

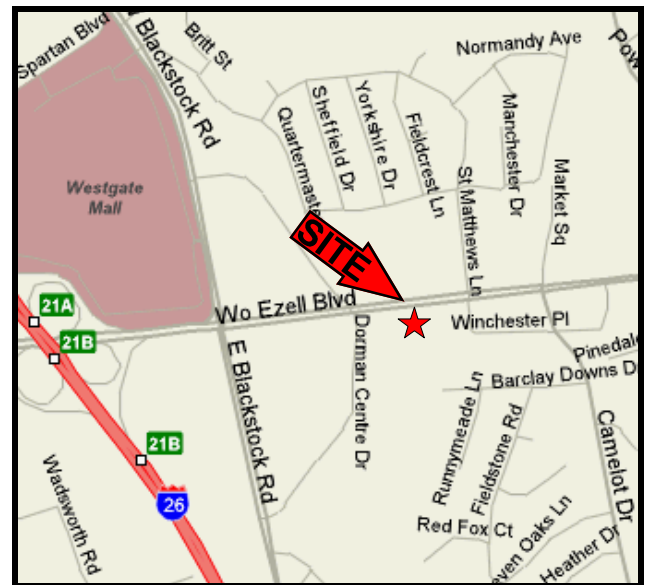
AVAILABLE

36,000+/- Square Feet Income Property



1489 W.O. Ezell Blvd - Spartanburg, SC

- ◆ **Barnes & Noble/Monkey Joe's Center**
- ◆ **36,000+/- SF total on 3.5+/- acres**
- ◆ **CAP Rate = 7.50%**
- ◆ **Recent area retail growth includes Super Wal-Mart, Home Depot, Golden Corral, McCalisters Deli, Olive Garden, Lowe's, Best Buy, and Ruby Tuesdays**
- ◆ **190 parks**
- ◆ **29,200 cars per day (2006 DOT Est.)**
- ◆ **Approximately a half-mile from Westgate Mall and Interstate 26**
- ◆ **Additional income and tenant details available upon request**



Sale price: \$6,693,040.00

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