

FOR SALE OR LEASE

2720 Devine Street, Columbia, SC



Offering Memorandum

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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.

Site Overview / Property Highlights



PROPERTY HIGHLIGHTS

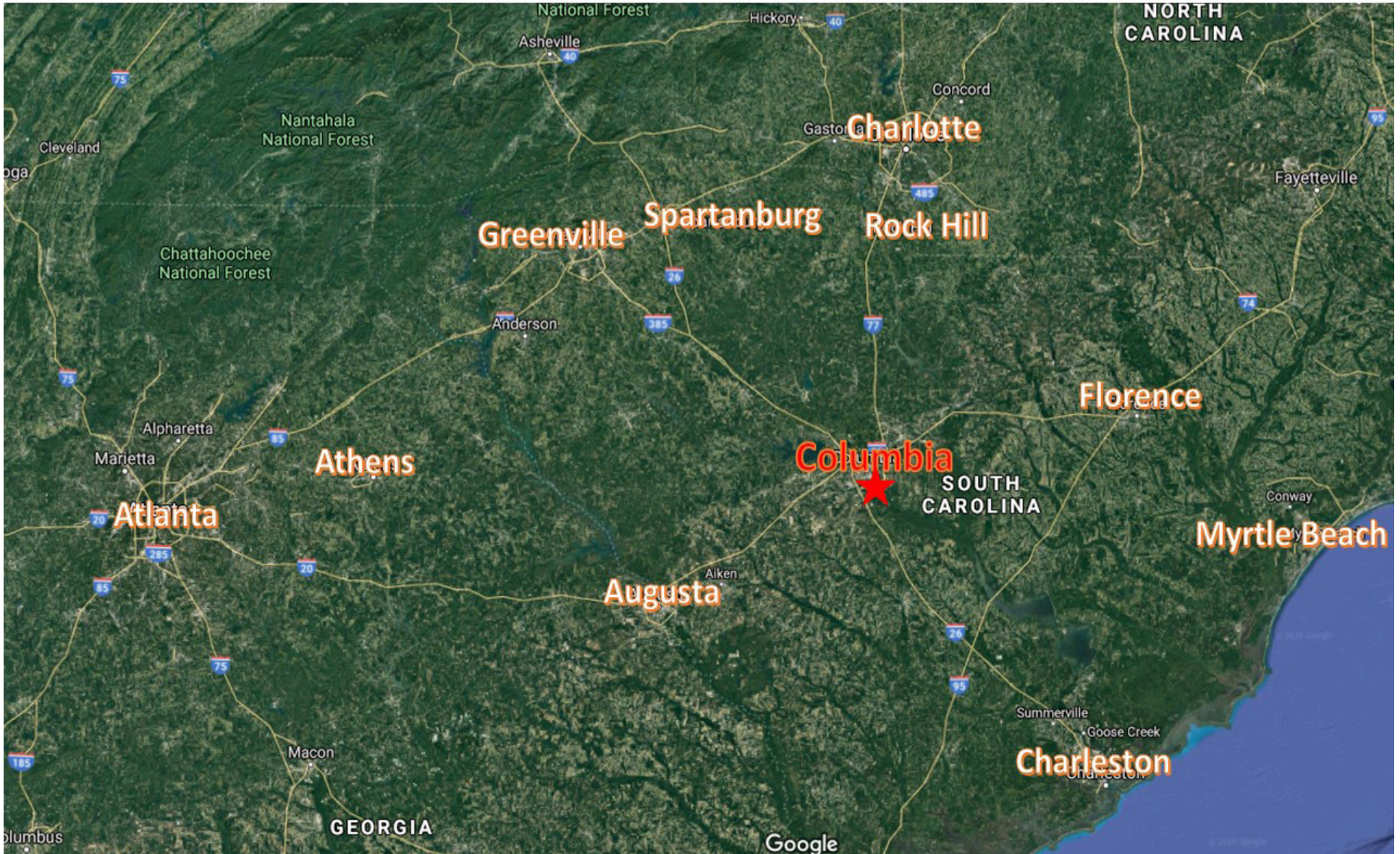
- Open floor plan- one of few “big boxes” in Devine Street District
- Opened in 1940 as a grocery store
- High Traffic Area- 13,600 VPD
- Strong retail area with limited availability
- All brick building w/ concrete floors
- Off street parking in rear of building and parking on street in front
- Can be sub-divided

