

# Former Fred's Pharmacy

OFFERING MEMORANDUM



106 Jimmy Martin Cir  
Gaston , SC 29053





# Former Fred's Pharmacy

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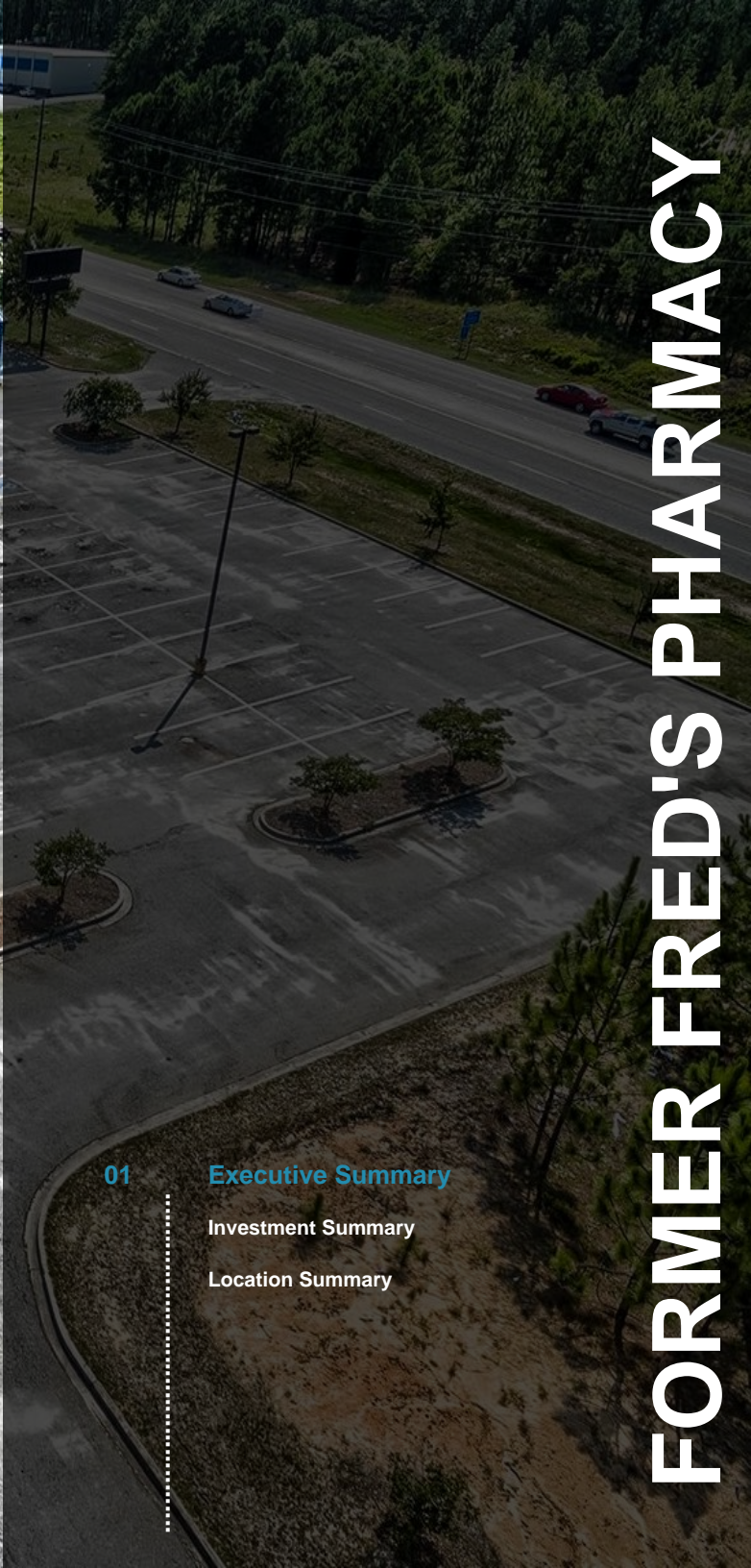
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01

