

**OFFERING MEMORANDUM**

# 6226 BUSH RIVER RD.

**FULLY LEASED STRIP CENTER**

Columbia, SC 29212

**PRESENTED BY:**

**DANIEL HOLLOWAY**

O: 864.637.9302

daniel.holloway@svn.com

SC #106855

**DUSTIN TENNEY**

O: 864.637.9302

dustin.tenney@svn.com

SC #106880





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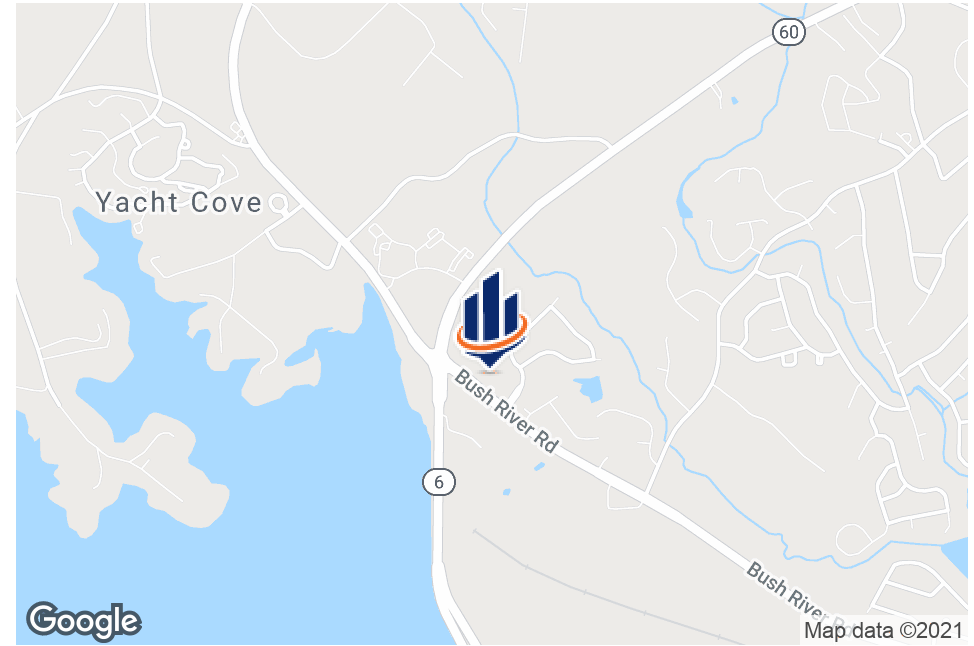
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SECTION 1

PROPERTY  
INFORMATION





## OFFERING SUMMARY

|                       |             |
|-----------------------|-------------|
| <b>SALE PRICE:</b>    | \$1,200,000 |
| <b>BUILDING SIZE:</b> | 9,100 SF    |
| <b>LOT SIZE:</b>      | 2.3 Acres   |
| <b>PRICE / SF:</b>    | \$131.87    |
| <b>CAP RATE:</b>      | 7.01%       |
| <b>PRO FORMA NOI:</b> | \$84,081    |
| <b>YEAR BUILT:</b>    | 1999        |
| <b>ZONING:</b>        | C2          |
| <b>MARKET:</b>        | Columbia    |
| <b>SUBMARKET:</b>     | Lake Murray |

## PROPERTY OVERVIEW

SVN Blackstream is pleased to present the fully leased neighborhood strip center located at 6226 Bush River Rd. for sale. This property is an attractive investment opportunity with long standing tenants who have all signed recent renewals. The "Amazon-proof" tenant mix includes the local favorite Schooners Bar and Grill, Cottman Transmissions, and a State Farm insurance agency. All leases are NNN and recent improvements were made to the parking lot and roof. This is an ideal opportunity for an investor looking for minimal responsibilities and stable tenants.

## LOCATION OVERVIEW

The neighborhood strip center located at 6226 Bush River Rd. is located along the eastern shore of Lake Murray just outside of Columbia, South Carolina. The center is conveniently located 3 miles from Interstate 26 and the main commercial corridor of Irmo, SC. Lake Murray is a 55,000 acre lake near Columbia and is a popular destination for locals and visitors alike.

