



Marcus & Millichap

±3,642 SQUARE FEET
FORMER ZIPS
CAR WASH

FREE-STANDING CAR WASH/
SPECIALTY PROPERTY
REPOSITIONING OPPORTUNITY

2048 BELLS HIGHWAY
WALTERBORO, SC 29488

ABSOLUTE
\$1 AUCTION

FIRST BID MEETS RESERVE

R MARKETPLACE
ONLINE AUCTION
OCTOBER 19-21, 2026

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

Walmart

MURPHY
USASuper 8
BY WYNDHAMSleep
BY CHOICE HOTELSINTERSTATE
95 ±49,552
VPD (2026)QT
QuikTripfive BELOW
GameStop
DOLLAR TREE
CATO AT&T
Look Smart. Buy Smart.COASTAL kds
dental & braces

verizon

±17,827
VPD (2026)

ZAXBY'S

\$1
ABSOLUTE
AUCTION±3,642 SF,
FREESTANDING,
VALUE ADD CAR WASH/
SPECIALTY PROPERTY
(FORMER ZIPS CAR WASH)
ON ±0.628 ACRES OFFERED
AT A SUBSTANTIAL
DISCOUNT BELOW
REPLACEMENT
COSTSIGNIFICANT
VALUE ADD
OPPORTUNITY VIA
STRATEGIC LONG TERM
LEASE-UP AT MARKET
RATES, REPOSITIONING
OR ADAPTIVE REUSE;
HARD CORNER WITH
FLEXIBLE
ZONINGPRIME
VISIBILITY FROM
BELLS HIGHWAY (±17,827
VPD) JUST ±0.5-MI TO I-95
(±49,552 VPD); SURROUNDED
BY NATIONAL RETAILERS
AND LOCATED WITHIN ±2-
MI OF HCA HEALTHCARE
COLLETON HOSPITAL
(135-BEDS)

2048 BELLS HIGHWAY, WALTERBORO, SOUTH CAROLINA 29488

ONLINE AUCTION: OCTOBER 19-21, 2026 | ABSOLUTE \$1 AUCTION

BUILDING SIZE: ±3,642
TOTAL SQUARE FEET

BUILDINGS: ONE (1)

PARCEL NUMBER:
146-00-00-227.000LOT SIZE: ±0.628 AC
(±27,336 TOTAL SF)PROPERTY TYPE:
FREESTANDING CAR
WASH/RETAIL

STORIES: ONE

TENANCY: SINGLE

OCCUPANCY: VACANT

MONUMENT SIGN



YEAR BUILT: 2008

PARKING: 18 SPACES

BUILDING HEIGHT: 35.4'

OPPORTUNITY ZONE

ZONING: "IICD"
INTERSTATE INTERCHANGE
COMMERCIAL DISTRICT
WITHIN THE "C-O"1-95 WALTERBORO/
HARDEEVILLE SUBMARKETHIGHWAY FRONTAGE
(BELLS HWY)

±1/2-MI TO I-95

±2-MI TO HCA HEALTHCARE
COLLETON HOSPITAL

±75-MIN TO CHARLESTON

Marcus & Millichap, in conjunction with RI Marketplace, is pleased to present the opportunity to acquire a vacant, free-standing retail building with an adjacent car wash located at 2048 Bells Highway in Walterboro, South Carolina 29488 (the "Property"). Previously occupied by Zips Car Wash, the Property is offered significantly below replacement cost, presenting an attractive acquisition opportunity for owner-users or investors seeking a well-located commercial asset with meaningful value-add potential. **FIRST BID MEETS RESERVE!**

Originally constructed in 2008, the Property consists of a ±3,642 SF, one-story, free-standing retail/service building with an attached previously automatic car wash, four (4) covered self-service wash bays, and vacuum stations. Situated on a ±0.628-acre parcel (±27,336 SF), the Property offers 18 surface parking spaces, monument signage, and convenient access via one point of ingress and egress. The existing car wash infrastructure provides an opportunity for a new operator to resume a similar use while also offering flexibility for repositioning or adaptive reuse. The Property occupies a prominent corner position on Upchurch Lane just off Bells Highway and is zoned IICD (Interstate Interchange Commercial District) within the C-O (Corridor Overlay), providing flexibility for a variety of commercial uses, subject to applicable municipal approvals. According to CoStar, retail market rents in the area are approximately \$18 PSF NNN, supporting potential value creation through lease-up, re-tenanting, or adaptive reuse.