Executive Summary

Investment Summary

Location Summary

# FORMER FRED'S PHARMACY



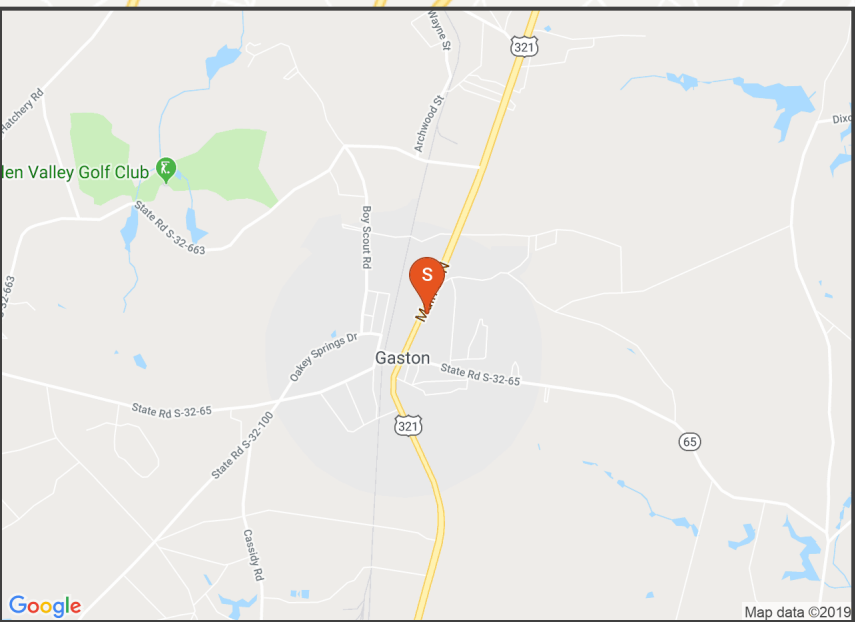
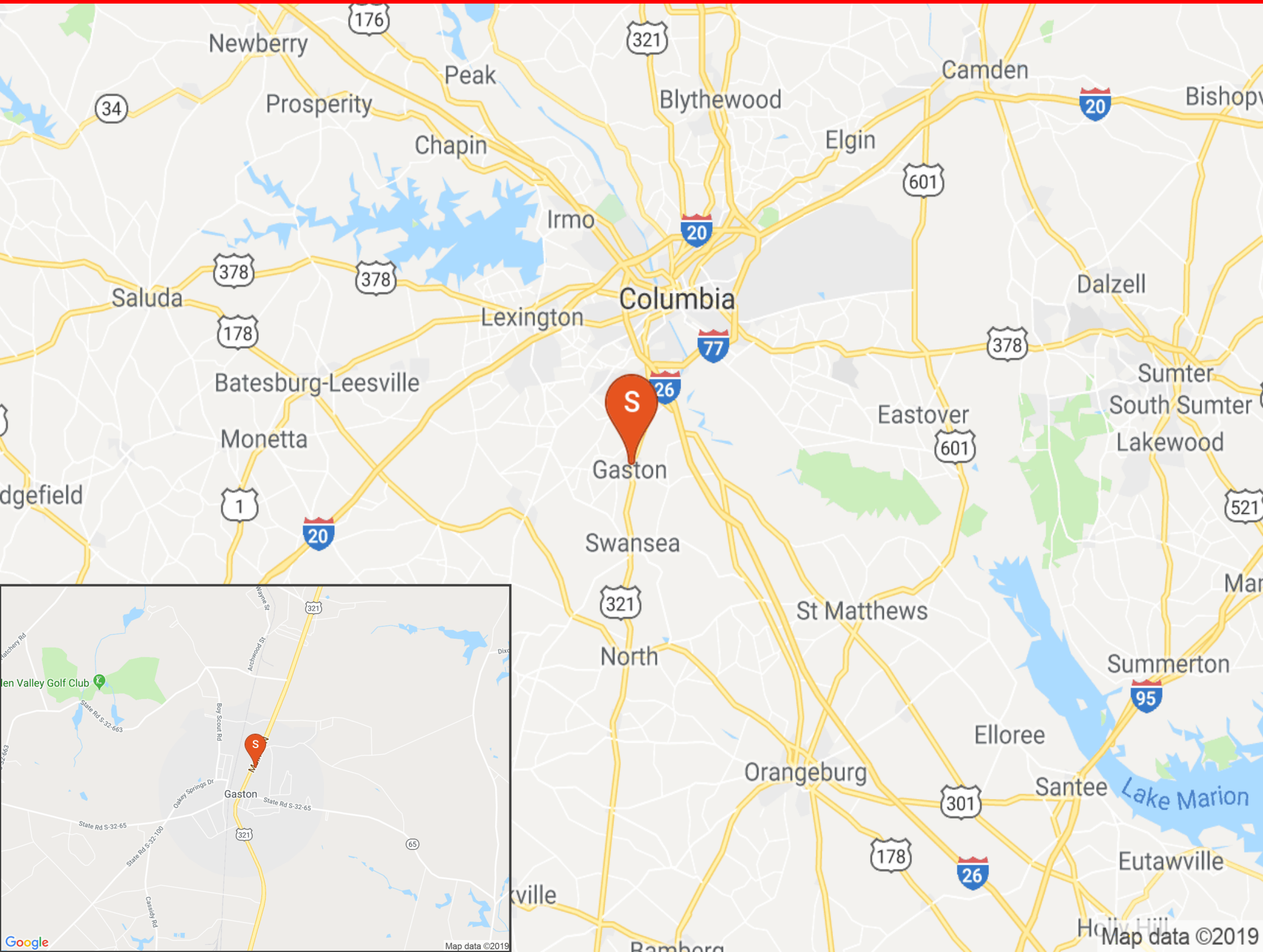
**OFFERING SUMMARY**

