

FOR SALE

FIFTH THIRD BANK ON +/-0.76 ACRES

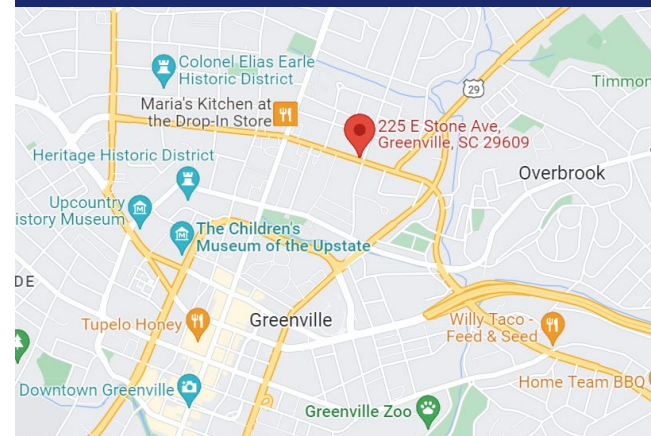
15-YR ABSOLUTE NNN GROUND LEASE

225 E. Stone Avenue Greenville, SC 29609



FOR SALE:

\$2,995,000



- New 5/3 Bank Branch Under Construction with ample parking and two drive-thru lanes
- Tenant: Fifth Third Bank, National Association, a federally chartered institution
- Brand-new, 15-Year, Absolute NNN Ground Lease
- 10% Rental increases Every 5 Years throughout the initial term and in each Option Period
- +/-0.76 acres (221 E. Stone Ave and 225 E. Stone Ave)
- Located at the signalized, hard corner intersection of E. Stone Avenue (26,400 VPD) and Bennett Street near Wade Hampton Blvd. (27,800 VPD)
- Corner lot with excellent ingress/egress and ample parking
- New Harris Teeter anchored development across the street (Northpointe Development includes Mixed-Use Retail, Office, and 300+ Apartments)
- Tax Map #s: 0035000502200 and 0035000502201
- Zoned C-2, City of Greenville



SPENCER/HINES
P R O P E R T I E S

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No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

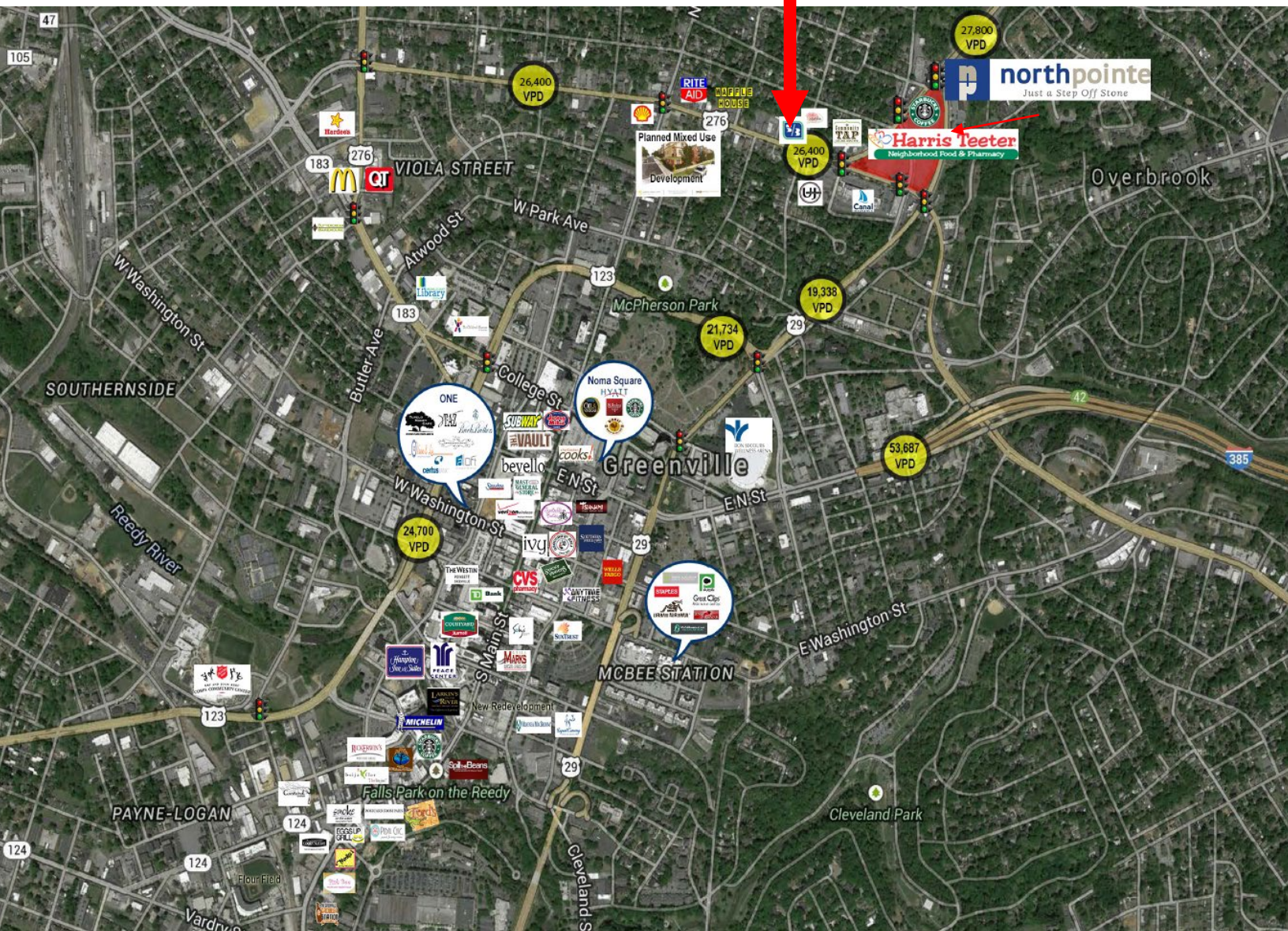
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DEMOGRAPHICS

<u>Population</u>	<u>2 mile</u>	<u>5 mile</u>	<u>10 mile</u>	<u>Households</u>	<u>2 mile</u>	<u>5 mile</u>	<u>10 mile</u>
2022	41,779	169,676	404,126	2022	16,981	70,343	161,768
2027	46,502	187,089	445,320	2027 Projection	18,902	77,475	178,299

Traffic

E Stone Ave: 26,400 VPD Wade Hampton Blvd: 27,800 VPD