



# US AUTO SALES

SPARTANBURG, SOUTH CAROLINA  
(GREENVILLE-ANDERSON CSA)



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## EXCLUSIVELY LISTED BY

### + PHIL SAMBAZIS

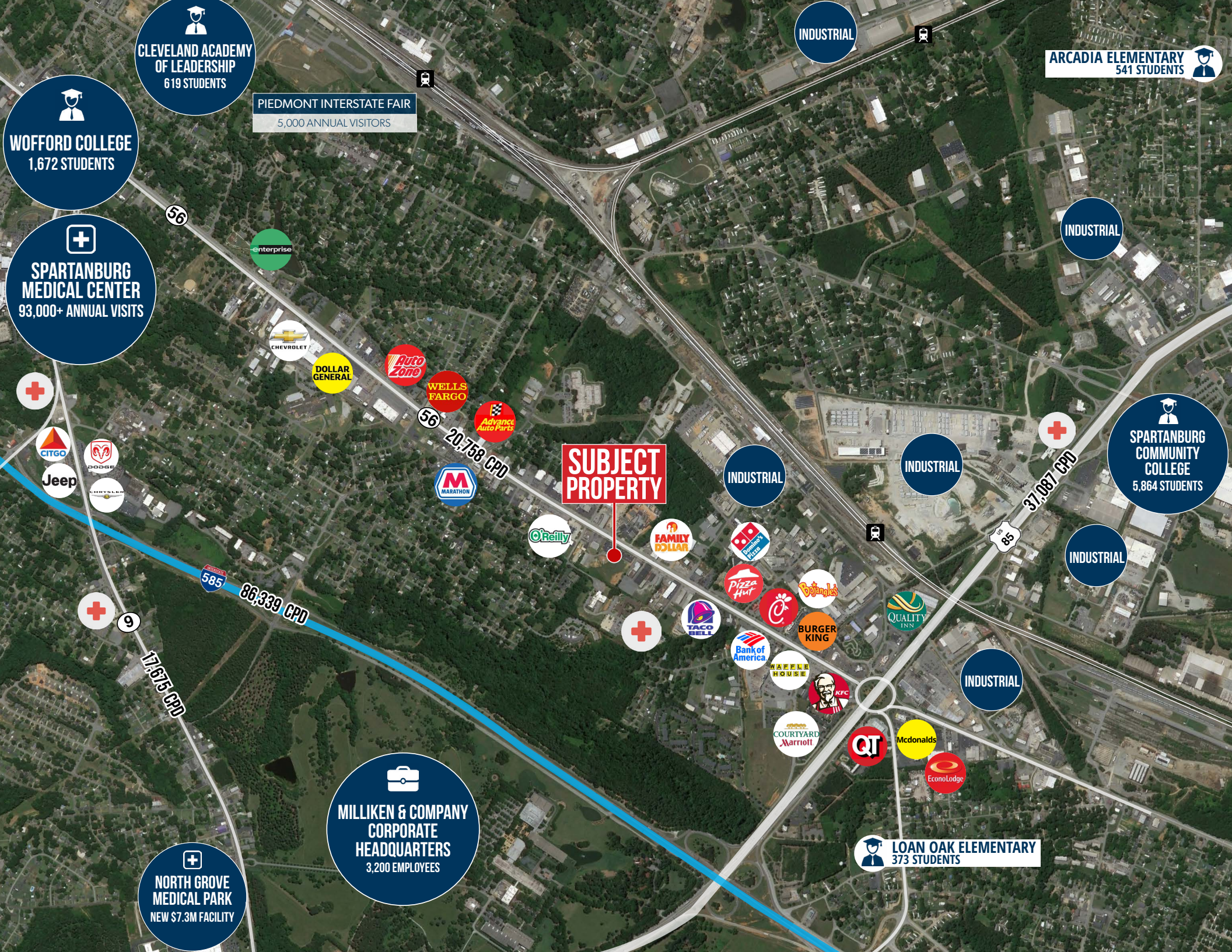
Executive Managing Director  
SAN DIEGO  
Tel: (858) 373-3174  
phil.sambazis@marcusmillichap.com  
License: CA 01474991

### + MARK THIEL

Senior Managing Director  
SAN DIEGO  
Tel: (858) 373-3206  
mark.thiel@marcusmillichap.com  
License: 01469342

