



WA WINDSOR
AUGHTRY

COMMERCIAL GROUP

Real Estate Development, Investment and Brokerage

EXCLUSIVE OFFERING MEMORANDUM

WILLIAMSTON TOWN SQUARE CENTRE | WILLIAMSTON, SC

TABLE OF CONTENTS

3 – Investment Summary

- *Investment Summary*
- *Investment Highlights*

5 – Area Overview

- *Location Map*
- *Aerial & Retail Map*
- *City Overview*

10 – Tenant Overview

- *Tenant Profile*

12 – Lease Abstract

- *Lease Summary*
- *Rent Roll*



INVESTMENT SUMMARY

Offering Summary

- Price: \$4,000,000
- Price Per SF: \$58.19
- Current NOI: \$117,000
- Vacancy: 76.58%

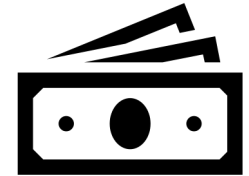
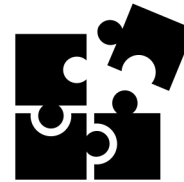
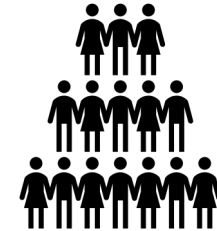
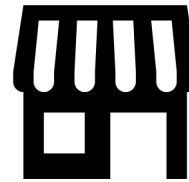
Property Summary

- Address: Williamston, SC
- County: Anderson
- TM#: 2451205004, 2450801003
- Building Area: +/- 68,730 SF
- Land Area: +/- 275k SF (+/- 6.31 AC)
- Outparcel opportunity up to +/- 2.00 AC
- Built: 1989 (addition in 1994)