ADDRESS	106 Jimmy Martin Cir Gaston SC 29053
COUNTY	Lexington
MARKET	Columbia
BUILDING SF	17,929 SF
LAND SF	102,864 SF
YEAR BUILT	2006
APN	010100-04-138
OWNERSHIP TYPE	Fee Simple

**FINANCIAL SUMMARY**

OFFERING PRICE	\$859,000
PRICE PSF	\$47.91

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2018 Population	1,592	8,896	21,154
2018 Median HH Income	\$38,598	\$43,028	\$43,253
2018 Average HH Income	\$51,443	\$53,688	\$55,096







# FORMER FRED'S PHARMACY

## 02 Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

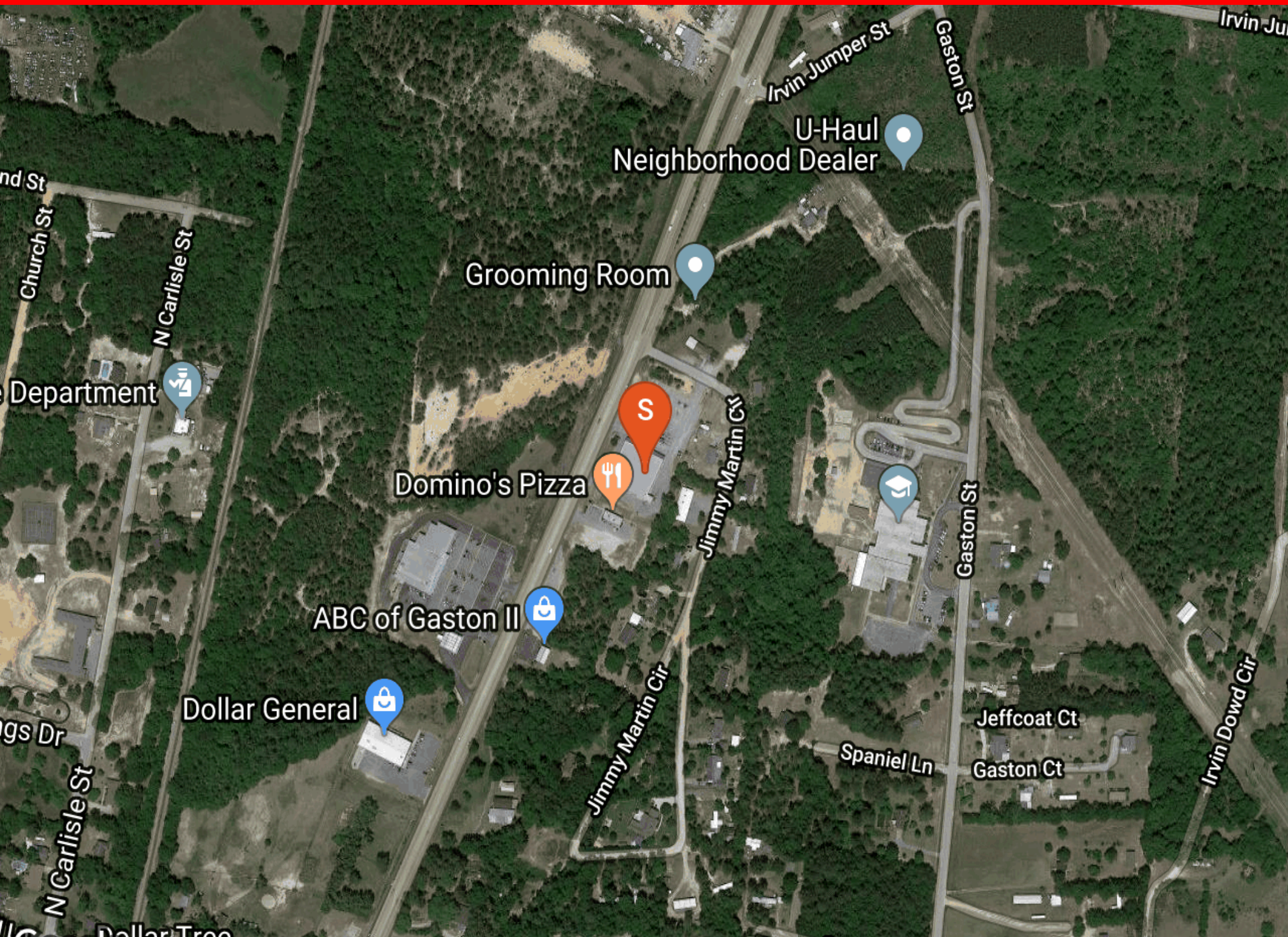
Property Images



**PROPERTY FEATURES**

BUILDING SF	<b>17,929</b>
LAND SF	<b>102,864</b>
LAND ACRES	<b>2.36</b>
YEAR BUILT	<b>2006</b>
# OF PARCELS	<b>1</b>
ZONING TYPE	<b>Retail</b>
NUMBER OF STORIES	<b>1</b>
NUMBER OF BUILDINGS	<b>1</b>
LOT DIMENSION	<b>465x227</b>
NUMBER OF PARKING SPACES	<b>90</b>
PARKING RATIO	<b>5.02</b>
STREET FRONTAGE	<b>465</b>
TRAFFIC COUNTS	<b>11,500</b>
NUMBER OF INGRESSES	<b>3</b>







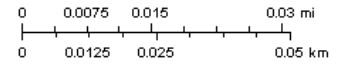
### 106 Jimmy Martin Dr



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- Lines**
  - Interstate
  - Override 1
  - Railroad
- Level\_12**
  - Arterial
  - Collector
  - Local
- Parcels



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Former Fred's Pharmacy multiple points of ingress and egress and a large parking lot



## Demographics

Demographic Details

Demographic Charts

03





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,145	6,861	16,725
2010 Population	1,416	8,174	19,581
2018 Population	1,592	8,896	21,154
2023 Population	1,715	9,415	22,387
2018 African American	198	1,710	4,496
2018 American Indian	7	50	131
2018 Asian	8	39	105
2018 Hispanic	104	629	1,444
2018 White	1,273	6,476	15,036
2018 Other Race	52	326	710
2018 Multiracial	53	291	663
2018-2023: Population: Growth Rate	7.50 %	5.70 %	5.70 %