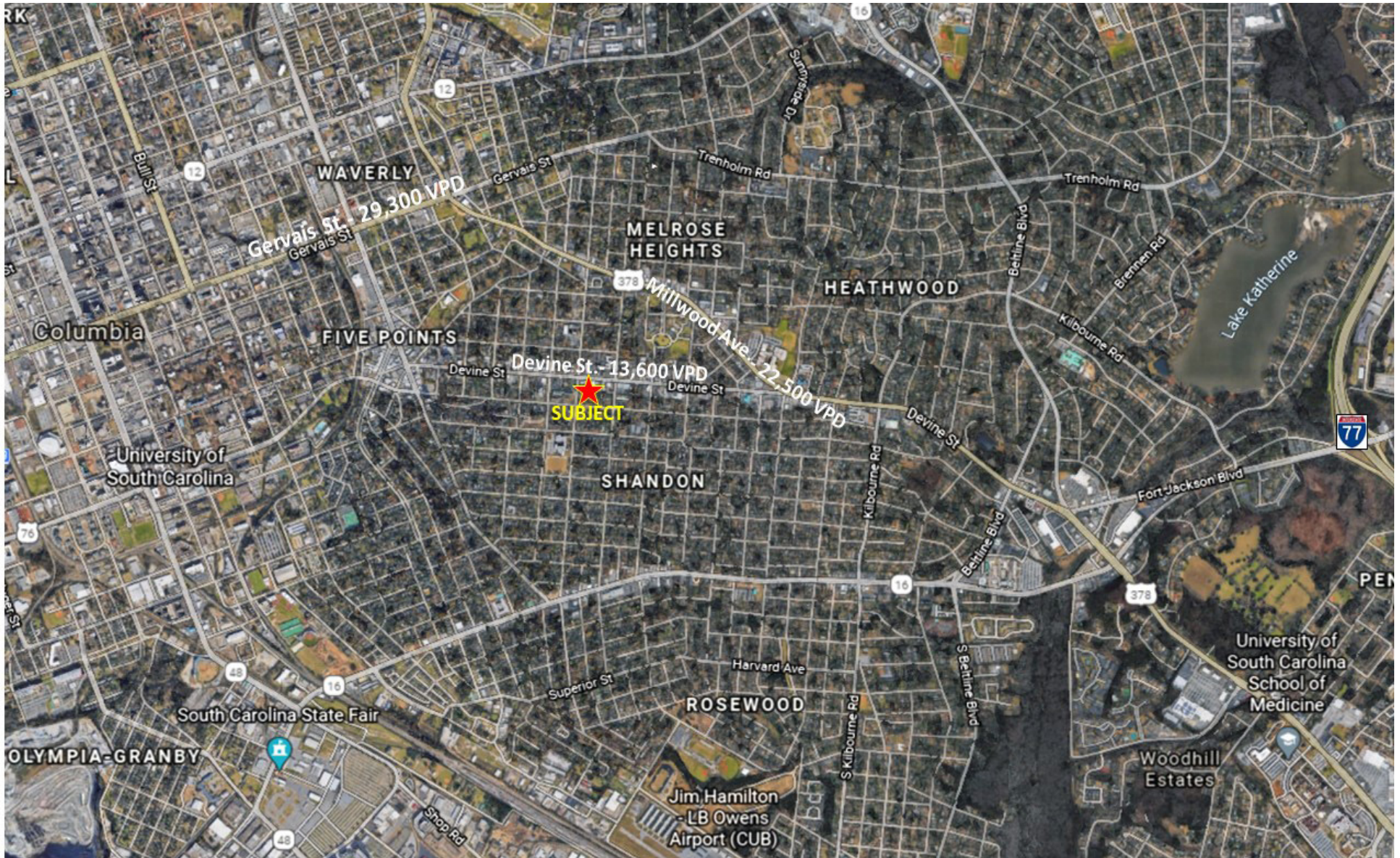
Lease Rate: \$14/SF NNN “AS-IS”

Sales Price: \$1.25 million

PROPERTY INFORMATION

Location:	2720 Devine Street, Columbia, SC 29205 (Richland County)
Building:	6,626+/- SF
Land Area:	0.31+/- Acres
Parking Spaces:	Parking in rear of building plus on-street parking
Zoning:	NAC (Neighborhood Commercial) City of Columbia
Notes:	This property is in a high traffic area with several new residential developments in the immediate area. Located up the street from the University of South Carolina (w/over 34,000 students); Five Points; Columbia CBD and State Capitol complex.