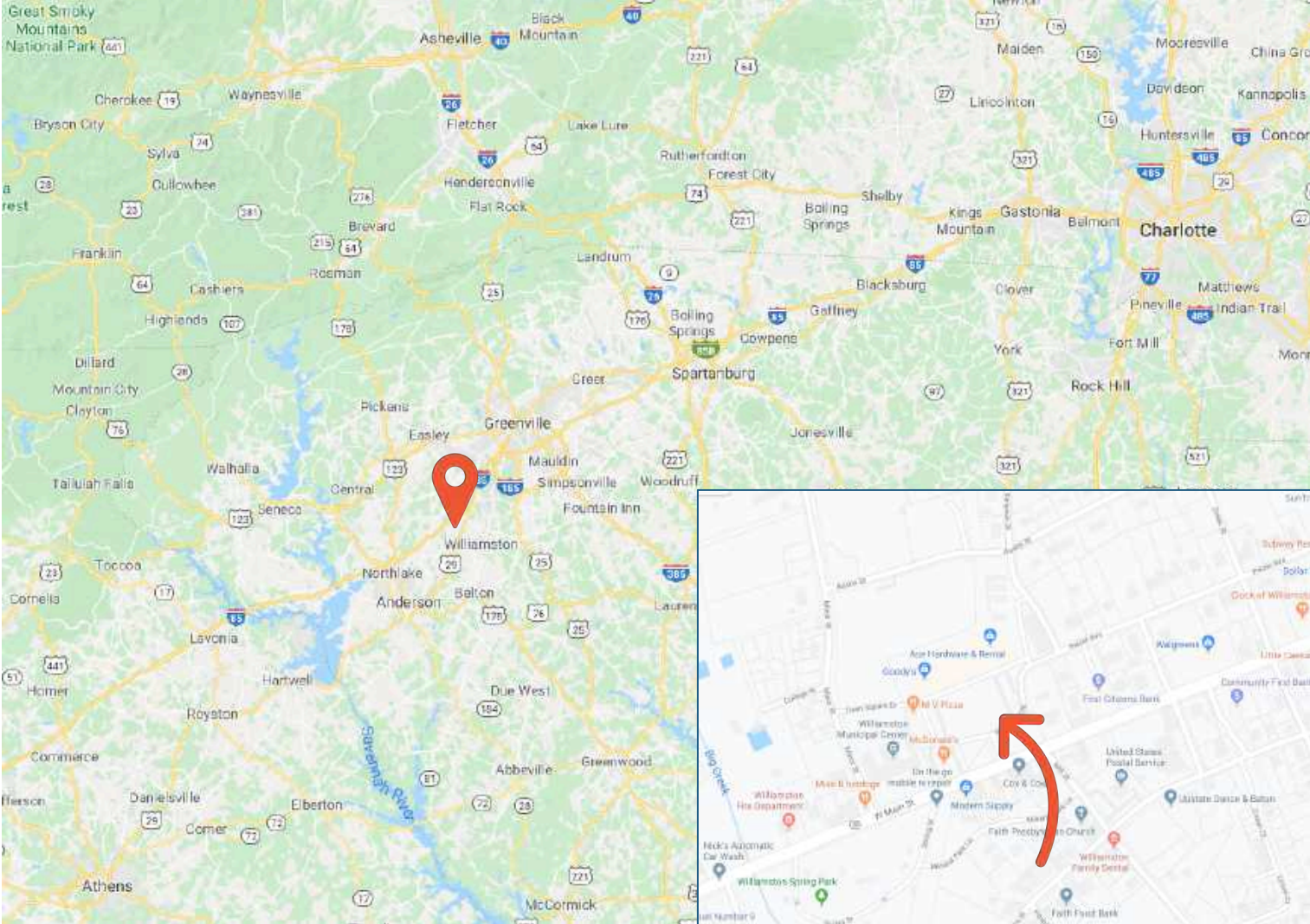


INVESTMENT HIGHLIGHTS

- Well-maintained property with a generous amount of parking.
- One of the fastest growing areas of Anderson County.
- Unbeatable location in a community with low unemployment and a large percentage of family spending being on retail/food items.
- Strong tenants in place with an opportunity to add value with hand-picked tenants.
- New road will create signalized intersection for outparcel opportunity.
- Asking Price less than replacement cost.
- Municipal incentives available to future tenants or owners/landlords.



LOCATION MAP



AERIAL MAP



RETAIL MAP





CITY OVERVIEW

“Nestled in the Foothills of the Blue Ridge Mountains in the scenic Upstate, the town of Williamston, SC is a thriving area with industrial, commercial, and tourist activity. Its proximity to the I-85 business corridor and metropolitan areas make it a great place to live, work and play. Williamston is only 15 minutes from Greenville or Anderson, two hours to Atlanta or Charlotte, and four hours to sun at the beach or snow in the mountains. Fun is always in season with a climate that boasts 248 days of sunshine, 49 inches of precipitation, and a comfortable average of 64 degrees. Indeed, the Town of Williamston, SC is a pleasant place to spend a day, a week, or a lifetime.” – Town of Williamston Website

Currently, local government is pushing for revitalization of Williamson’s Historic Downtown with streetscape, residential, and cultural projects under way. For more information on these efforts, please visit Envision Williamston’s Website.





AREA OVERVIEW

Population (2019)

- 1 Mile: 3,480 (6.29% 5-year Growth Proj.)
- 3 Mile: 13,704 (5.89% 5-year Growth Proj.)
- 5 Mile: 25,354 (5.39% 5-year Growth Proj.)