Walterboro serves as the county seat and primary commercial center of Colleton County, supporting a broad trade area across South Carolina's Lowcountry. The Property is strategically positioned off Bells Highway (±17,827 VPD), one of Walterboro's principal retail and service corridors, benefiting from excellent frontage, strong local and regional visibility, and convenient access to the surrounding market. The corridor features an established concentration of national and regional retailers, restaurants, and service providers, including Walmart Supercenter, Belk, Hibbett, Citi Trends, QuikTrip, and Tractor Supply Co., along with Walterboro Plaza Shopping Center and Colleton Square Shopping Center, generating recurring consumer traffic and complementary retail synergy. Located ±0.5-mi from I-95 (±49,552 VPD), the Property benefits from convenient access to one of the East Coast's primary north-south interstate corridors and exposure to regional and interstate travelers moving through the Walterboro market. The Property is also positioned ±2-mi from HCA Healthcare Colleton Hospital (135-Beds) and within the Charleston, South Carolina Designated Market Area (DMA), with Charleston accessible within ±75-min. This location provides access to the population, employment centers, economic activity, and amenities of the broader Charleston region while maintaining a strategic position along I-95. Within a 5-mi radius, the Property serves ±15,266 residents with an average household income exceeding \$72,000, providing an established consumer base for retail, automotive, service-oriented, and other commercial uses. Supported by Walterboro's role as the commercial and governmental center of Colleton County, surrounding national retailers, regional accessibility, interstate connectivity, and strong corridor visibility, the Property is well positioned for continued operation, re-tenanting, or adaptive reuse.

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for zoning, lot size/land area, building size, and number of parking spaces. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.



