The Kase Group
Real Estate Investment Services

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WALGREENS
ABSOLUTE NNN LEASE
201 North Lafayette Drive, Sumter, SC

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Walgreens
201 North Lafayette Drive, Sumter, SC

PROPERTY INFORMATION

PROPERTY SUMMARY

The Kase Group is pleased to present the opportunity to acquire a corporately guaranteed Walgreens located at the signalized intersection of East Calhoun Street and North Lafayette Drive in Sumter, South Carolina. The ±14,820 square foot building sits on a ±1.84-acre parcel and was constructed in 2008. The property is secured by a long-term absolute NNN lease with zero landlord responsibilities and structured rent escalations. The lease includes 5% rental increases every five years, with twelve (12) five-year renewal options, providing long-term income growth and stability. Strategically positioned in a high-traffic corridor with combined traffic counts exceeding 46,000 vehicles per day, the site offers excellent visibility and accessibility.

The property is surrounded by prominent national retailers, including Walmart, Lowe's, Petco, Staples, T-Mobile, and Aspen Dental, enhancing its retail synergy and consumer draw. Additionally, the location benefits from proximity to key educational institutions such as Sumter High School (2,289 students), Morris College (384 students), and Central Carolina Technical College (2,885 students), contributing to a strong daytime population and consistent foot traffic. The surrounding area features a mix of established residential neighborhoods and commercial developments, reinforcing the property's position within a stable and growing market.

PROPERTY HIGHLIGHTS

- **Absolute NNN Lease –** Zero Landlord Responsibilities Corporate Guarantee – Backed by Walgreens
- **5% Rental Increases Every 5 Years**
- **±14,820 SF Building on ±1.84 Acres**
- **High-Traffic Corner Location –** Signalized Intersection of E Calhoun St & N Lafayette Dr (46,000+ VPD Combined)
- **Adjacent to Major National Retailers –** Walmart, Lowe's, Petco, Staples, T-Mobile, Aspen Dental
- **Proximity to Educational Institutions** – Sumter High School (2,289 students), Morris College (384 students), Central Carolina Technical College (2,885 students)
- **Located in a Stable and Growing Market** – Surrounded by Residential Neighborhoods and Commercial Development

OFFERING SUMMARY	
Offering Price	$3,360,667
Net Operating Income	$251,940
Cap Rate	7.50%
Building Size	14,820 SF
Parcel Size	1.84 Acres
Year Built	2008
Lease Type	Absolute NNN
Tenant Guaranty	Corporate (Walgreens)
Rent Escalations	5% Every 5 Years
Lease Start	9/1/2022
Lease End	8/31/2035
Options	Twelve, 5 Year

Walgreens - Sumter, SC
201 North Lafayette Drive


WALGREENS
201 NORTH LAFAYETTE DRIVE
SUMTER, SC
N LAFAYETTE DR
15
E CALHOUN ST
401


SUMTER HIGH SCHOOL
~2,289 STUDENTS
CENTRAL CAROLINA TECHNICAL COLLEGE
~2,885 STUDENTS
FAMILY DOLLAR
TACO BELL
Wendy's
SUBWAY
SUMTER
ORIGINAL BREWERY
Walmart
Neighborhood Market
CARVANA
Church's
CVS
Sub Station II
piggly wiggly
BURGER KING
E CALHOUN STREET
Walgreens
15