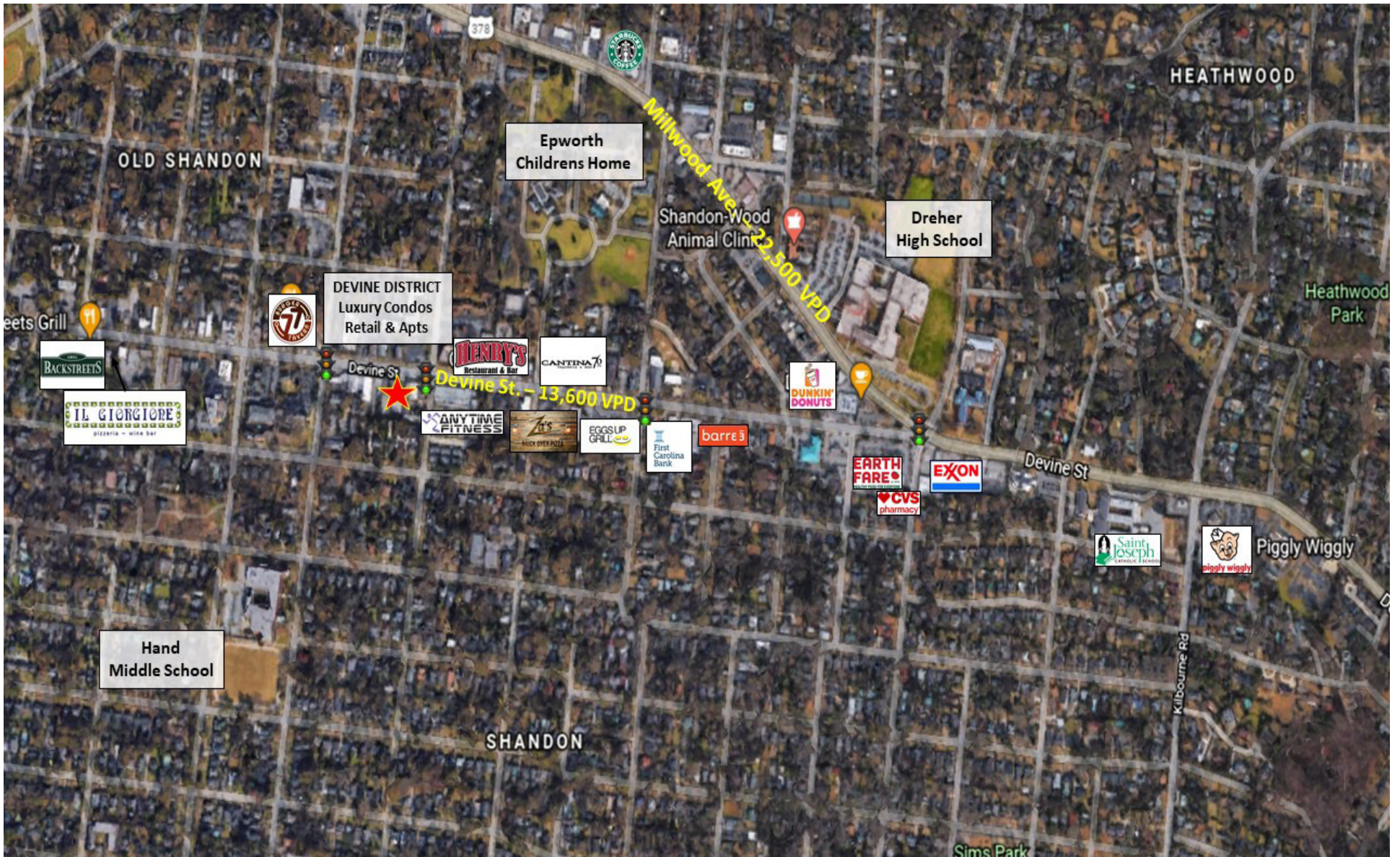




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Local Aerial

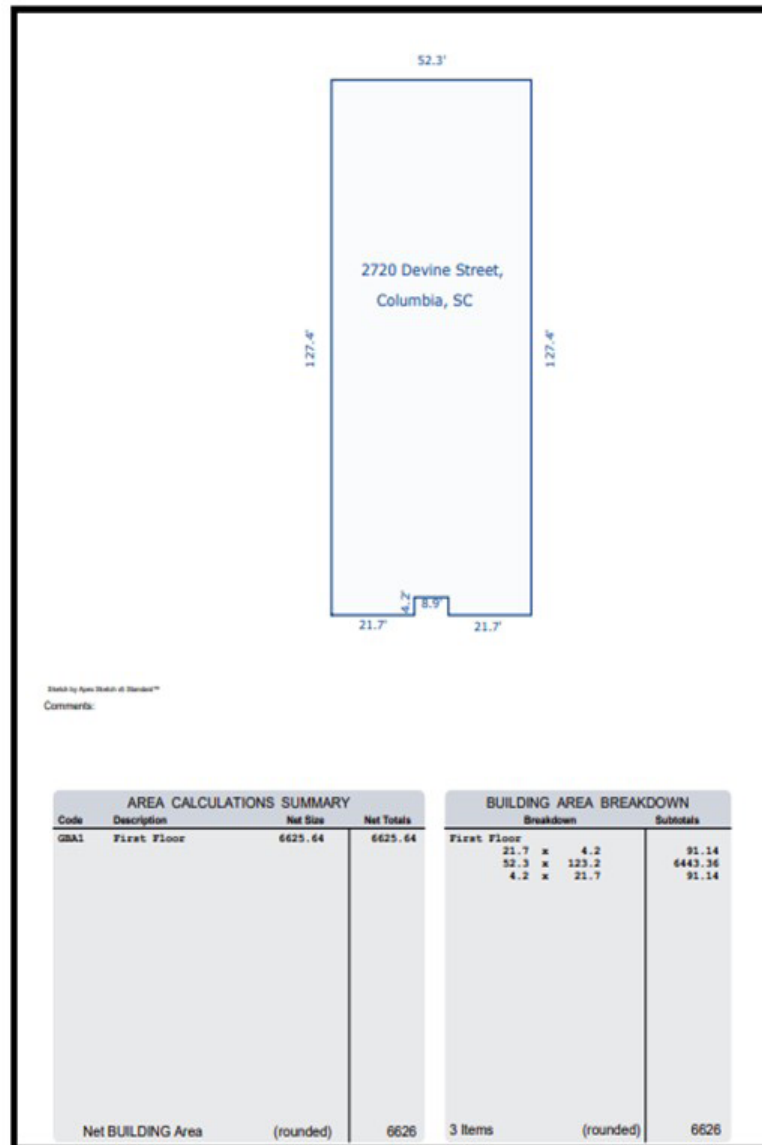


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Site Aerial





Demographics

POPULATION	1 mile	3 miles	5 miles
2026 Projected Population	15,470	89,958	188,483
2021 Population	14,802	85,412	180,012
2010 Population	14,179	79,795	168,004
2000 Population	15,173	76,821	162,563
Growth Rate 2000-2010	-0.68%	0.38%	0.33%
Growth Rate 2010-2021	0.42%	0.67%	0.68%
Growth Rate 2021-2026	0.89%	1.04%	0.92%

HOUSEHOLDS	1 mile	3 miles	5 miles
2021 Total Households	6,908	35,398	70,806
2026 Total Households	7,188	37,798	74,706
2000-2010 Annual Rate	-0.62%	0.27%	0.11%
2010-2021 Annual Rate	0.36%	0.73%	0.71%

2021 Median Household Income	\$54,166	\$44,555	\$43,738
2021 Average Household Income	\$93,261	\$77,603	\$71,808

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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 (34,000 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.