\$1
ABSOLUTE
AUCTION



VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

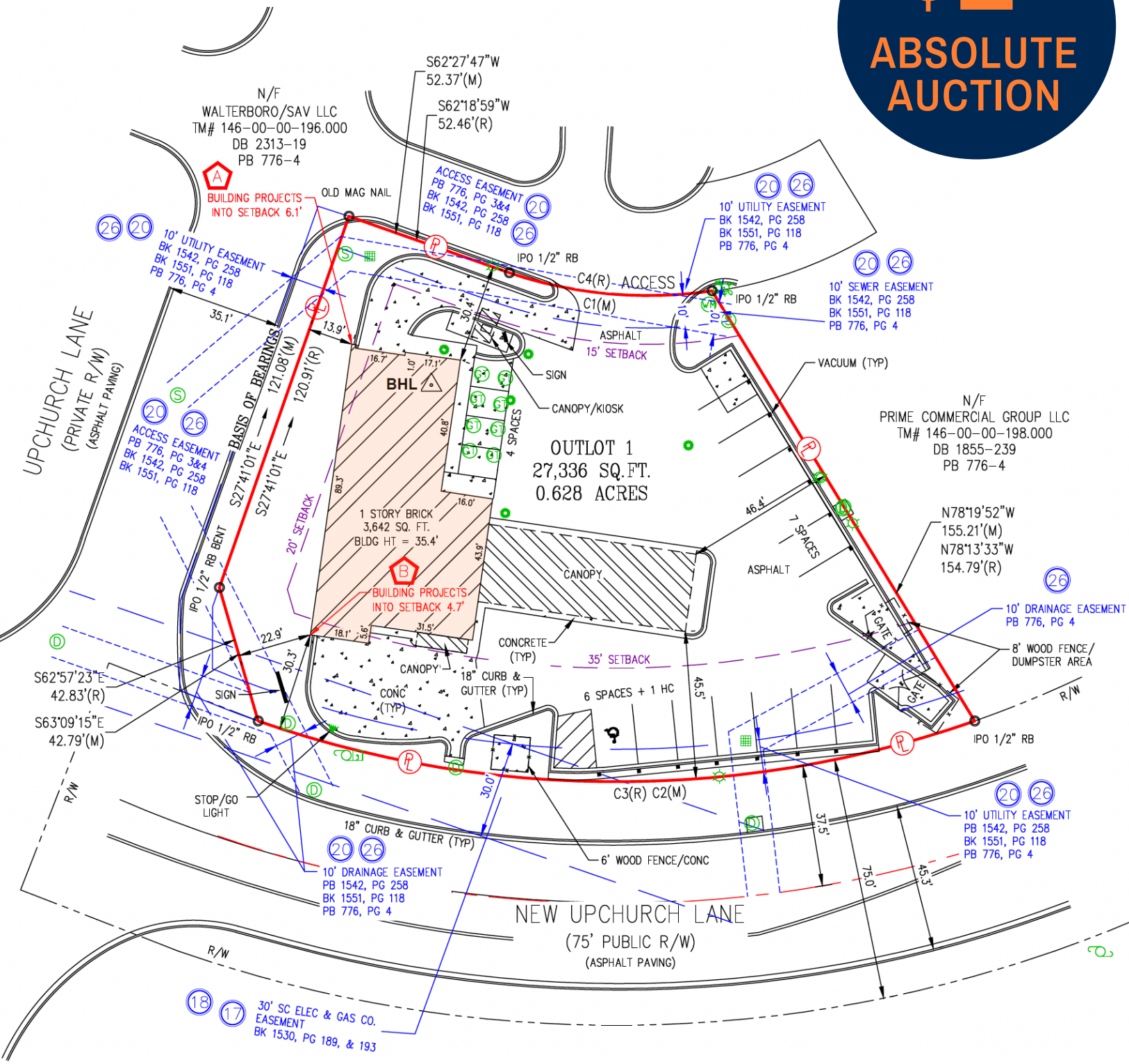
FORMER ZIPS CAR WASH

WATERBORO, SC

FREE-STANDING BUILDING
COMMERCIAL ZONING

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

\$1
ABSOLUTE
AUCTION



FORMER ZIPS CAR WASH

WATERBORO, SC

Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current.

Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.



COLLETON COUNTY WALTERBORO, SOUTH CAROLINA

Located in South Carolina's Lowcountry, Walterboro serves as the county seat and primary commercial, governmental, healthcare, and service center of Colleton County. The county reached an estimated 39,382 residents in 2025, increasing 2.0% from 2020, while Walterboro concentrates many of the area's major employers, retailers, restaurants, hotels, healthcare providers, and essential services. Positioned along I-95 and US-17 Alternate, the city serves residents throughout a ±1,057-square-mile county while benefiting from regional and interstate traffic. This combination reinforces Walterboro's role as a central destination for employment, shopping, dining, healthcare, and services throughout the surrounding market.

Colleton County supports an established business and employment base with 793 employer establishments, 7,333 employees, and ±\$341.6 million in annual payroll according to the latest Census business data. Major employment sectors include healthcare, education, government, manufacturing, retail, hospitality, transportation, and services, providing multiple sources of recurring daytime and consumer demand. This diversified base supports economic activity across both institutional and private-sector employers while contributing to the county's broader commercial economy.

Walterboro functions as the county's primary retail hub. The city generated ±\$406.4 million in retail sales, or \$74,464 per capita, while accommodation and food-service sales totaled ±\$60.9 million. Retail activity is concentrated along Bells Highway and surrounding commercial corridors, anchored by national and regional retailers, restaurants, hotels, automotive businesses, and service providers. Walterboro's retail sales volume and concentration of commercial uses reflect its role in serving a consumer base extending beyond the city's resident population.

The county is also attracting new private investment. QMP, Inc. announced a \$5.1 million Walterboro manufacturing operation creating 233 jobs, while Banks Construction announced an additional \$11.75 million investment and 20 new jobs in Colleton County. These projects represent a combined ±\$16.9 million in announced investment and 253 new jobs, expanding the market's employment and industrial base. Continued investment, combined with Walterboro's established commercial infrastructure and regional accessibility, further supports employment growth, consumer activity, and demand for retail and service-oriented businesses.