Walgreens
PHARMACY
Walgreens


PHOTO
Walgreens


PHOTO
Walgreens
PHARMACY


PHARMACY
Walgreens

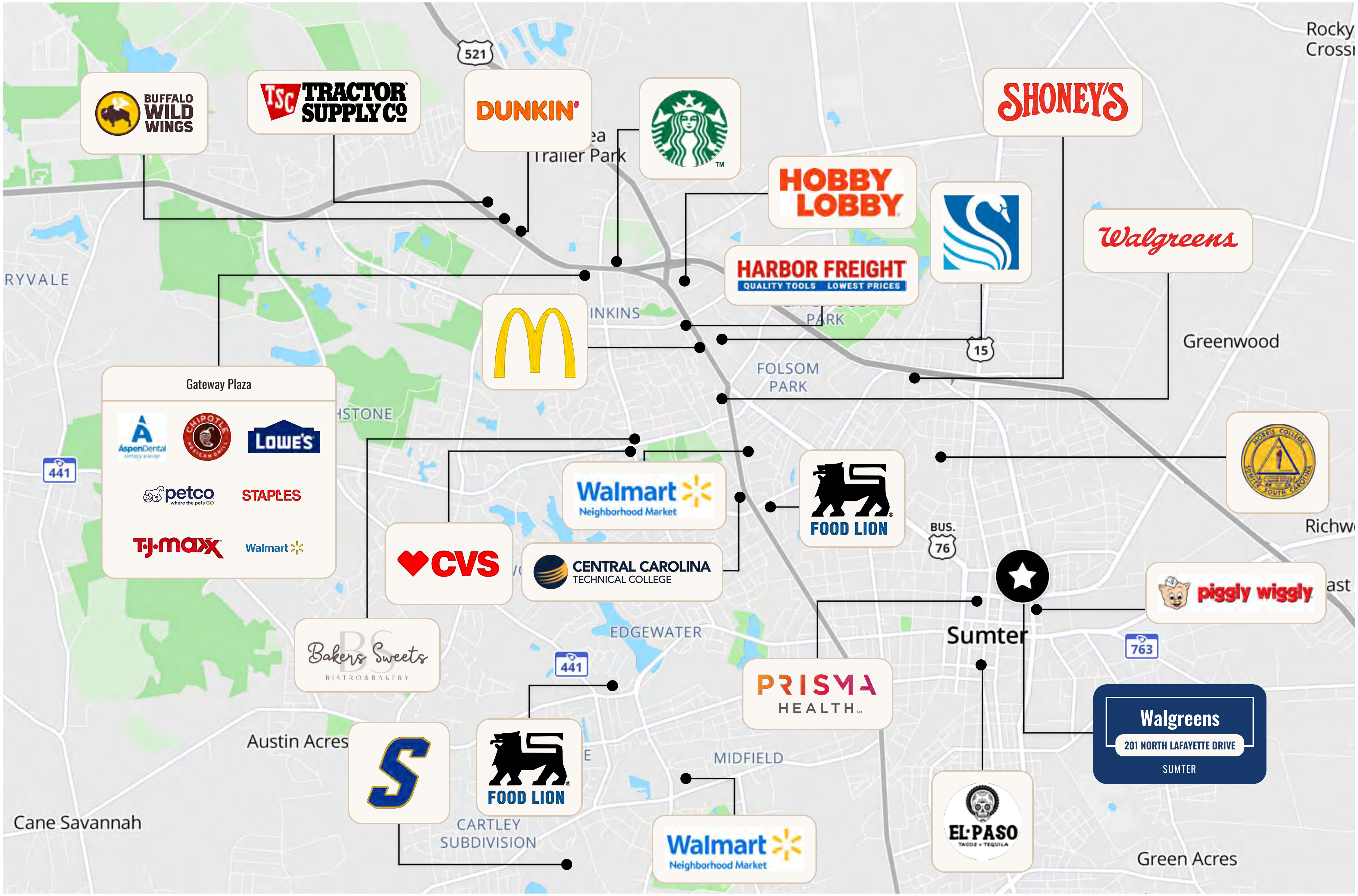
LOCATION OVERVIEW

The Sumter economic corridor is one of South Carolina’s key growth markets, with more than $612 million in new industrial investment fueling its expansion. The area’s industrial base is strengthening quickly, highlighted by companies like eVAC Magnetics and SEM Wafertech opening major production facilities nearby. Shaw Air Force Base, located just 8.7 miles away, adds to the region’s stability as a major employer.

