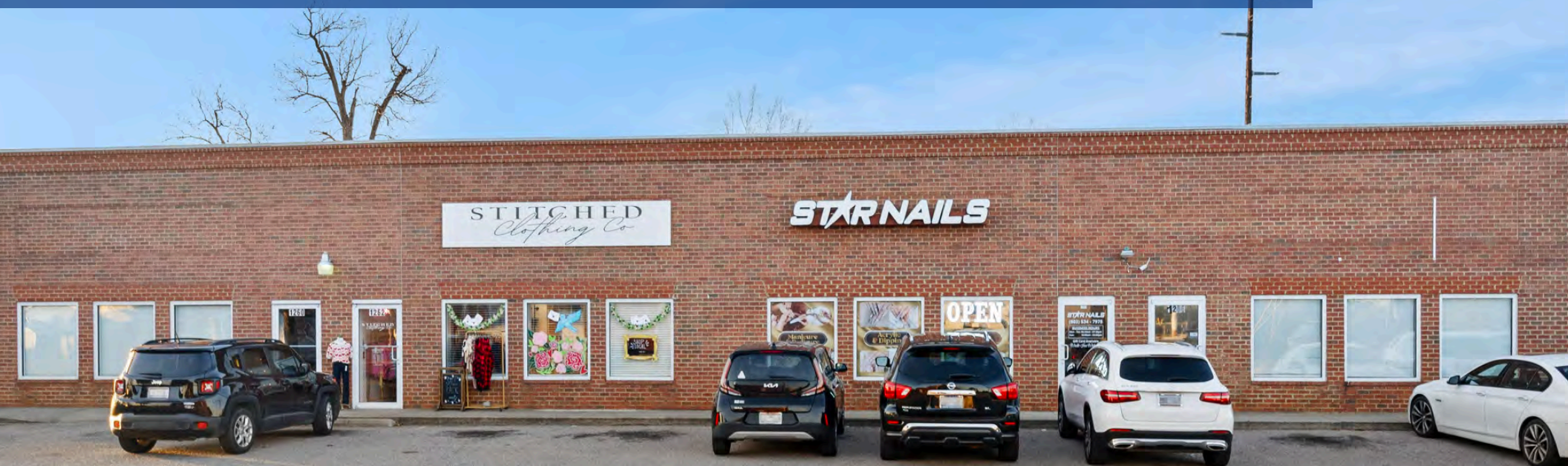


FOR SALE FULLY LEASED RETAIL CENTER

1260 Ridgewood Dr. Orangeburg, SC



PRICE REDUCED

- ~~Was \$699,500~~
- Now \$675,000


REEDY
COMMERCIAL

Executive Summary

1260 Ridgewood Dr. | Orangeburg, SC 29118

REEDY

Property Highlights:

- 100% Leased Retail Center
- ±5,000 SF building, comprised of four (4) ±1,250 SF suites
- Flexible layouts ideal for a variety of tenant uses
- Building constructed in 2006
- Located just off high-traffic St Matthews Road
- Strong rental history and tenant commitment

Location Highlights:

- ±3 miles to I-26
- ±3 miles to Downtown Orangeburg
- ±45 minutes to Columbia, SC
- ±1 hour 15 minutes to Charleston, SC

Offering Summary

Building Size:	±5,000SF
Acreage:	±.3 Acres
Sale Price:	\$675,000

Acreage, square footage, taxes, utilities, and lot dimensions to be verified.



Financial Summary

Rent Roll

Suite	Tenant	SF	Lease Start	Lease Expiration	Lease Type	Base Rent (Monthly)	Annual Rent Increases
Ste.1260	Buck N Bounce	1250	10/1/2025	9/30/2026	NNN	\$1,093.75	
Ste.1262	Stitched Clothing Co.	1250	1/1/2025	12/31/2029	NNN	\$1,000.00	4%
Ste.1264	Star Nails	1250	5/1/2021	4/30/2029	N	\$1,565.58	3%
Ste.1266	Star Nails	1250	11/1/2025	10/31/2026	N	\$1,612.55	3%

Cash Flow Projections

Cash Flow Projections (Estimated)	2026	2027	2028	2029
Gross Rent/Potential	\$63,638.00	\$65,668.00	\$67,762.00	\$69,925.00
Property Management (actual 2025)	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00
Utilities: Sewer / Wastewater (actual 2025)	\$922.97	\$922.97	\$922.97	\$922.97
Utilities: Water (actual 2025)	\$882.18	\$882.18	\$882.18	\$882.18
Landscaping (actual 2025)	\$2,070.00	\$2,070.00	\$2,070.00	\$2,070.00
Property Taxes (actual 2025)	\$10,431.65	\$10,431.65	\$10,431.65	\$10,431.65
Property Insurance (actual 2025)	\$3,972.00	\$3,972.00	\$3,972.00	\$3,972.00
Repairs (actual 2025)	\$1,880.81	\$1,880.81	\$1,880.81	\$1,880.81
Operating Expenses Total	\$23,759.61	\$23,759.61	\$23,759.61	\$23,759.61
Expense Reimbursements	\$17,057.80	\$17,057.80	\$17,057.80	\$17,057.80
Net Operating Income (NOI)	\$56,936.19	\$58,966.19	\$61,060.19	\$63,223.19

Building Overview



Ste. 1260

Ste. 1262

Ste. 1264

Ste. 1266

Suite	Tenant	Size (SF)
1260	Buck N Bounce	1,250
1262	Stitched Clothing Co	1,250
1264	Star Nails	1,250
1266	Star Nails	1,250

Parcel Overview



Property Photos



Location Map

Orangeburg, SC



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Reedy Property Group



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

Contact Information

Reedy Property Group

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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