WALTERBORO SERVES AS THE COUNTY SEAT AND THE PRIMARY REGIONAL COMMERCIAL, GOVERNMENTAL, HEALTHCARE, AND SERVICE CENTER OF COLLETON COUNTY

BELLS HIGHWAY REPRESENTS ONE OF WALTERBORO'S PRIMARY RETAIL CORRIDORS, ANCHORED BY NATIONAL RETAILERS, RESTAURANTS, HOTELS, AUTOMOTIVE, AND SERVICE BUSINESSES

DIRECT ACCESS TO I-95 SUPPORTS DEMAND FROM LOCAL RESIDENTS, REGIONAL CONSUMERS, AREA EMPLOYEES, AND INTERSTATE TRAVELERS THROUGHOUT THE WALTERBORO MARKET

WHY WALTERBORO SOUTH CAROLINA

VIEW ONLINE AUCTION
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COLLETON COUNTY MARKET SNAPSHOT

 39,382 COUNTY POPULATION (2025) Colleton County's population reached 39,382 residents in 2025, a 2.0% increase from 2020.	 793 EMPLOYER ESTABLISHMENTS Supporting 7,333 employees across healthcare, education, government, manufacturing, retail, hospitality, transportation, and services.	 7,333 COUNTY EMPLOYEES Employer establishments in Colleton County supporting 7,333 employees.	 \$341.6M ANNUAL PAYROLL Colleton County employers paid approximately \$341.6 million in annual payroll.	 \$406.4M RETAIL SALES (CITY OF WALTERBORO) Walterboro generated \$406.4 million in retail sales, equal to \$74,464 per capita.
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REGIONAL COMMERCIAL CENTER
\$406.4M RETAIL SALES | \$74,464 RETAIL SALES PER CAPITA
Walterboro serves as Colleton County's principal retail, healthcare, governmental, and service center, concentrating employment and consumer activity from throughout the surrounding trade area. The city generated ±\$406.4 million in retail sales, equal to \$74,464 per capita, demonstrating retail activity extending well beyond its resident population.

**\$1
ABSOLUTE AUCTION**

I-95 ACCESS + TRAVEL DEMAND
\$60.9M ACCOMMODATION + FOOD SERVICE SALES
Direct access to I-95 connects Walterboro with one of the East Coast's primary north-south transportation corridors. Interstate traffic supplements local demand for lodging, restaurants, fuel, automotive services, and convenience-oriented businesses. Walterboro recorded ±\$60.9 million in accommodation and food-service sales, reinforcing the importance of hospitality and traveler spending to the local economy. Walterboro's position along I-95 also expands its commercial reach beyond its resident population, allowing local businesses to capture demand from regional consumers and interstate travelers moving through South Carolina's Lowcountry.

HEALTHCARE + MAJOR EMPLOYMENT BASE
2,610 JOBS SUPPORTED BY TEN LARGEST EMPLOYERS
Colleton Medical Center, an HCA Healthcare facility with 135 beds, is one of Colleton County's largest employment anchors, supporting approximately 420 employees. The county's ten largest employers collectively support 2,610 jobs across healthcare, education, government, retail, manufacturing, and services, led by Colleton County School District with 819 employees, Colleton County Government with 515, Colleton Medical Center with 420, and Walmart with 325. Colleton County recorded a civilian labor force of 15,952 workers in February 2025, including 15,140 employed residents, providing an established workforce supporting Walterboro and the surrounding market.

Sources: U.S. Census Bureau QuickFacts & Vintage 2025 Population Estimates (www.census.gov); Colleton County (www.colletoncounty.org); South Carolina Department of Employment and Workforce (www.dew.sc.gov); South Carolina Department of Commerce (www.sccommerce.com); SouthernCarolina Regional Development Alliance (www.southerncarolina.org)



**FAST-GROWING
POPULATION**
±5.57M RESIDENTS
+8.8% GROWTH SINCE 2020

South Carolina reached an estimated 5.57 million residents in 2025, representing 8.8% population growth since 2020. The addition of more than 450,000 residents over five years continues to expand the state's workforce, household base, and consumer demand across major metropolitan and regional markets.



**PRO-BUSINESS
ENVIRONMENT**
#2 BEST U.S. STATE
TO DO BUSINESS 2025

South Carolina continues to attract corporate investment through a competitive tax structure, established workforce-development programs, and a business-oriented operating environment. The state ranked #2 Best U.S. State to Do Business in 2025, reinforcing its position as a leading Southeastern destination for investment and expansion.



**LARGE EMPLOYMENT
BASE**
AEROSPACE | AUTOMOTIVE
LOGISTICS | HEALTHCARE

The Charleston region supports a diversified employment base spanning aerospace, automotive manufacturing, logistics, healthcare, technology, tourism, defense, and professional services. Major employers including Boeing, Volvo Cars, Mercedes-Benz Vans, Bosch, healthcare systems, and numerous manufacturing and distribution companies support a broad workforce. Continued investment and population growth generate employment, household income, and consumer demand throughout the region.



**GROWING
CONSUMER BASE**
±\$450K RESIDENTS SINCE
2020 AND GROWING

South Carolina's sustained population expansion is creating a larger statewide consumer base for retail, restaurant, automotive, hospitality, healthcare, and service-oriented businesses. Continued migration into the state supports household formation, workforce growth, and recurring consumer spending across both metropolitan and regional commercial centers.

DESIGNATED MARKET AREA (DMA) CHARLESTON, SC

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The Charleston, South Carolina Designated Market Area (DMA) extends the Property's market context beyond Walterboro and Colleton County into one of the Southeast's most dynamic coastal regions. The DMA encompasses Charleston, Berkeley, Dorchester, Colleton, Georgetown, and Williamsburg counties, connecting Walterboro with the Charleston metropolitan area and surrounding Lowcountry communities. This broader market provides access to a substantial population base, major employment centers, transportation infrastructure, and a growing consumer economy.

Walterboro is positioned within ±75-min of Charleston, providing connectivity to the region's expanding population, workforce, economic activity, and commercial amenities. Its location along I-95 also places the market within a major East Coast transportation corridor, while US-17 and regional highways provide additional connectivity throughout the Lowcountry. This allows Walterboro to benefit from both its Colleton County trade area and the broader economic influence of the Charleston region.

The core Charleston region, comprising Charleston, Berkeley, and Dorchester counties, is home to approximately 890,000 residents and a civilian labor force exceeding 460,000 workers. Approximately 40+ new residents move to the region each day, expanding its workforce, housing base, consumer spending potential, and demand for retail, restaurant, hospitality, automotive, and service-oriented businesses. Charleston's economy is supported by aerospace, automotive manufacturing, defense, logistics, healthcare, technology, tourism, and professional services. Major anchors include Boeing South Carolina with more than 9,000 employees, Volvo's \$1.3 billion Ridgeville investment, and Joint Base Charleston, which supports approximately 38,000 active-duty personnel, civilians, contractors, and other workers.

The region also benefits from major transportation infrastructure, including the Port of Charleston, Charleston International Airport, I-26, I-95, and extensive freight and rail networks. These assets connect the Lowcountry with domestic and global markets while supporting the movement of residents, visitors, employees, and goods throughout the region. Continued population growth and corporate investment are expanding the region's economic base. New and expanding firms announced approximately \$9.3 billion in capital investment in the Charleston metropolitan area in 2025. Combined with population growth, tourism, a major military presence, and established transportation infrastructure, continued investment reinforces the Charleston region's position as one of South Carolina's primary economic engines.

CHARLESTON, SOUTH CAROLINA DMA

CONNECTING WALTERBORO TO THE GREATER LOWCOUNTRY		
 6 COUNTIES IN THE CHARLESTON, SC DMA Encompasses Charleston, Berkeley, Dorchester, Colleton, Georgetown, and Williamsburg counties.	 ±890K CHARLESTON REGION POPULATION The core Charleston region is home to approximately 890,000 residents.	 ±38K JOINT BASE CHARLESTON SUPPORTED JOBS Supports approximately 38,000 active-duty personnel, civilians, contractors, and other workers across the region.
 40+ NEW RESIDENTS PER DAY Approximately 40 new residents move to the Charleston region each day.	 460K+ REGIONAL CIVILIAN LABOR FORCE The Charleston region has a civilian labor force exceeding 460,000 workers.	 \$9.3B 2025 ANNOUNCED CAPITAL INVESTMENT New and expanding firms announced approximately \$9.3 billion in capital investment in 2025.

