

# Single Tenant

NNN  
SUBLET  
OPPORTUNITY



630 Bypass 25 NE  
Greenwood, SC

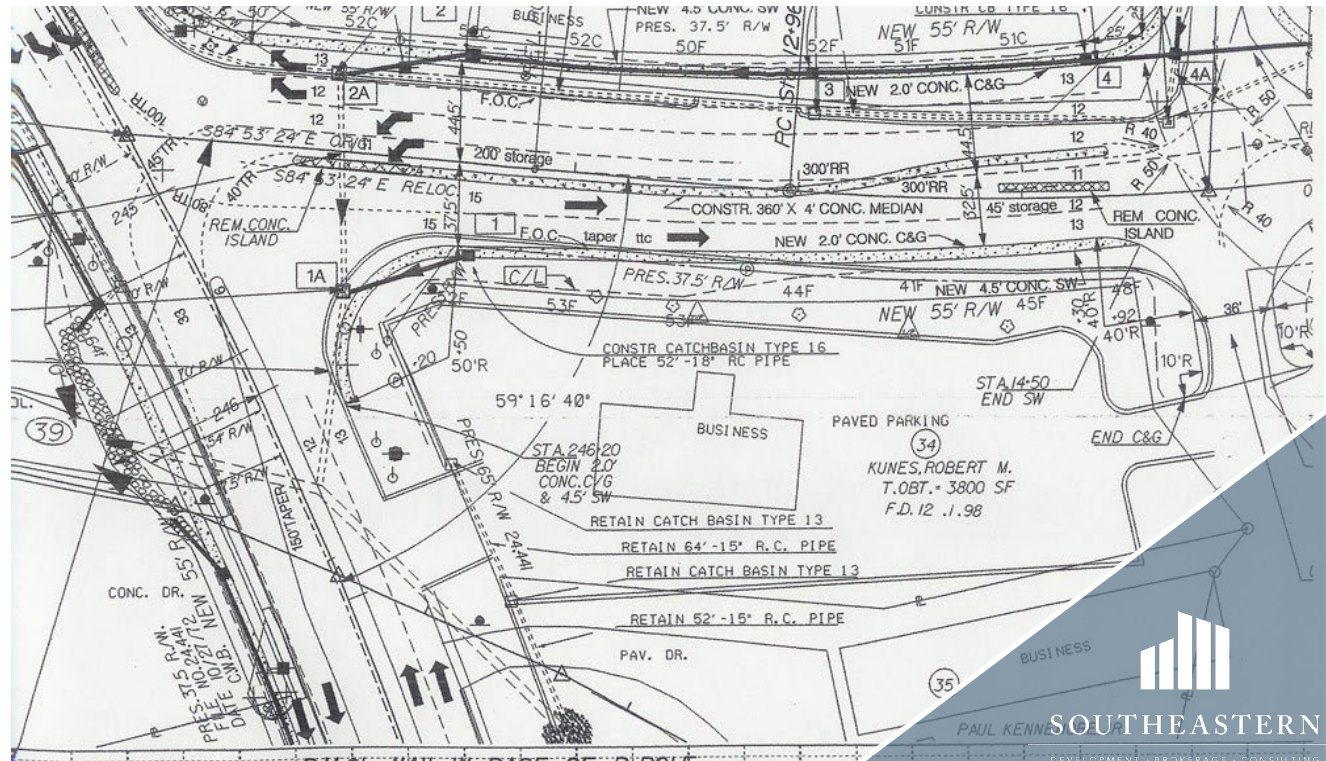


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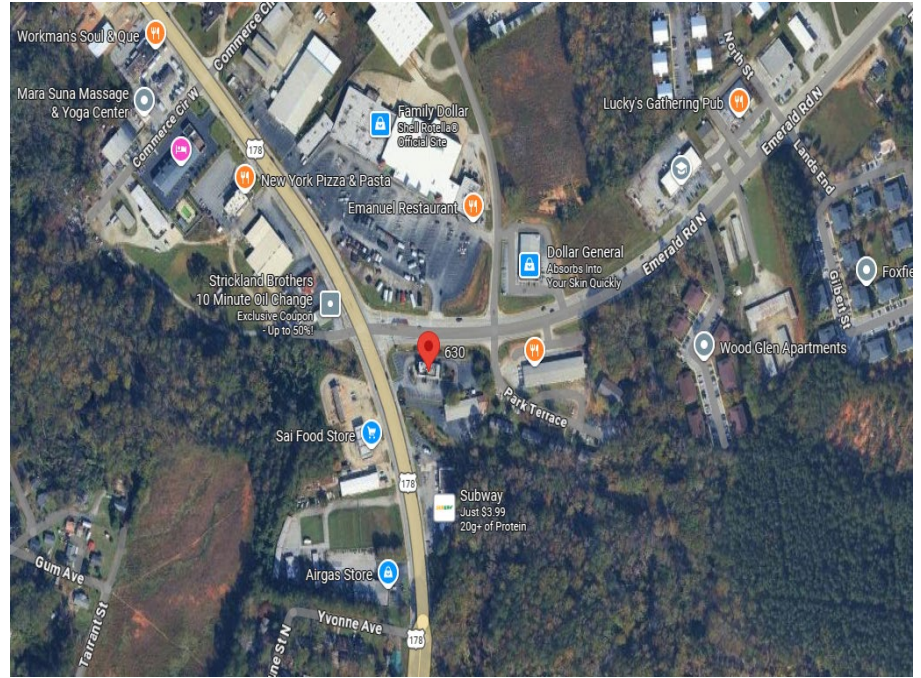
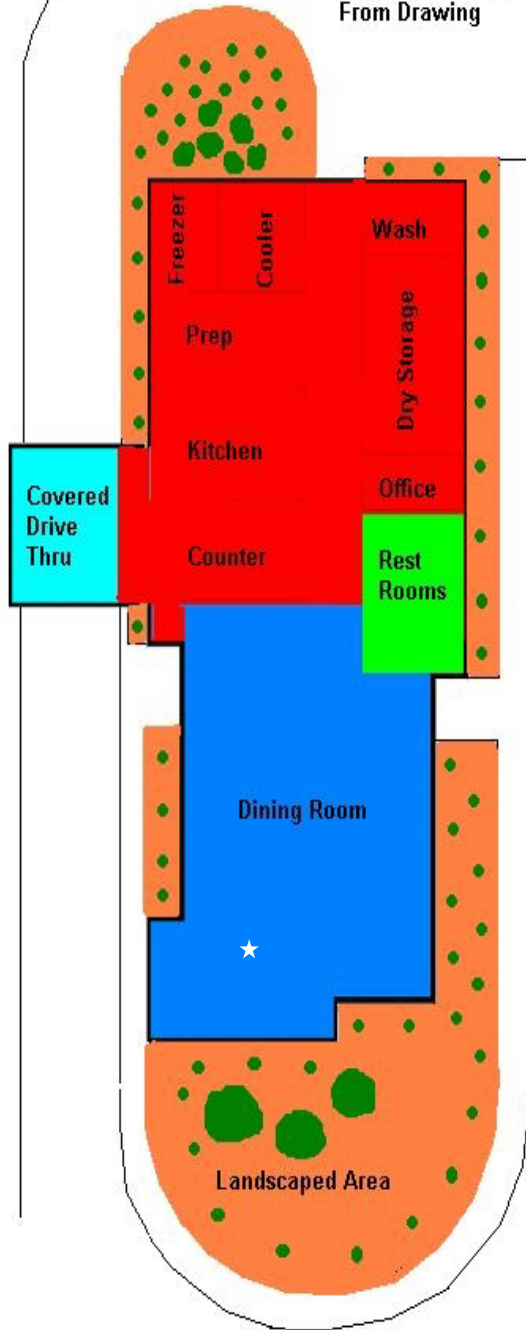
Annual Rent: \$ 108,438  
10% increase 6/2027

Lease Start: Existing  
Lease Expiration: 5/31/2032  
Option Expiration: 5/31/2052  
Lease Options: 4-5 year  
Opt. Escalations :CPI w/max 10%  
Square Footage: 3,321  
Year Built: 2008  
Lot Size: .96 acres  
Ownership: Sublet  
Lease Type: NNN  
APN: 6856-717-375  
Franchisee: Hardee's  
Restaurant, LLC



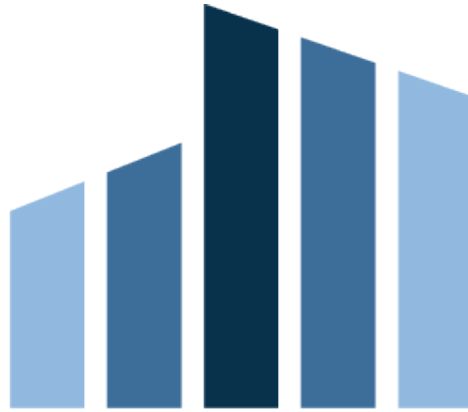
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Conceptual Drawing Only  
Actual Scale May Be Different  
From Drawing



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## CONTACT INFO:

Jonathan M. Crawford, *CCIM, MBA*  
[Jonathan.Crawford@southeastern.company](mailto:Jonathan.Crawford@southeastern.company)  
706.854.6738

Jessica Perry  
[Jessica.Perry@southeastern.company](mailto:Jessica.Perry@southeastern.company)  
706-339-6329



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