## PROPERTY HIGHLIGHTS

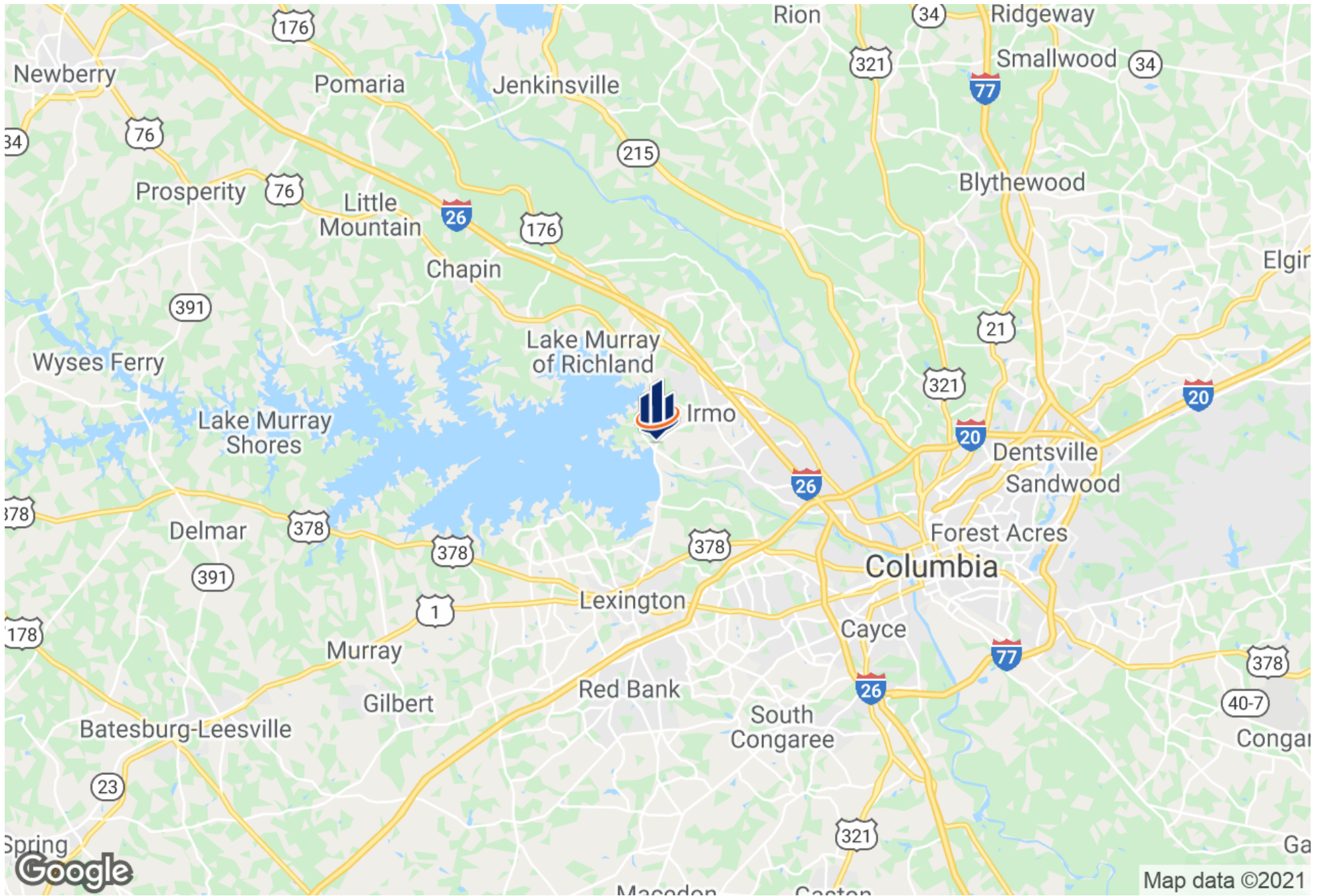
- Long-term tenants that have shown commitment to the center
- Recently renewed NNN leases
- Great location along the eastern shore of Lake Murray
- Recent improvements to parking lot and roof

