SALUDA TOWNE CENTER

605 Travis Avenue, Saluda, SC 29138

LEGACY
REALTY GROUP

TRANSACTION TEAM

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OFFERING SUMMARY

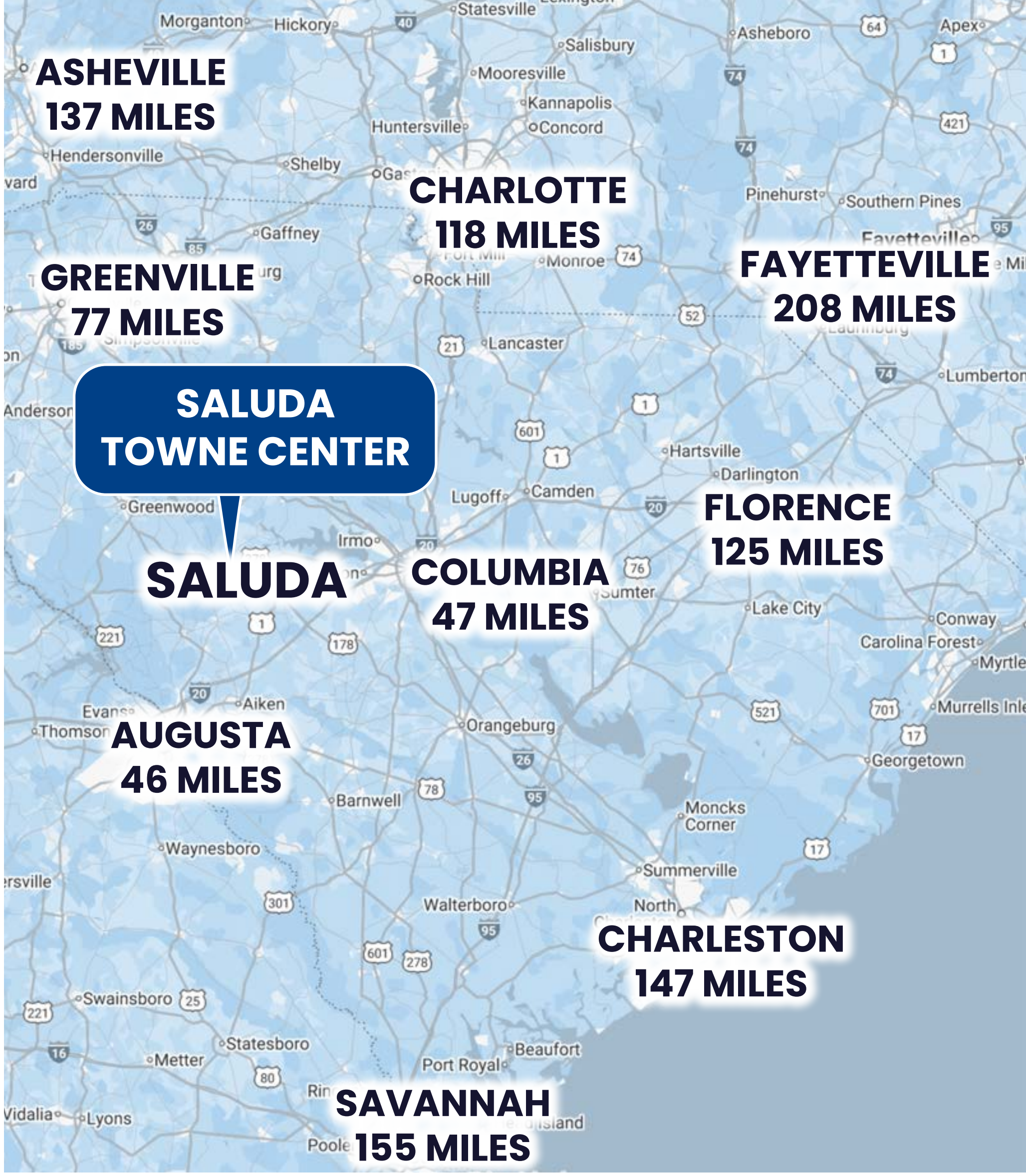
OFFERING PRICE	CAP RATE	NOI (CURRENT)
$4,433,000	7.20%	$319,175.54

