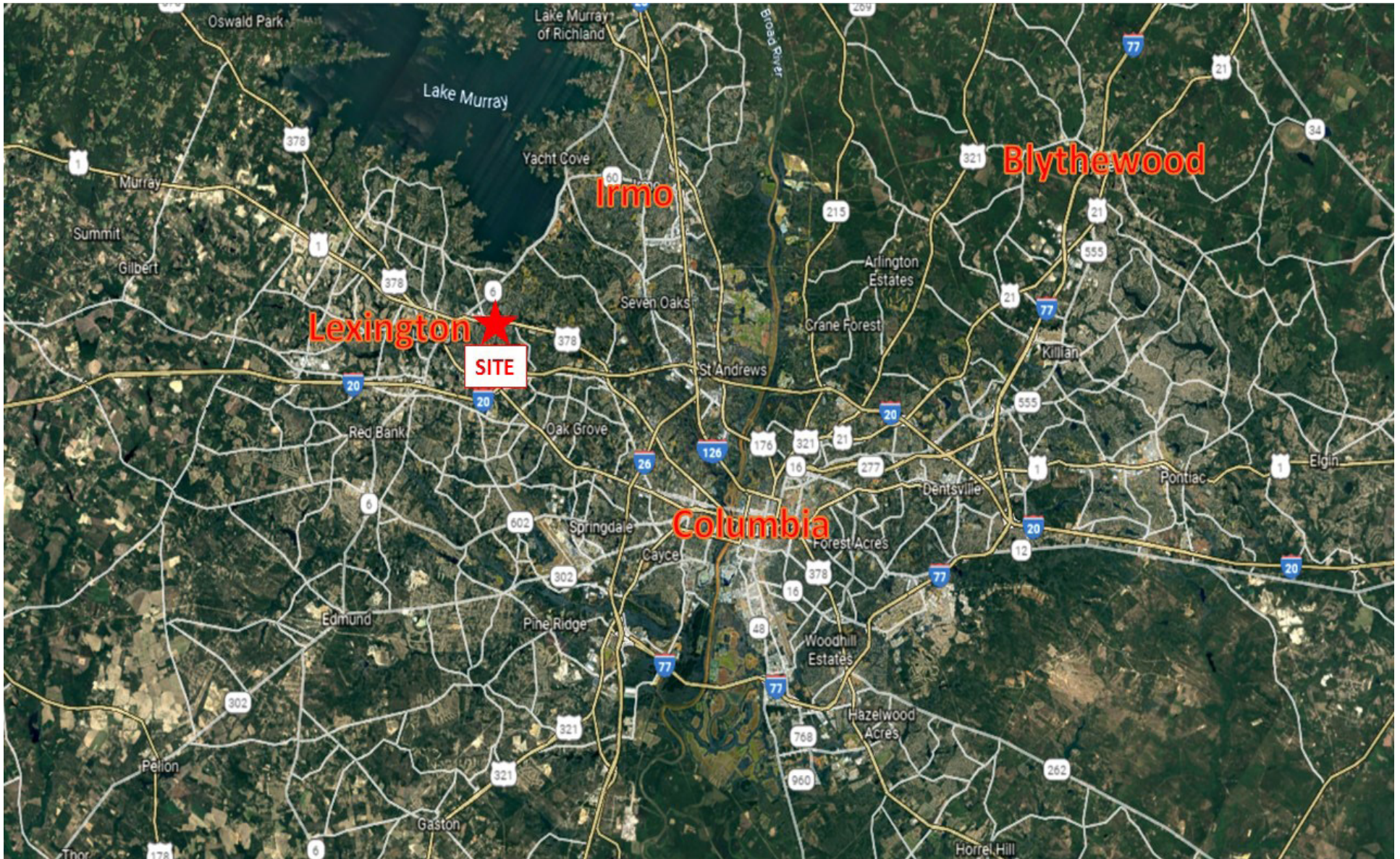
Regional Map



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Local Aerial



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Site Aerial



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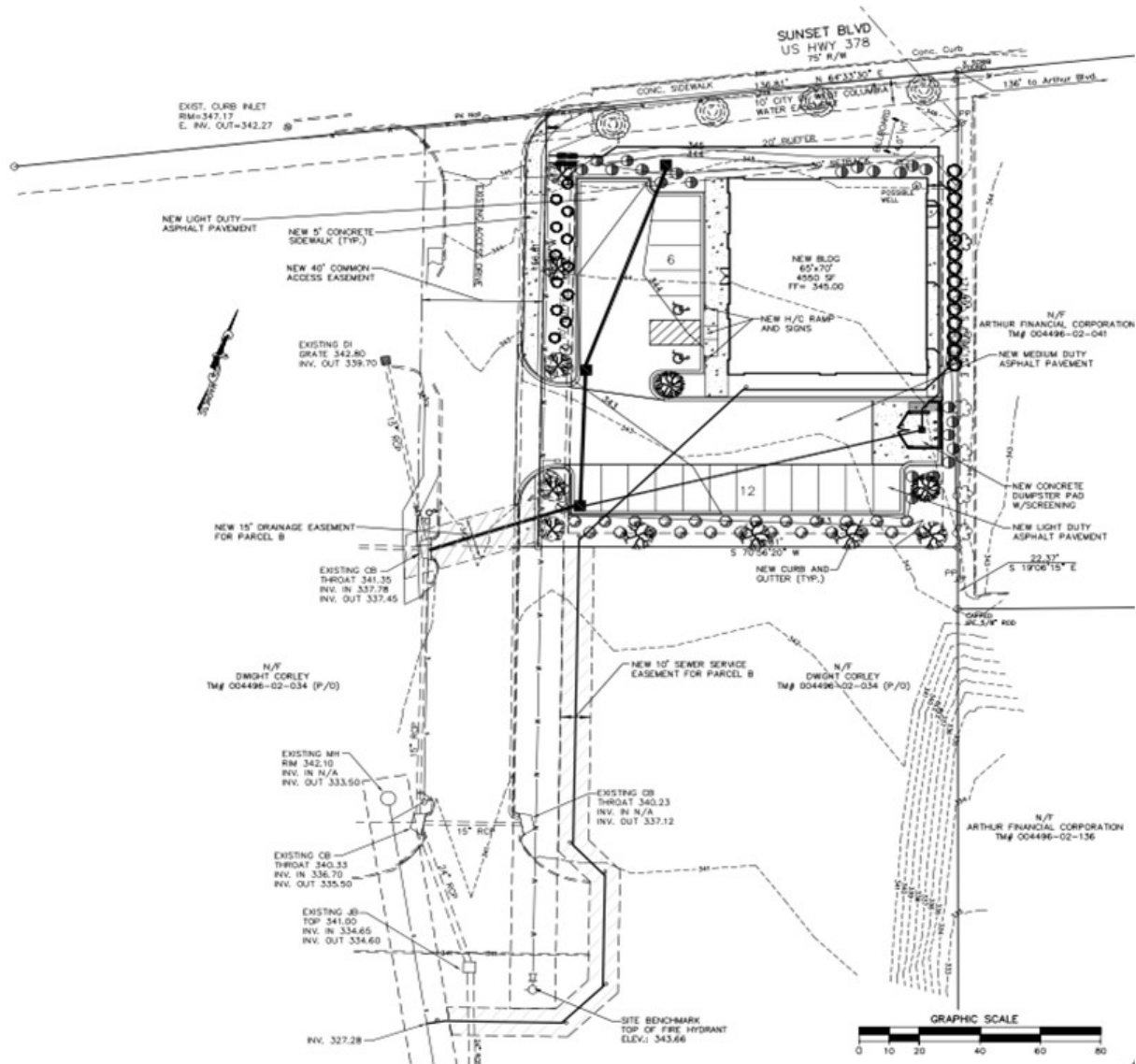
Site Aerial



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Site Plan



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Columbia, South Carolina

COLUMBIA, SOUTH CAROLINA

Columbia is the state capital and most populated city in South Carolina with an MSA population of roughly 795,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (32,000 students).

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

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Demographics

POPULATION	1 mile	3 miles	5 miles
2024 Projected Population	3,484	30,097	73,626
2019 Population	3,138	27,633	68,892
2010 Population	2,688	23,327	61,006
2000 Population	1,604	16,375	56,489
Growth Rate 2000-2010	5.30%	3.60%	0.77%
Growth Rate 2010-2019	1.69%	1.85%	1.32%
Growth Rate 2019-2024	2.11%	1.72%	1.34%

HOUSEHOLDS	1 mile	3 miles	5 miles
2019 Total Households	1,023	11,135	27,788
2024 Total Households	1,129	12,100	29,690
2000-2010 Annual Rate	5.80%	4.28%	1.24%
2010-2019 Annual Rate	1.31%	1.79%	1.31%
2019-2024 Annual Rate	1.99%	1.68%	1.33%

2019 Median Household Income	\$90,722	\$77,178	\$60,808
2019 Average Household Income	\$109,486	\$97,355	\$78,510



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