

FOR SALE

2191 Southport Road Spartanburg, SC 29306

NAI Earle Furman



Spartanburg Regional Healthcare System | 4,500 SF

- Investment Property
- 4,500 SF single tenant urgent & general care facility
- Constructed 2017
- ±0.63 acre parcel zoned B-1, City of Spartanburg
- 8 years remaining (as of December 2019)
- Tenant: Spartanburg Regional Health Services District, Inc.
- (2) 5 year options with 1.5% annual rent escalations
- Lease structure: NNN with minimal Landlord responsibilities
- Located at the intersection of Southport Rd & Cedar Springs Rd (Hwy 56)
- Area retailers include: Big Lots, Walgreens, Verizon, Advance Auto, Cato, Subway, Dollar Tree, Hardee's, McDonald's & more)
- 6.30% CAP rate
- NOI: \$111,330 (based on December 2019 rents)
- Sale price: 1,763,571



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John Stathakis, II

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No Warranty, Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Partial Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

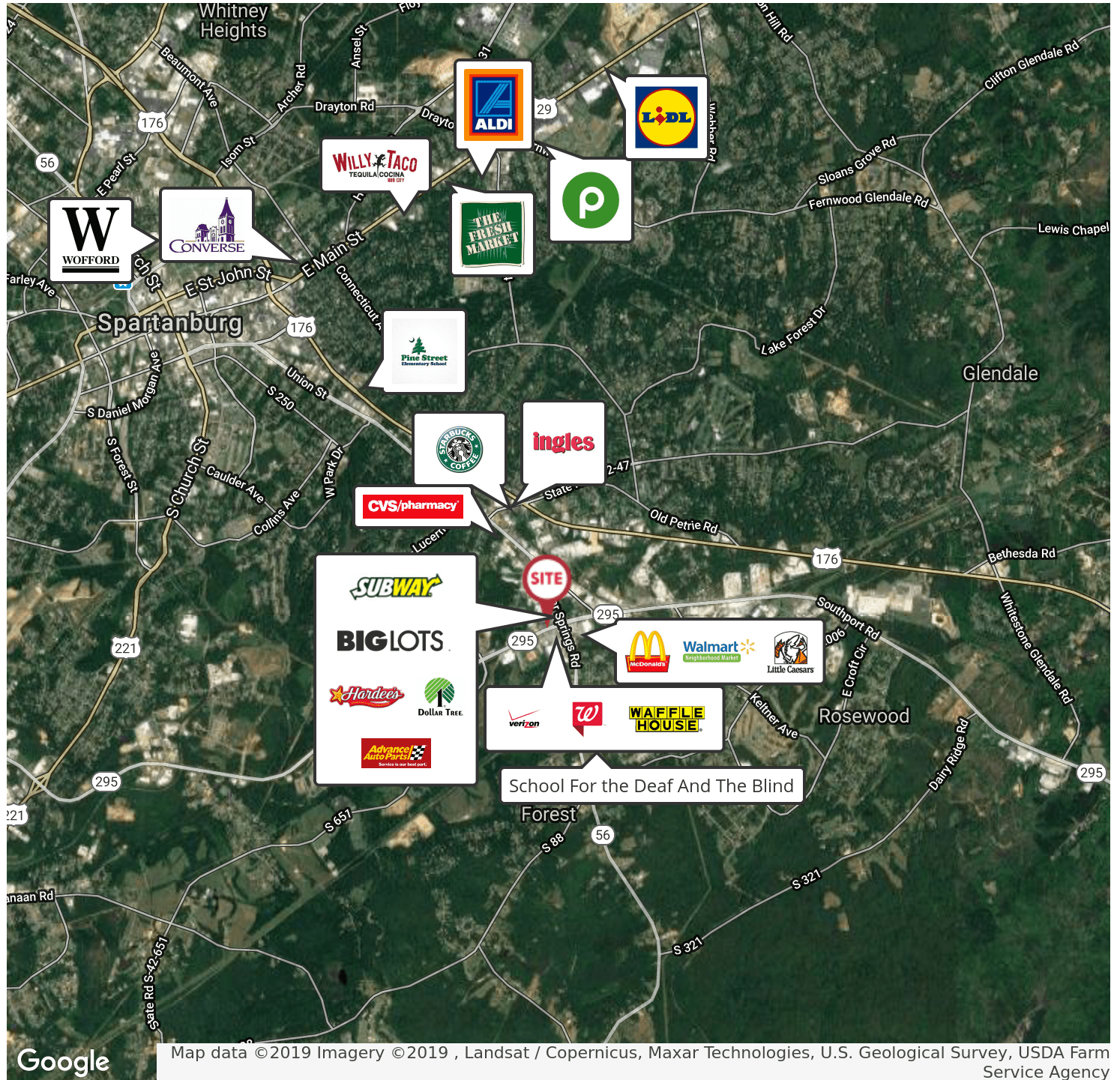


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RETAILER MAP



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