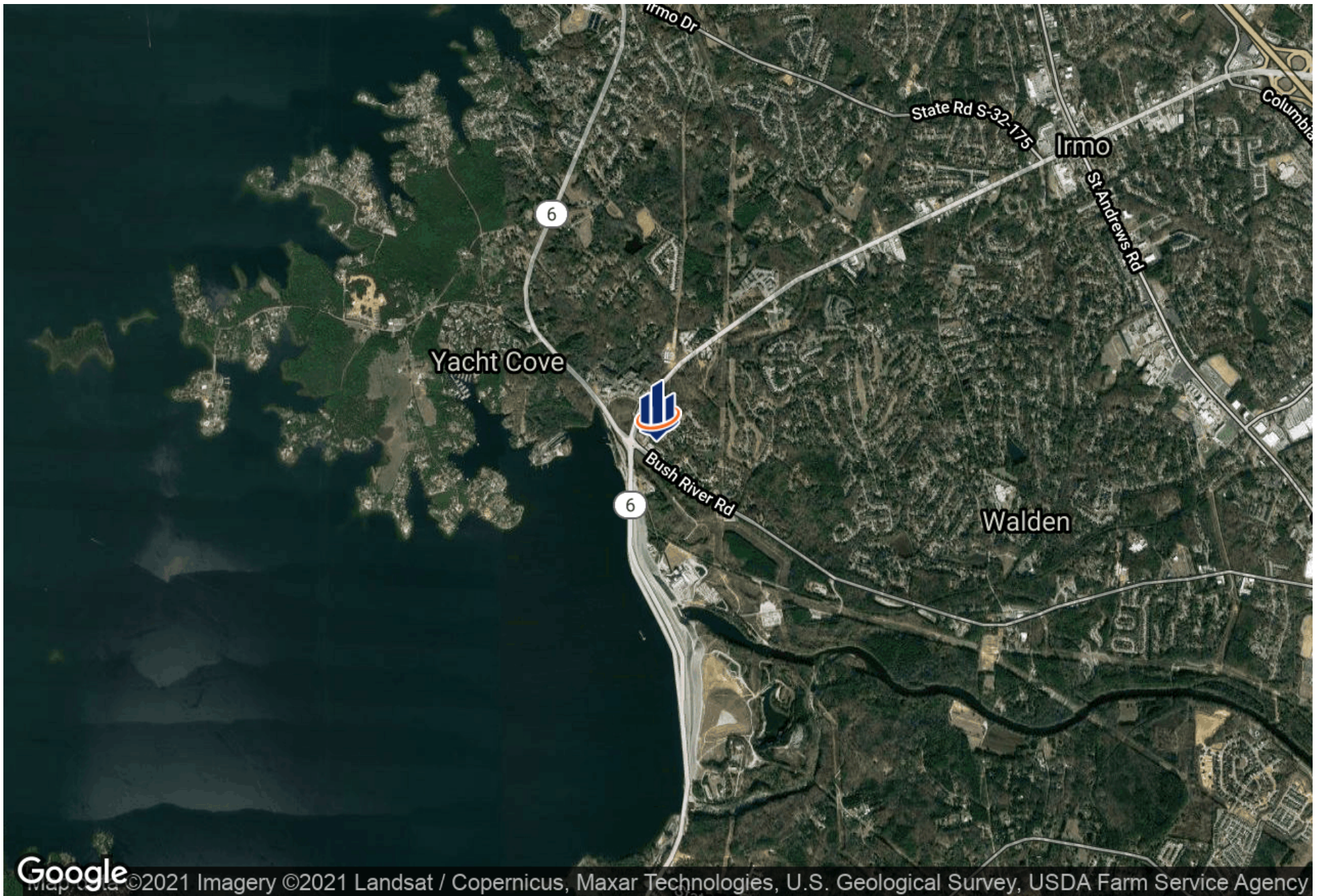


SECTION 2

LOCATION  
INFORMATION







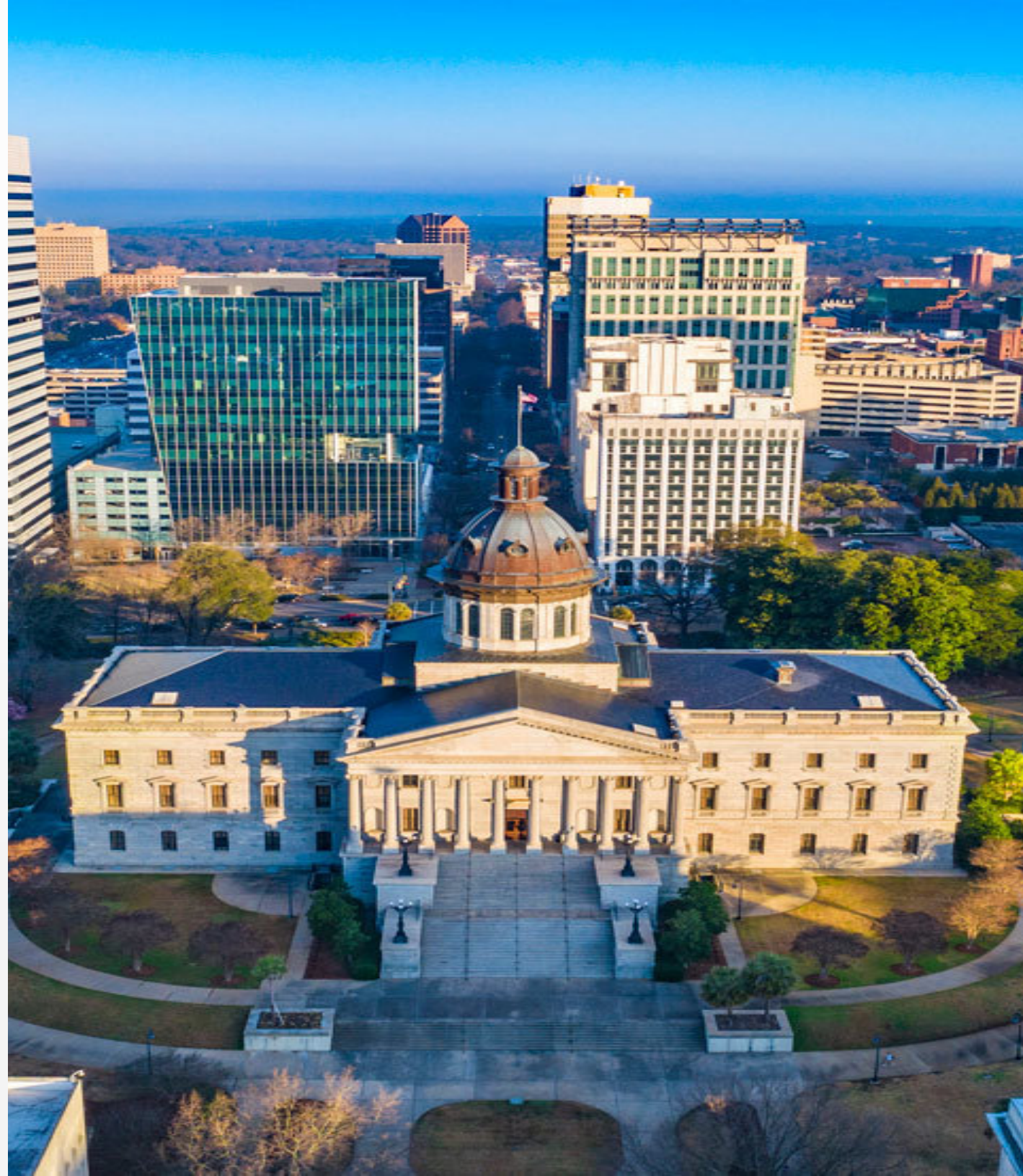


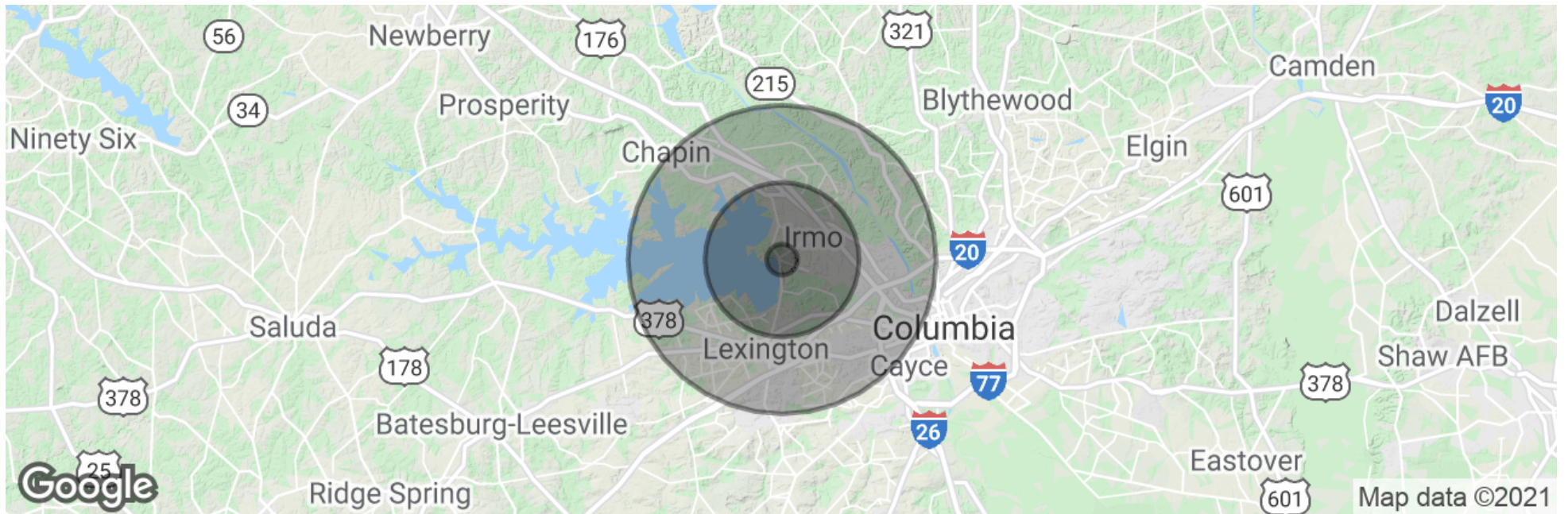
Google

Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

SECTION 3

DEMOGRAPHICS





**DEMOGRAPHICS**

|  | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--|----------------|----------------|-----------------|
| TOTAL POPULATION   | 26,660-        | 78,613-        | 263,266-        |
| AVERAGE AGE  | 42-            | 41-            | 39-             |
| AVERAGE HH INCOME  | \$99,439-      | \$93,776-      | \$81,163-       |
| DAYTIME EMPLOYEES  | 10,291         | 36,569         | 114,093         |
| EDUCATION LEVEL<br>[% OF POPULATION WITH COLLEGE DEGREE] | 56.6%          | 56.8%          | 47%             |
| *DATA DERIVED FROM SITESEER ANALYTICS                    |                |                |                 |

SECTION 4

ADVISOR BIOS





## DANIEL HOLLOWAY

Senior Advisor

daniel.holloway@svn.com

**Direct:** 864.637.9302 | **Cell:** 864.593.6644

SC #106855

### PROFESSIONAL BACKGROUND

Daniel Holloway specializes in retail investment sales, landlord representation, tenant representation, and land development in the Upstate of South Carolina. Drawing on his experience as a classroom teacher prior to his career in real estate, Daniel prides himself on building relationships, educating and advising his clients.