Average Household Income

- 1 Mile: \$51,163
- 3 Mile: \$50,707
- 5 Mile: \$52,317

Average Vehicles Per Day

- Street/Cross Road: W Main Street
- VPD (2018): 12,536



	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population					
Population	3,369	13,528	25,659	82,369	26,613
5 Yr Growth	6.2%	5.9%	5.4%	5.5%	5.0%
Median Age	39	40	40	41	40
5 Yr Forecast	40	40	40	41	40
White / Black / Hispanic	84% / 14% / 4%	90% / 9% / 5%	89% / 8% / 5%	85% / 12% / 4%	88% / 10% / 5%
5 Yr Forecast	84% / 14% / 5%	89% / 9% / 5%	89% / 8% / 5%	84% / 13% / 4%	88% / 10% / 6%
Employment	1,095	2,442	3,362	21,485	12,884
Buying Power	\$58.7M	\$220.5M	\$430.1M	\$1.6B	\$506.7M
5 Yr Growth	6.4%	6.4%	6.2%	7.2%	6.9%
College Graduates	17.8%	12.1%	10.9%	17.9%	15.1%
Household					
Households	1,405	5,303	6,742	31,218	10,967
5 Yr Growth	6.1%	5.9%	5.4%	5.5%	5.1%
Median Household Income	\$41,511	\$41,585	\$43,118	\$51,031	\$46,121
5 Yr Forecast	\$41,569	\$41,490	\$43,051	\$51,809	\$46,682
Average Household Income	\$51,062	\$50,795	\$52,233	\$65,955	\$56,284
5 Yr Forecast	\$51,084	\$50,812	\$52,486	\$67,521	\$57,206
% High Income (>\$75k)	21%	21%	22%	31%	27%
Housing					
Median Home Value	\$91,042	\$85,244	\$92,914	\$136,090	\$110,511
Median Year Built	1909	1974	1978	1954	1976
Owner / Renter Occupied	66% / 34%	72% / 28%	75% / 25%	79% / 22%	75% / 25%

Goody's Family Clothing, Inc. is an American chain of department stores founded in 1953 by M.D. Goodfriend in Athens, TN that specializes in retailing on-trend apparel, accessories, cosmetics, footwear, and housewares.

Goody's is now owned and operated by Stage Stores, Inc. (NYSE: SSI) and headquartered in Houston, TX. There are currently 18 Goody's locations in the state of South Carolina with this location being in place since 1989.

A copy of lease will be provided upon request.





MVPizza

MVPizza is a family-owned pizza restaurant that has been proudly serving the Williamston community in this location since 1989 and who's private dining room has played host to many birthday parties, banquets, and business meetings.

Highlighted by a family-friendly atmosphere and attentive service, MVPizza is a favorite dining location amongst the Williamston community.

Note: their menu of specialty pizzas are all sports themed – if you like a meaty pizza, we'd recommend the Slam Dunk.

A copy of lease will be provided upon request.



CURRENT RENT ROLL

Space	Size	Tenant	Annual Rent (NNN)	Term
A	42,130 SF	VACANT	\$6-8/SF (asking)	10-Year Initial Term; 2, 5-Year Options to Extend (asking)
B	6,000 SF	VACANT	\$8-14/SF (asking)	3-5 Year Initial Term; 2, 3-5 Year Options to Extend (asking)
C	12,500 SF	Goody's (Stage Stores, Inc.; NYSE: SSI)	\$6.00/SF (\$75,000 Total)	Renewed in 2019 for 5 years with 2, 3-Year Options to Extend
D	3,600 SF	MVPizza	\$10.00/SF (\$42,000 Total)	Ready to renew under new owner.
E	4,500 SF	VACANT	\$8-14/SF (asking)	3-5 Year Initial Term; 2, 3-5 Year Options to Extend (asking)
OUTPARCEL(S)	+/- 2.00 AC	VACANT	\$500,000/AC Purchase Price (asking)	Will consider land lease or build to suit.
TOTAL	Building: 68,730 SF Outparcel: +/- 2 AC	VARIED	\$117,000	VARIED

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Windsor Aughtry Company, Inc. and should not be made available to any other person or entity without the written consent of Windsor Aughtry Company, Inc.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's, or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenants' plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Windsor Aughtry Company, Inc. has not verified, and will not verify, any of the information contained herein, nor has Windsor Aughtry Company, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Windsor Aughtry Company, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

EXCLUSIVELY MARKETED BY:

Robert J. "Bobby" Barreto, Jr.

License No. 92859

864.679.3635 | Direct

bbarreto@windsoraughtry.com



- and -

Matt Brashier

License No. 113489

864.906.0363 | Direct

mbrashier@windsoraughtry.com



Notes:
