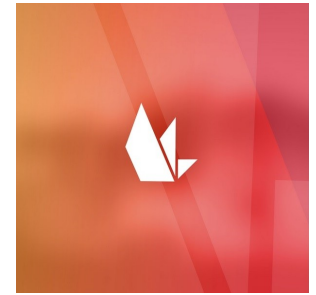


FOR SALE — \$1,925,000.00

Mitchell Plaza Shopping Center

211-221 West Columbia Ave, Batesburg, SC—Lexington County



PROPERTY FACTS

- ◆ Property Type—Retail
- ◆ Total GLA 46,894
- ◆ Building Class—C
- ◆ Year Built 1987
- ◆ Zoning—C1-Commercial
- ◆ Parking—187 Spaces
- ◆ Frontage—408' on Columbia Ave
- ◆ Pylon Sign
- ◆ TAX Map Parcel # 007023-01-003

The existing improvements consist of a one-story, masonry retail shopping center, comprised of approximately 46,894 sqft of gross leasable area and is situated on a 6.301 acre or 274,461 sqft site. The property is located within the town limits of Batesburg-Leesville, in Lexington County, South Carolina, and is on the northern side of West Columbia Avenue, just west of its intersection with Mitchell Street.

The center is comprised of 5 small shop spaces consisting of 11,907 sqft and one anchor space of 35,032 sqft. All of the small shop spaces are leased and occupied. The anchor space is vacant.

The subject property is 25% occupied with the current leases producing gross annual rents around \$100,000.00 annually. Majority of the existing tenants have a long standing operating history of 5+ years at this location.

THE VIREO GROUP™

CONTACT US

Amy Stuck, SCLS

Senior Associate Leasing/Asset Services

Cell - 803.730.7532

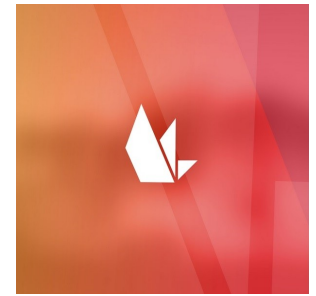
Phone - 706.426.4150 Ext. 12

Fax - 706.426.4154

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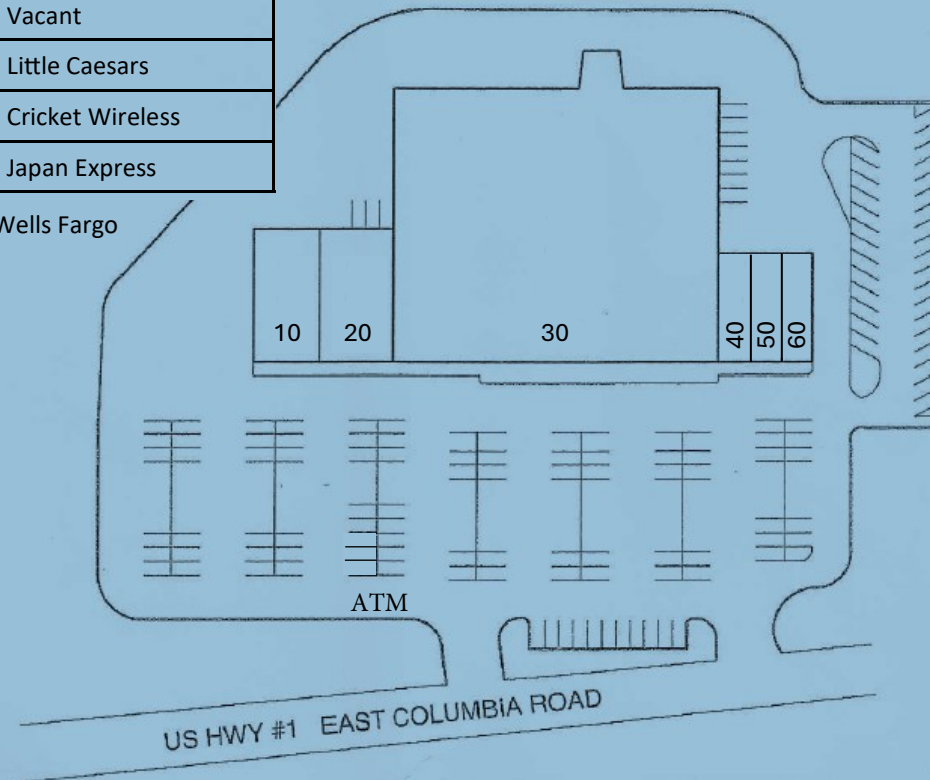


MITCHELL PLAZA SITE PLAN

Space #	Size (SF)	Tenant
10 & 20	7,662	SVacant
30	35,032	Vacant
40	1,400	Little Caesars
50	1,400	Cricket Wireless
60	1,400	Japan Express

ATM

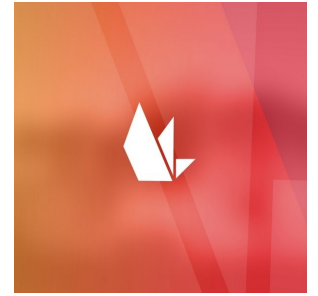
Wells Fargo



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AGENT REMARKS:

All offers must be submitted on Propoffers.com

IN CONNECTION WITH THE USE OF PYRAMID PLATFORM, A TECHNOLOGY FEE OF \$200.00 IS CHARGED BY PYRAMID PLATFORM. THIS FEE WILL BE DEDUCTED FROM THE LISTING AGENT' COMMISSION AND PAID TO PYRAMID PLATFORM AT CLOSING.

ADDITIONALLY, AN OFFER MANAGEMENT FEE OF \$200.00 IS CHARGED BY PYRAMID PLATFORM IN CONNECTION WITH THE USE OF PROPOFFERS.COM. THIS FEE WILL BE DEDUCTED FROM THE AGENT REPRESENTING THE BUYER AS SELLING AGENT AND/OR TRANSACTION BROKER' COMMISSION AND PAID TO PYRAMID PLATFORM.

AGENT BUYERS ARE DISQUALIFIED FROM COLLECTING COMMISSION ON ANY SALE IN WHICH THEY ARE THE BUYER.