A top producer at SVN Blackstream, Daniel leads the Retail Services Team along side his partner Dustin Tenney. Together, they have represented the landlord to lease adaptive re-use developments including Burdette Central in Simpsonville, SC and The Junction at Downtown Airport in Greenville, SC and the Hammett Street Market food hall. On the tenant side, Daniel and Dustin represent a number of retailers including Dunkin', Crunch Fitness, Topsy Taco, Eggs Up Grill, and Sakura Japanese Steakhouse.

Originally from a small town in Ohio, Daniel attended Liberty University and lived in Lynchburg, Virginia for eight years where he met his wife. Daniel now lives Greenville, SC with his wife and two children. Daniel enjoys spending time with his family, traveling, and building is personal real estate investment portfolio.

### EDUCATION

Bachelors - Liberty University

Masters - Liberty University

### MEMBERSHIPS

International Council for Shopping Centers [ICSC]

SVN Retail Council

SVN Land Council

#### SVN | BlackStream

20 Overbrook Court, 4th Floor

Greenville, SC 29607

864.637.9302



## DUSTIN TENNEY

Senior Advisor

dustin.tenney@svn.com

**Direct:** 864.637.9302 | **Cell:** 864.757.4761

SC #106880 // GA #401401

## PROFESSIONAL BACKGROUND

Dustin is retail leasing and investment sales specialist with SVN Blackstream in Greenville. Prior to beginning a career in commercial real estate, Dustin was a coach and high school educator in Oklahoma and in South Carolina. During his teaching career, he taught U.S. and World History and coached basketball and baseball - winning two state championships in baseball and getting to the semi-finals in basketball.

Dustin excels at client relations, negotiations and prospecting. Dustin's CRE career focus is on retail investments/leasing and land development in the vast Upstate market. Most recently, Dustin and his partner have represented Eggs Up Grill, Culvers, Crunch Fitness, Burn Boot Camp, Burger King (NC), and several other regional and national tenants. Dustin and Daniel have also worked on the landlord side of several redevelopments across the Upstate, including Burdette Central - a 100 year old building in the heart of downtown Simpsonville, SC that has been brought back to life with retail and office.

Dustin, his wife Christina and their two children, Ezekiel and Lorelei, live in Simpsonville, SC and they attend Upstate Church - Harrison Bridge where they are active members.

## EDUCATION

MS - Educational Administration, Fort Hays State University (Hays, KS)

BS - Secondary Social Studies Education, Oklahoma Baptist University (Shawnee, OK)

## MEMBERSHIPS

International Council for Shopping Centers (ICSC)

SVN Retail Team Council

SVN Land Council

### SVN | BlackStream

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