ADDRESS	605 Travis Avenue Saluda, SC 29138
DESCRIPTION	Grocery Anchored Center
OCCUPANCY	100%
GLA (SF)	+/-37,450 SF
YEAR BUILT/REMODELED	1995/2023
LOT SIZE	3.8 (+/-) Acres
ANCHOR TENANT	Food Lion
PARCEL #	079-00-00-050

TOP PERFORMING ANCHOR TENANT

Food Lion: Strong Sales Growth & Long-Term Commitment

- Food Lion has seen a **70% increase in sales** since taking over the site from Bi-Lo in 2021, growing from **$10.46M ($361 PSF)** in 2021 to **$17.76M ($613 PSF)** in 2025.
- The grocer executed a **10-year lease renewal in 2023**, extending its term through **October 22, 2033**, further demonstrating its commitment to the site.
- Rent escalates from $9.25 PSF ($268,250 annually) to $9.75 PSF ($282,750 annually) in 2028.



Capital Investment During Renewal

- As part of Food Lion's extension, ownership made substantial improvements including:
  - **New TPO roof installation**
  - **Parking lot repaving**
  - **Upgraded pylon signage**

OFFERING SUMMARY

TENANT MOMENTUM & LEASING UPSIDE

A to Z Discount - New Lease & Build-Out Investment

- A to Z Discount signed a new 5-year lease for 8,450 SF, backed by a personal guarantee. Rent commenced on May 7, 2026, and the tenant is paying rent as scheduled.
- The tenant is currently completing its buildout and is expected to open in July 2026.
- The tenant is responsible for the entire buildout, including HVAC, and is investing approximately $150,000+ into the space. Ownership provided $50,000 in TI plus four (4) months of free rent.

DEMOGRAPHIC HIGHLIGHTS & LOCATION

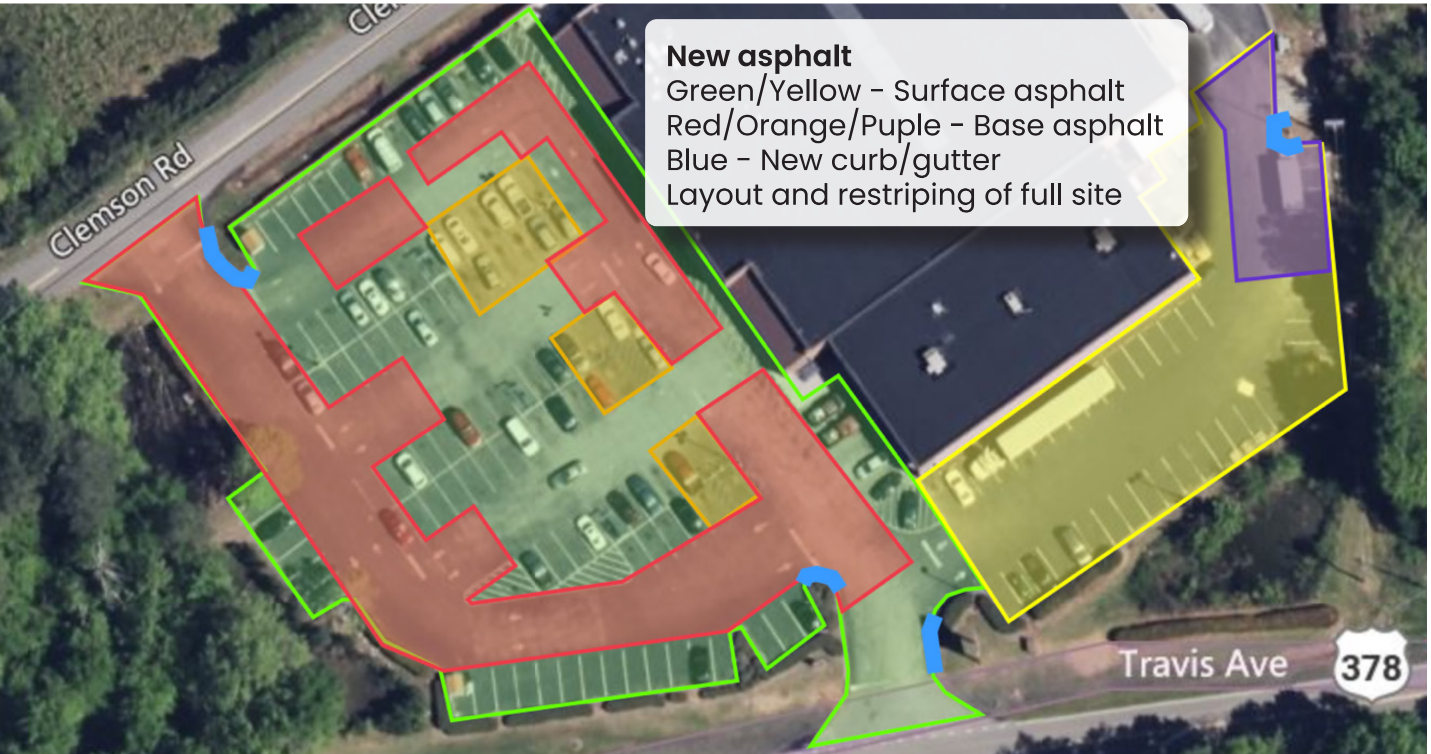
Growing Trade Area & Regional Access

- Prime frontage along Highway 378 (Travis Avenue), the primary commercial corridor serving Saluda County.
- Population within 3 miles has grown 8.0% since 2020 and is projected to increase an additional 4.3% through 2030.
- Households within 3 miles have grown 8.5% since 2020 and are projected to increase another 4.4% through 2030.
- Located 25 miles from Newberry and 50 miles from Columbia, providing convenient access to the broader Midlands region.

SITE PLAN


Clemson Road
FOOD LION
AtoZ
Discount Plus
378
Travis Avenue
PYLON SIGN
N
*Site plan not drawn to scale

PROPERTY IMPROVEMENTS



Market Overview

LARGEST AREA EMPLOYERS - SALUDA COUNTY

All Care Givers	QSI
Amick Farms	Saluda County School District 1
Antonio Contreras	Saluda Nursing Center
Arch Enterprises	SC Department of Transportation
County of Saluda	SC Pet Food Solutions
Darling Ingredients	Self Medical Group
Food Lion	State Criminal Justice Academy
Jerrold A Watcon & Sons	The Best Dressed Chicken
NIPCAM Services of SC	VSM Management
Palmetto Gourmet Foods	W Wyman King Academy

MARKET OVERVIEW - Saluda, SC

Saluda, South Carolina - Saluda, South Carolina is a small county seat town with about 3,100 residents, known for its rural charm, historic courthouse square, and strong ties to agriculture and manufacturing. It blends small-town living with proximity to larger markets like Columbia and Lake Murray.

Area Colleges

University of South Carolina
36,579 Students

Piedmont Technical College
Saluda County Campus - 4,999 Students

Lander University
4,363 Students

Newberry College
1,286 Students

Points of Interest

Saluda Shoals PARK

LAKE MURRAY SOUTH CAROLINA

Persimmon Hill Golf Club

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
2030 Projected Population	5,408	7,760	14,236
2025 Population	5,186	7,457	13,718
Population Growth 2020 - 2025	8.47%	7.13%	5.43%
Population Growth 2025 - 2030	4.28%	4.06%	3.78%

HOUSEHOLD INCOME	3 Miles	5 Miles	10 Miles
2025 Avg Household Income	$65,502	$66,242	$68,977
2025 Median Household Income	$43,880	$44,159	$46,652

HOUSEHOLDS BY INCOME	3 Miles	5 Miles	10 Miles
$200,000	38	66	157
$150,000 - $200,000	76	105	212
$125,000 - $150,000	139	179	285
$100,000 - $125,000	130	205	394
$75,000 - $100,000	209	307	648
$50,000 - $75,000	231	362	774
$25,000 -$50,000	590	807	1,411
<$25,000	509	765	1,450

Property Overview


DOWNTOWN SALUDA
TRAVIS AVENUE
CLEMSON ROAD
378
UNITED STATES POSTAL SERVICE
AUTO PARTS


FOOD LION
Discount Plus


FOOD LION
Discount Plus
Savings you can count on!


FOOD LION


FOOD LION
Discount Plus

TENANT OVERVIEW

TRADE NAME

FOOD LION

WEBSITE

FOODLION.COM

 # OF LOCATIONS

1,100

HEADQUARTERED

SALISBURY, NC

	2022	2023	2024	2025
SALES	$13,486,231	$14,865,383	$15,998,703	$17,763,065
SALES PSF	$465	$513	$552	$613
RENT/SALES	1.99%	1.80%	1.68%	1.51%
% INCREASE		10.23%	7.62%	11.03%

Food Lion LLC operates over 1,100 grocery supermarkets in the Southeast and Mid-Atlantic United States and is owned by multinational Belgian firm Ahold Delhaize. The company was founded as Food Town in 1957 in Salisbury, North Carolina where it remains headquartered. In addition to Food Lion, Ahold Delhaize operates in the USA under the brands Stop & Shop, Giant-Carlisle, and Giant-Landover.