### + BENJAMIN YELM

Broker of Record  
SOUTH CAROLINA  
License: 303785



**CLEVELAND ACADEMY OF LEADERSHIP**  
619 STUDENTS

**WOFFORD COLLEGE**  
1,672 STUDENTS

**PIEDMONT INTERSTATE FAIR**  
5,000 ANNUAL VISITORS

**ARCADIA ELEMENTARY**  
541 STUDENTS

**SPARTANBURG MEDICAL CENTER**  
93,000+ ANNUAL VISITS

**INDUSTRIAL**

**CITGO**  
**Jeep**  
**DOGE**  
**CHEVROLET**

**Enterprise**

**DOLLAR GENERAL**

**Auto Zone**

**WELLS FARGO**

**Advance Auto Parts**

**56**

**MARATHON**

**20,758 CPD**

**SUBJECT PROPERTY**

**INDUSTRIAL**

**INDUSTRIAL**

**SPARTANBURG COMMUNITY COLLEGE**  
5,864 STUDENTS

**+**

**37,087 CPD**

**INDUSTRIAL**

**585**  
**86,339 CPD**

**+**

**9**

**17,675 CPD**

**+**

**FAMILY DOLLAR**

**Prime's Place**

**Pizza Hut**

**Bojangles**

**BURGER KING**

**QUALITY INN**

**INDUSTRIAL**

**TACO BELL**

**Bank of America**

**Waffle House**

**KFC**

**COURTYARD Marriott**

**QT**

**Mcdonalds**

**EconoLodge**

**MILLIKEN & COMPANY CORPORATE HEADQUARTERS**  
3,200 EMPLOYEES

**NORTH GROVE MEDICAL PARK**  
NEW \$7.3M FACILITY

**LOAN OAK ELEMENTARY**  
373 STUDENTS



### ADDRESS

1423 Ashville Highway  
Spartanburg, SC 29303

### PRICE

\$1,863,000

### CAP RATE

7.50%

### NOI

\$139,727

# FINANCIAL OVERVIEW

PRICE	\$1,863,000
CAP RATE	7.50%
GROSS LEASABLE AREA	4,000 SF Sales Office & 7,500 SF Warehouse
YEAR BUILT	1979 & 1989/2017 (Sales Office)
LOT SIZE	4.89 +/- Acres

## *Lease Summary*


LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	18 Years
RENT COMMENCEMENT	3/8/2017
INCREASES	Annually, Greater of 2% or CPI
OPTIONS	Two, 7-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

## *Rent Roll*

TERM	ANNUAL RENT	MONTHLY RENT
Current	\$139,727	\$11,644

# INVESTMENT *HIGHLIGHTS*

- 16 Years Remaining with 2% Annual Increases
- Absolute NNN Lease with No Landlord Responsibilities
- Corporate Guaranty with 25 Locations, Annual Revenue Exceeds \$324 Million
- Block Construction, Renovated in 2017 Including a New Roof
- Serving 93,120 Residents in Established Trade Area
- Highly Visible to 20,758 Cars/Day Along Major Commercial Corridor
- Strong Daytime Population, 61,291 Employees within 5 Miles
- 1.5 Miles from Spartanburg Medical Center with 93,000+ Visits Annually
- Surrounded by Several Regional Healthcare Facilities with 6,100 Employees
- Down the Street from Milliken & Company Corporate Headquarters with 3,200 Employees
- Within 3 Miles of 18,341 Students Attending Five Colleges/Universities
- Spartanburg is Home to BMW's only North American Production Facility with 8,800 Employees, the Largest in the World
- 28 Miles East of Greenville and 73 Miles West of Charlotte






CLICK FOR WEBSITE

## TENANT OVERVIEW

<b>OWNERSHIP:</b>	PRIVATE
<b>TENANT:</b>	CORPORATE
<b>GUARANTOR:</b>	U.S. AUTO SALES

U.S. Auto Sales was founded back in 1992. Their vision is to provide quality automobiles to those who could not purchase a vehicle through traditional means. U.S. Auto Sales has over 25 locations throughout Georgia, South Carolina, North Carolina and Florida and significant inventory in multiple price ranges, with 500 employees.

	<b>25+</b> LOCATIONS		<b>FOUNDED IN</b> <b>1992</b>
	<b>HEADQUARTERED IN</b> <b>LAWRENCEVILLE,</b> <b>GEORGIA</b>		<b>500</b> EMPLOYEES

**CONVERSE COLLEGE**  
1,450 STUDENTS

**WOFFORD COLLEGE**  
1,672 STUDENTS

**Marriott** **GMC** **QT** **Chick-fil-A**  
**Krispy Kreme** **Cadillac** **QuikTrip** **Starbucks**  
**FAMILY DOLLAR** **Wendy's** **SUBWAY**  
**REGIONS** **SUNTRUST** **Bank of America**  
**BB&T** **the Y**

**PIEDMONT INTERSTATE FAIR**  
5,000 ANNUAL VISITORS

**SPARTANBURG MEDICAL CENTER**  
93,000+ ANNUAL VISITS

**BIG LOTS!** **Jeep** **DODGE**  
**DOLLAR GENERAL** **NISSAN** **Starbucks** **CVS pharmacy**  
**Aaron's** **Waffle House**  
**FOOD LION** **CHRYSLER** **SHERWIN WILLIAMS**  
**Mcdonalds** **LONG JOHN SILVERS** **Hardees**