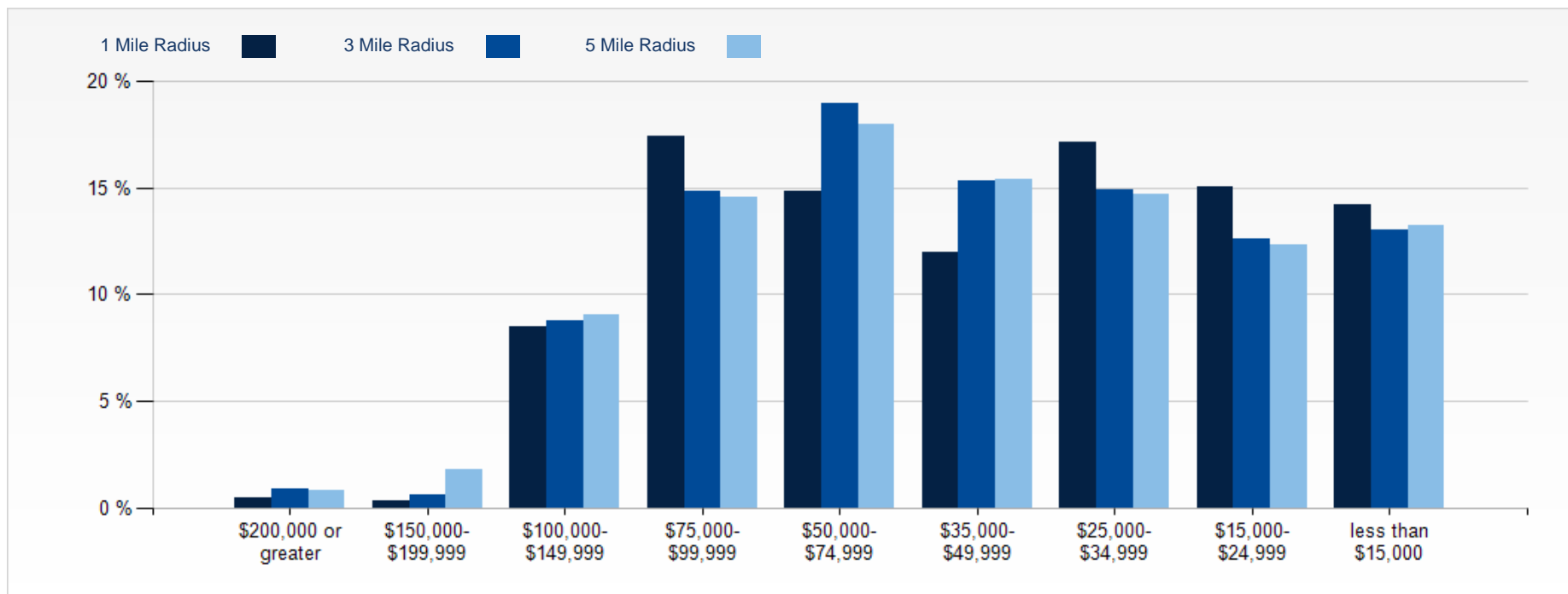
2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	89	406	995
\$15,000-\$24,999	94	392	927
\$25,000-\$34,999	107	464	1,105
\$35,000-\$49,999	75	478	1,157
\$50,000-\$74,999	93	591	1,353
\$75,000-\$99,999	109	462	1,096
\$100,000-\$149,999	53	273	681
\$150,000-\$199,999	2	18	133
\$200,000 or greater	3	28	63
Median HH Income	\$38,598	\$43,028	\$43,253
Average HH Income	\$51,443	\$53,688	\$55,096

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	497	2,717	6,767
2010 Total Households	561	2,882	6,999
2018 Total Households	627	3,111	7,512
2023 Total Households	673	3,282	7,923
2018 Average Household Size	2.51	2.84	2.80
2000 Owner Occupied Housing	358	1,965	4,844
2000 Renter Occupied Housing	93	480	1,177
2018 Owner Occupied Housing	447	2,202	5,334
2018 Renter Occupied Housing	179	909	2,177
2018 Vacant Housing	82	371	970
2018 Total Housing	709	3,482	8,482
2023 Owner Occupied Housing	478	2,319	5,636
2023 Renter Occupied Housing	195	963	2,287
2023 Vacant Housing	89	390	1,022
2023 Total Housing	762	3,672	8,945
2018-2023: Households: Growth Rate	7.15 %	5.40 %	5.35 %