TENANT OVERVIEW

TRADE NAME	# OF LOCATIONS
AtoZ DISCOUNT	3

OTHER LOCATIONS	Max Discount Inc Plaza Shopping Center 229 W Mills St C, Columbus NC Metro Wholesale Cash & Carry (Warehouse) 1024 Gatewood Ave, Greensboro, NC

A To Z Discount is a regional value-oriented discount retailer operating neighborhood-serving variety stores throughout the Carolinas. The company offers a broad assortment of general merchandise, including household goods, paper products, health and beauty items, seasonal merchandise, and other everyday essentials commonly found in discount/value retail formats.

RENT ROLL

Tenant	Unit	Square Feet	% SF	Lease Start	Lease End	Rent PSF	Annual Rent	Rent Escalations Date	Rent Escalations PSF	Recovery Type	Renewal Options	Rent PSF
Food Lion	1	29,000	77.44%	10/12/1995	10/22/2033	$ 9.25	$ 268,250.00	10/23/2028	$ 9.25	CAM Fixed @ $0.75 PSF	4 X 5 Yr	
										PRS Ins. + Taxes	1st:	$ 10.25
											2nd:	$ 10.75
											3rd:	$ 11.25
											4th:	$ 11.75
*Completed 10-Year renewal in 2024											CAM Increases $0.10 PSF Per Option	
A To Z Discount, LLC	2	8,450	22.56%	1/7/2026	5/7/2031	$ 6.17	$ 52,140.00	5/7/2027	$ 6.36	PRS TICAM	1 X 5 Yr	
								5/7/2028	$ 6.55	+ Mgmt	Year 1	$ 7.15
								5/7/2029	$ 6.74		Year 2	$ 7.37
								5/7/2030	$ 6.94		Year 3	$ 7.59
											Year 4	$ 7.82
											Year 5	$ 8.05
Green Zone Recycling	Bin	-	0.00%		M-T-M		$ 2,400.00			Gross Lease	None	
Totals:		**37,450**	**100%**				**$ 322,790.00**					

*Tenant operates two other locations and has personally guaranteed this lease.
**The landlord is providing $50,000 in TI plus four (4) months of free rent. The tenant is responsible for the entire build-out, including HVAC, and is estimated to spend approximately $150,000 +
***Rent commenced on May 7, 2026, with the tenant paying rent as scheduled. The tenant is currently completing its buildout and is expected to open in July 2026.

INCOME & EXPENSES

REVENUE	TOTAL	PSF
BASE RENT	$322,790.00	$8.62
PASS-THRU-CAM	$28,049.46	$0.75
PASS-THRU-INSURANCE	$24,550.96	$0.66
PASS-THRU-TAX	$40,370.30	$1.08
TOTAL INCOME	**$415,760.72**	**$11.10**

OPERATING EXPENSES		
CAM		
SWEEPING/LANDSCAPING	$11,400.00	$0.30
UTILITIES - PARKING LOT	$4,058.92	$0.11
TOTAL CAM	**$15,458.92**	**$0.41**
INSURANCE	$24,550.96	$0.66
REAL ESTATE TAXES	$40,370.30	$1.08
MANAGEMENT FEES	$12,460.00	$0.33
R&M RESERVES ($.10 PSF)	$3,745.00	$0.10
TOTAL EXPENSES	**$96,585.18**	**$2.58**
NOI	**$319,175.54**	**$8.52**

CONFIDENTIALITY DISCLAIMER

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property information attached hereto.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real Property. All information is provided for general reference purposes only and is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Legacy Realty Group Advisors, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Interested parties are expected to review all other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The owner of the Property expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Legacy Realty Group Advisors, LLC. shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the owner of the Property and any conditions to Legacy Realty Group Advisor, LLC's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the owner of the property. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the owner of the Property. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Legacy Realty Group Advisors, LLC.

Please consult your own advisor to fully understand the investment being made.

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