Sources: U.S. Census Bureau, South Carolina Department of Commerce, Regional Development Alliance, southcarolina.org, U.S. Bureau of Labor Statistics, News Release, National Lowcountry Council, South Carolina Department of Commerce, news.southcarolina.gov

Walmart



MURPHY USA

Super 8
BY WYNDHAM

Sleep
BY CHOICE HOTELS

INTERSTATE 95 ±49,552
VPD (2026)

QT
QuikTrip

five BELOW
GameStop
DOLLAR TREE
CATO
AT&T
Look Smart. Buy Smart.



COASTAL kds
dental & braces

verizon

BELLS HIGHWAY

±17,827
VPD (2026)

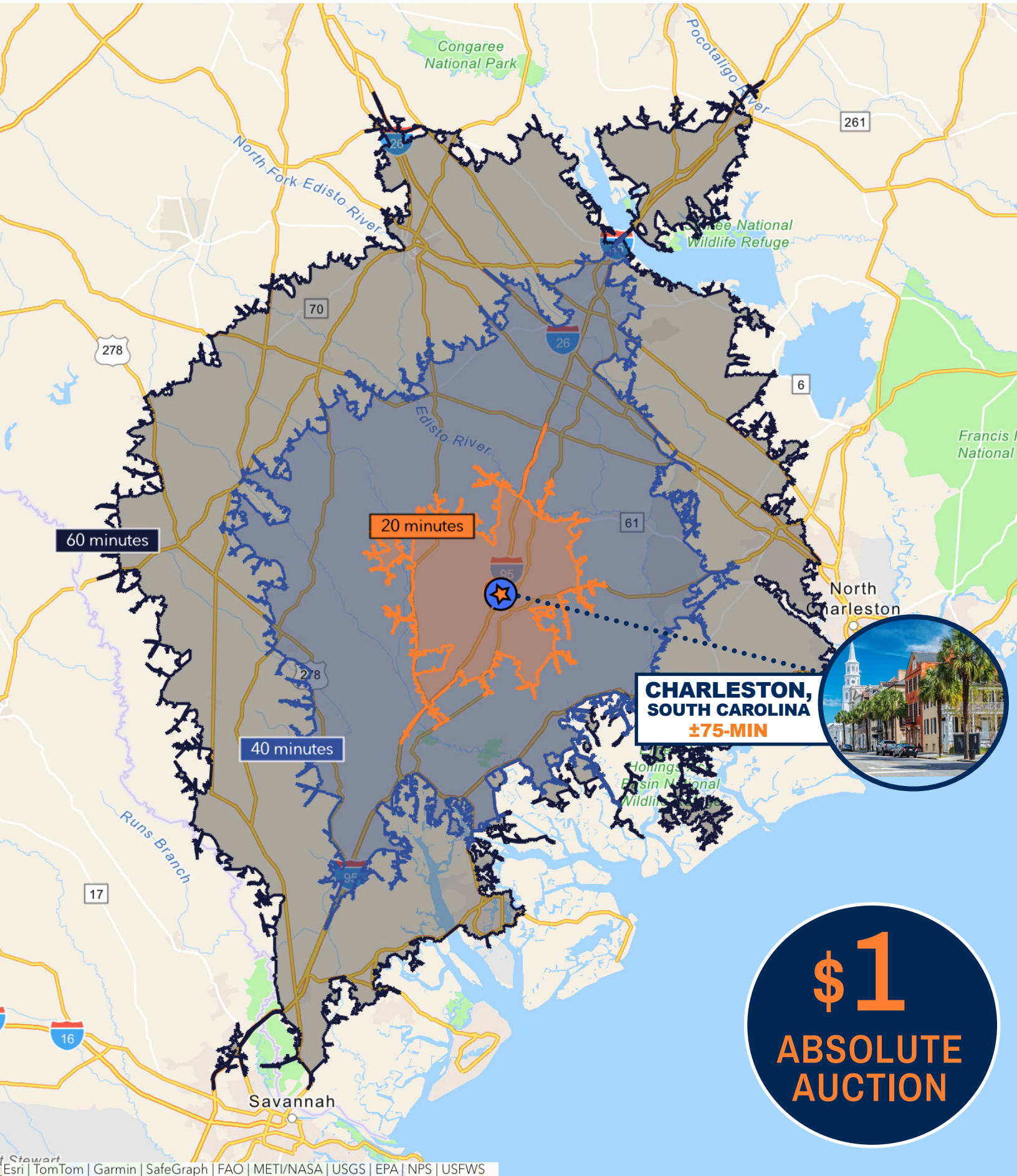
ZAXBY'S

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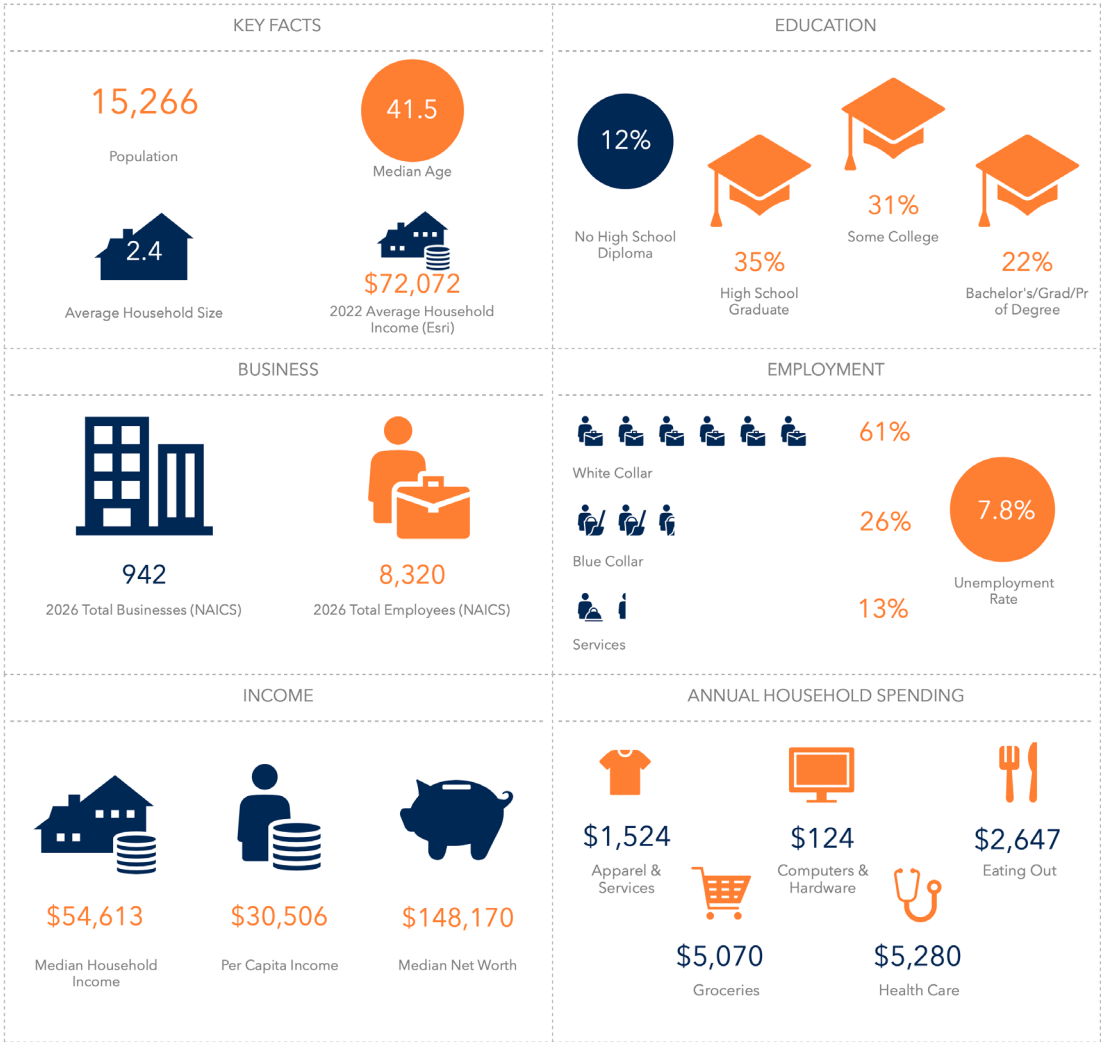
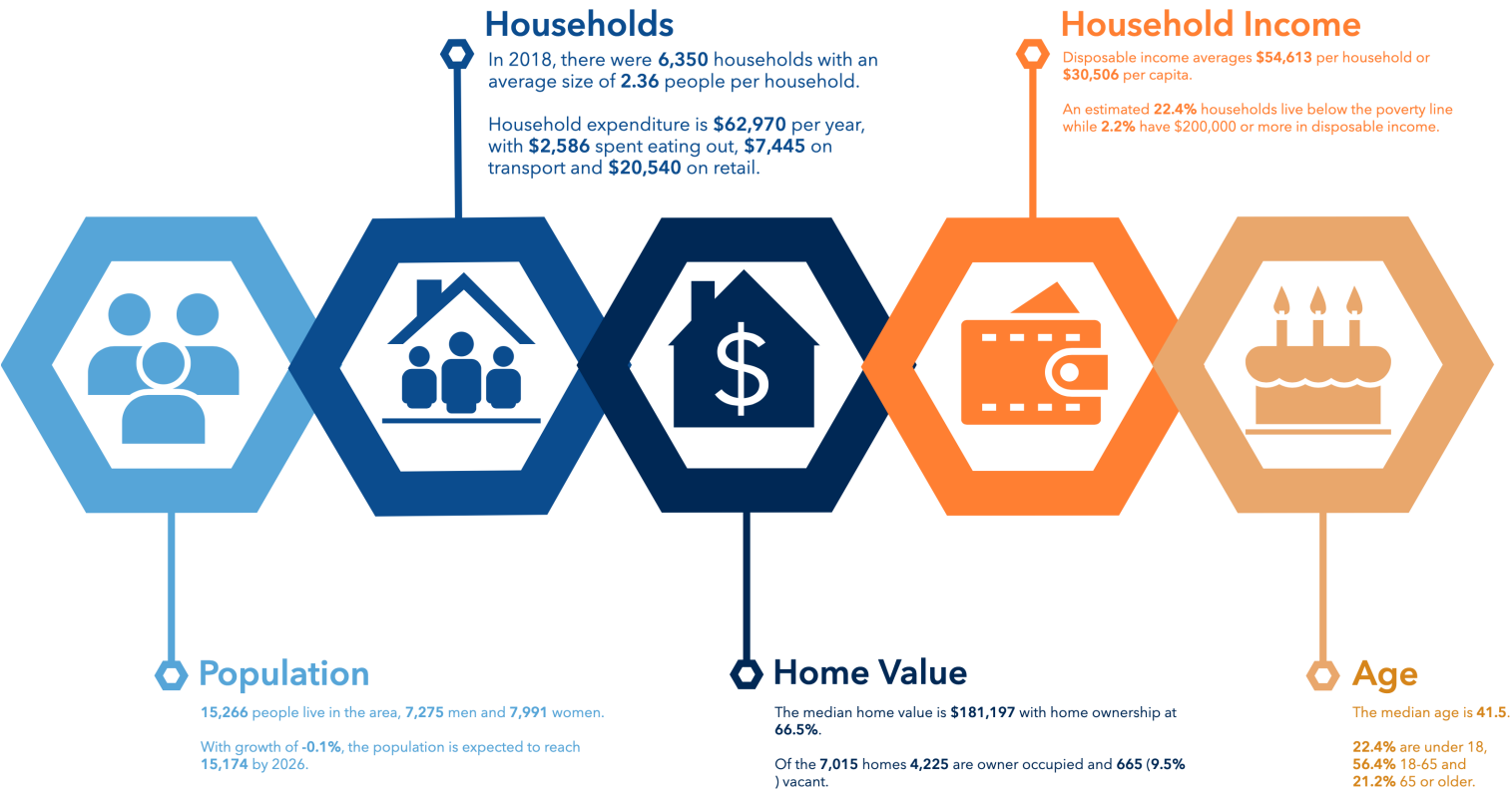
CHARLESTON DESIGNATED MARKET AREA (DMA)

DRIVE TIME MAP (20, 40, 60-MINUTES)



5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026





ONLINE AUCTION

STARTING BID \$1
FIRST BID MEETS RESERVE
AUCTION DATES: OCTOBER 19-21, 2026
CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for OCTOBER 19-21, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

NON-ENDORSEMENT & DISCLAIMER NOTICES

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240208

FOR AUCTION RELATED QUESTIONS

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BEN YELM, BROKER OF RECORD

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