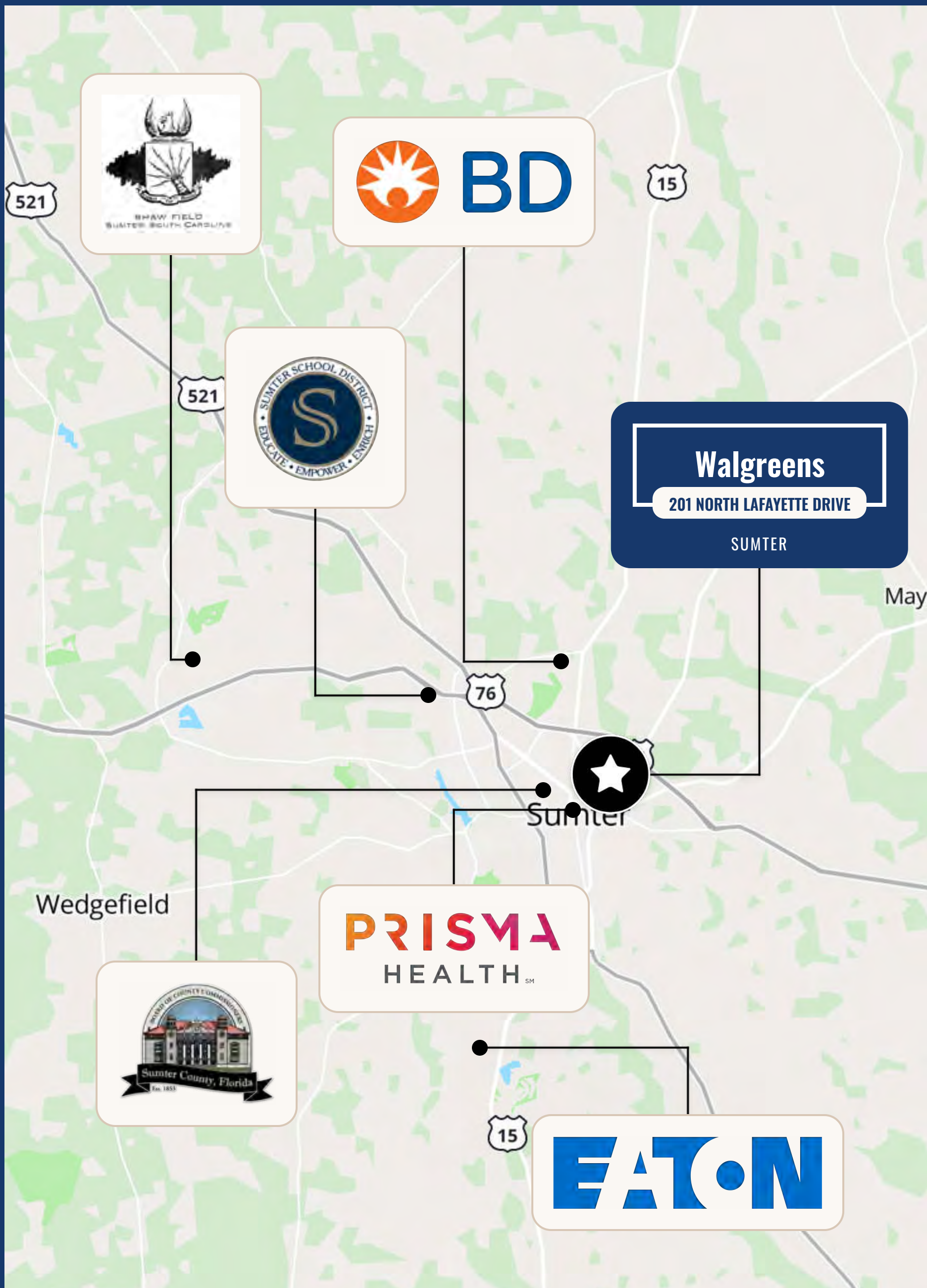
The property sits about 1.2 miles east of downtown Sumter at the signalized intersection of U.S. Highway 15 and U.S. Highway 401. This location offers strong visibility and easy access, with more than 46,000 vehicles passing through the area each day. Its position along a primary retail and commuter corridor connects directly to surrounding residential neighborhoods, supporting consistent traffic flow.

The area’s growth is also reflected in its rising population and income levels, with nearly 50,000 residents living within five miles. Nearby anchors like Central Carolina Technical College and Prisma Health Tuomey Hospital provide a steady base of students, workers, and visitors. With ongoing industrial development and a solid local economy, the market presents a strong case for long-term retail investment.

AREA MAP


BUFFALO WILD WINGS
TRACTOR SUPPLY CO
DUNKIN'
SHONEY'S
HOBBY LOBBY
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Walgreens
Gateway Plaza
AspenDental
LOWE'S
petco
STAPLES
T·J·maxx
Walmart
Walmart Neighborhood Market
FOOD LION
CVS
CENTRAL CAROLINA TECHNICAL COLLEGE
piggly wiggly
Bakers Sweets
BISTRO & BAKERY
PRISMA HEALTH
Walgreens
201 NORTH LAFAYETTE DRIVE
SUMTER
FOOD LION
Walmart Neighborhood Market
EL PASO
Rocky Crossi
RYVALE
Trailer Park
INKINS
FOLSOM PARK
Greenwood
HSTONE
Richw
Sumter
EDGEWATER
Austin Acres
MIDFIELD
Cane Savannah
CARTLEY SUBDIVISION
Green Acres
521
15
441
BUS. 76
763

MAJOR EMPLOYERS



The employment landscape surrounding 201 North Lafayette Drive in Sumter, SC, is anchored by a diverse mix of military, healthcare, and manufacturing sectors, demonstrating exceptional economic vitality. Key employers include Shaw Air Force Base—the region's largest economic driver supporting over 8,200 personnel—and prominent educational institutions like Central Carolina Technical College. The area's strong healthcare infrastructure is highlighted by Prisma Health Tuomey Hospital, employing approximately 1,850 professionals and ensuring consistent job demand just west of the site. Sumter is currently experiencing a massive economic expansion driven by over $612 million in new industrial investments, creating thousands of local jobs. Major corporate facilities from eVAC Magnetics, SEM Wafertech, Georg Utz, and EnerSys operate large-scale manufacturing hubs central to the region's long-term economic stability. Proximity to major transportation corridors, specifically the intersection of U.S. Highway 15 and U.S. Highway 401, enhances workforce mobility and business connectivity. Collectively, the strong presence of these institutions and rapid industrial growth underpins Sumter’s employment stability, supporting sustained demand for commercial properties.

Employer	Industry	Employees	Distance
Shaw Air Force Base	Government/Military	8,200	12.4 mi
Sumter School District	Education	2,200	9.7 mi
Prisma Health Tuomey Hospital	Healthcare	1,850	0.5 mi
BD (Becton, Dickinson)	Manufacturing	900	3.4 mi
Eaton Corporation	Manufacturing	800	6.6 mi
Sumter County	Government	500	1.3 mi

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