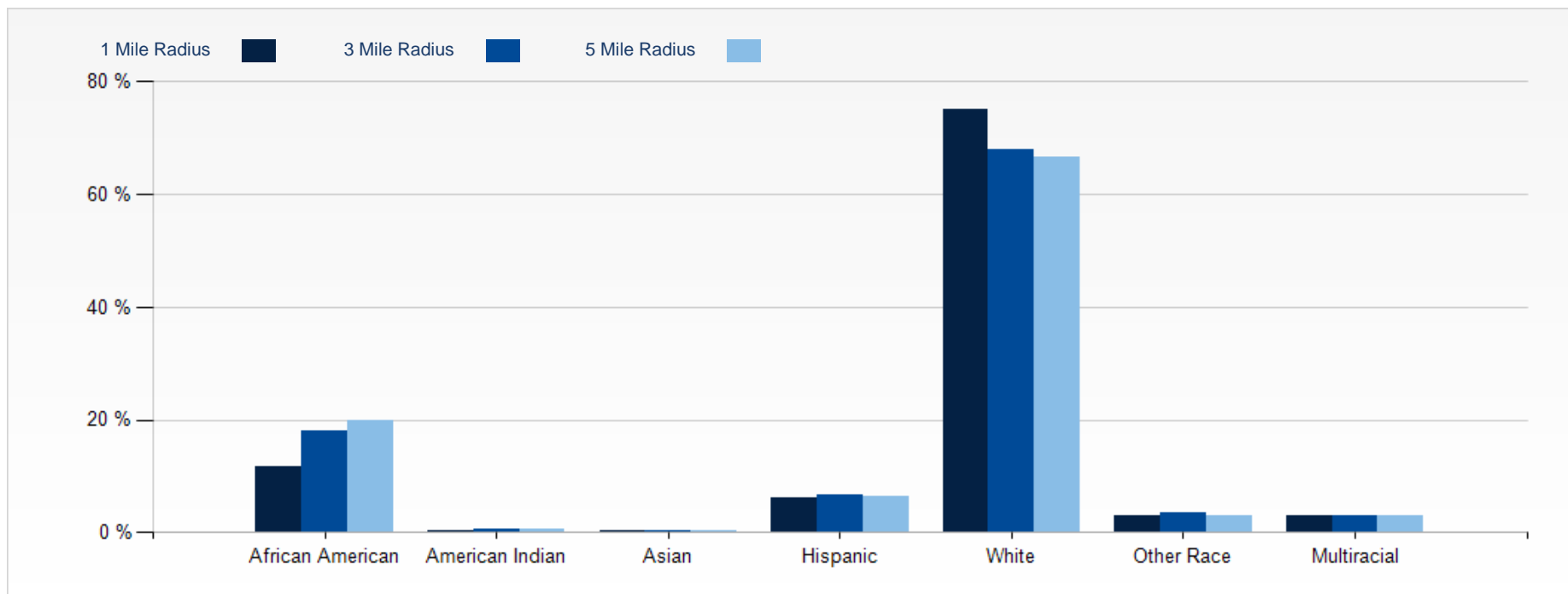




2018 Household Income

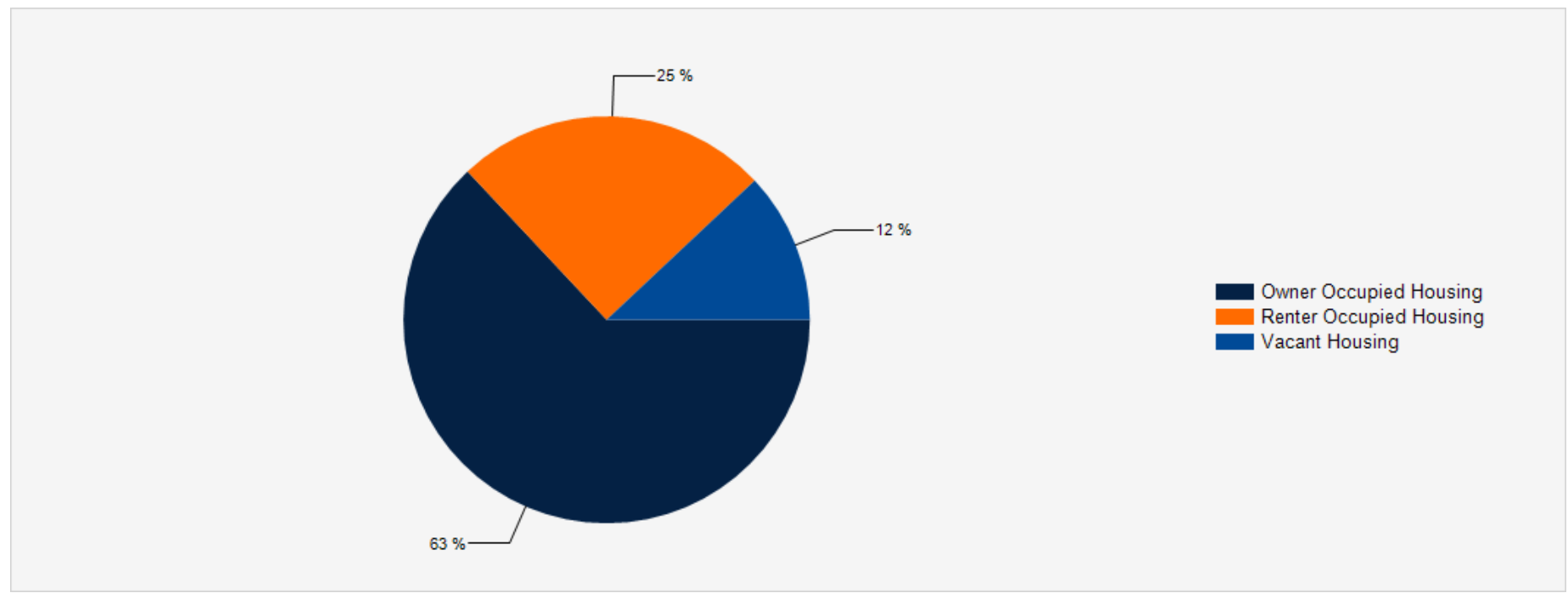


2018 Population by Race

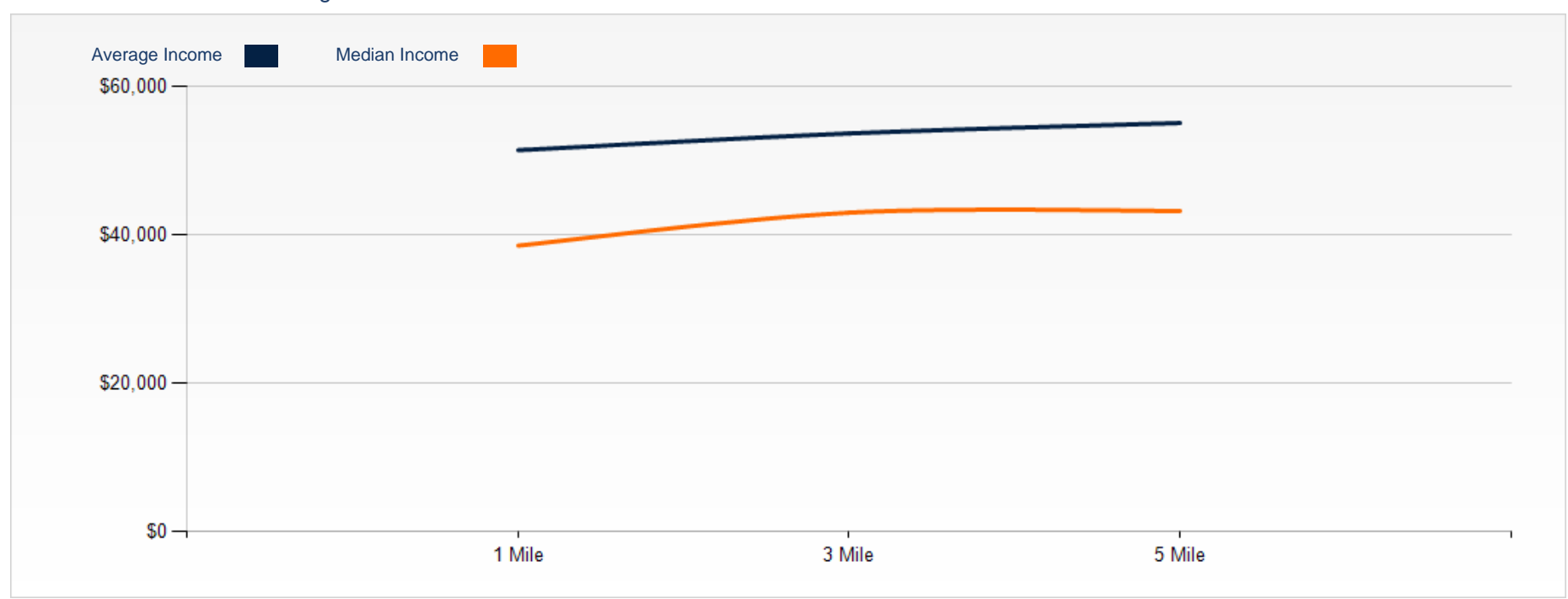




2018 Household Occupancy - 1 Mile Radius



2018 Household Income Average and Median





# Former Fred's Pharmacy

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