**DOLLAR GENERAL** **CHEVROLET** **Enterprise**  
**WELLS FARGO** **Auto Zone**  
**Advance Auto Parts**

**O'Reilly**

**goodwill**

INDUSTRIAL

**SUBJECT PROPERTY**

56  
20,758 CPD



**SCC** SPARTANBURG COMMUNITY COLLEGE  
5,864 STUDENTS

SPARTANBURG DOWNTOWN MEMORIAL AIRPORT

SPARTANBURG METHODIST COLLEGE  
808 STUDENTS

ARCADIA ELEMENTARY 541 STUDENTS



INDUSTRIAL

INDUSTRIAL



56 20,758 CPD



**SUBJECT PROPERTY**



**SPARTANBURG COMMUNITY COLLEGE**  
5,864 STUDENTS

**UNIVERSITY OF SOUTH CAROLINA UPSTATE**  
6,000 STUDENTS

**LOAN OAK ELEMENTARY**  
373 STUDENTS

**MILLIKEN & COMPANY CORPORATE HEADQUARTERS**  
3,200 EMPLOYEES

**QT EconoLodge**  
**McDonalds**

**Bojangles**  
**BURGER KING**  
**Bank of America**  
**KFC**  
**COURTYARD Marriott**  
**Chick-fil-A**  
**Waffle House**  
**Pizza Hut**  
**TACO BELL**

INDUSTRIAL

INDUSTRIAL

**FAMILY DOLLAR**

**SUBJECT PROPERTY**



20,758 CPD



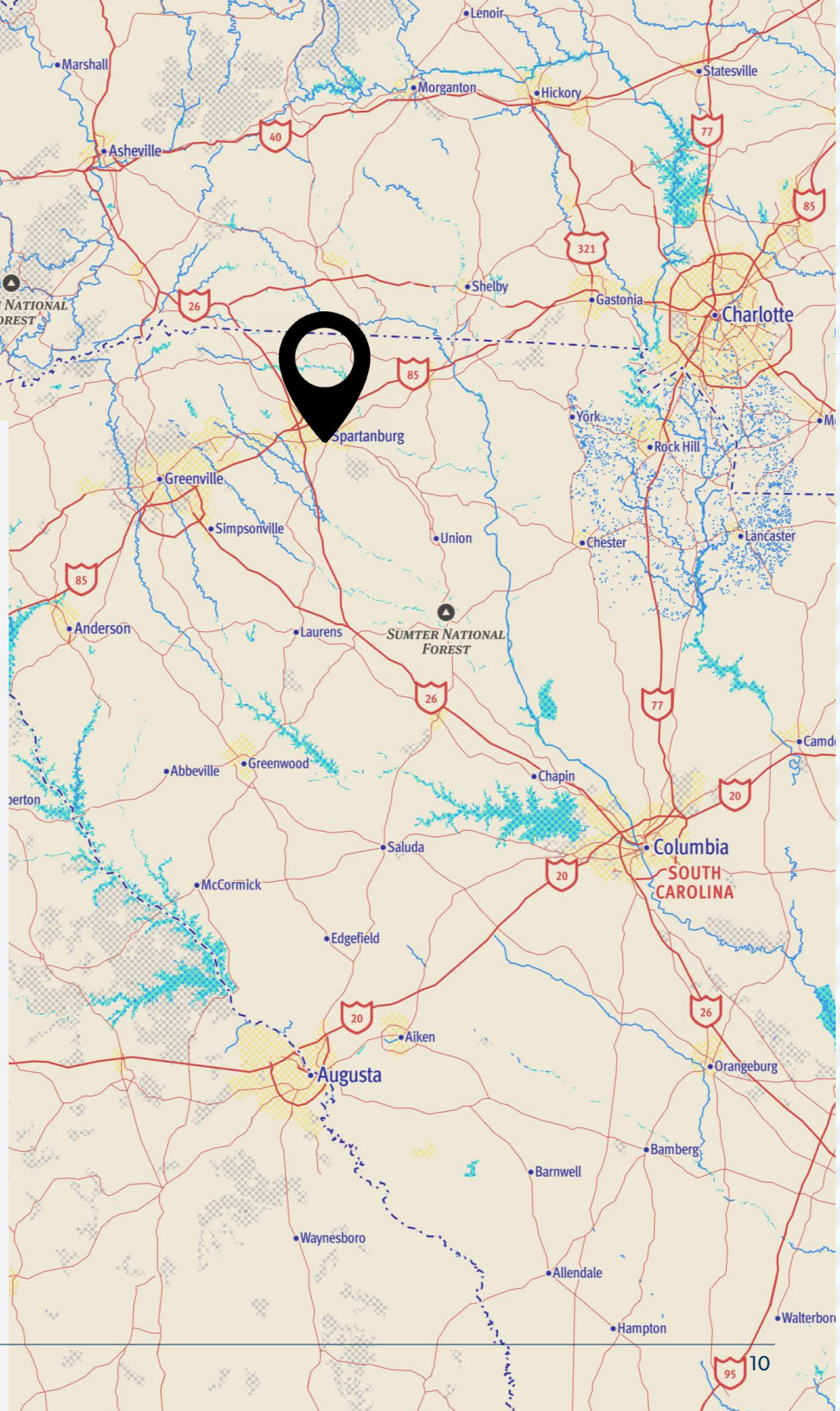
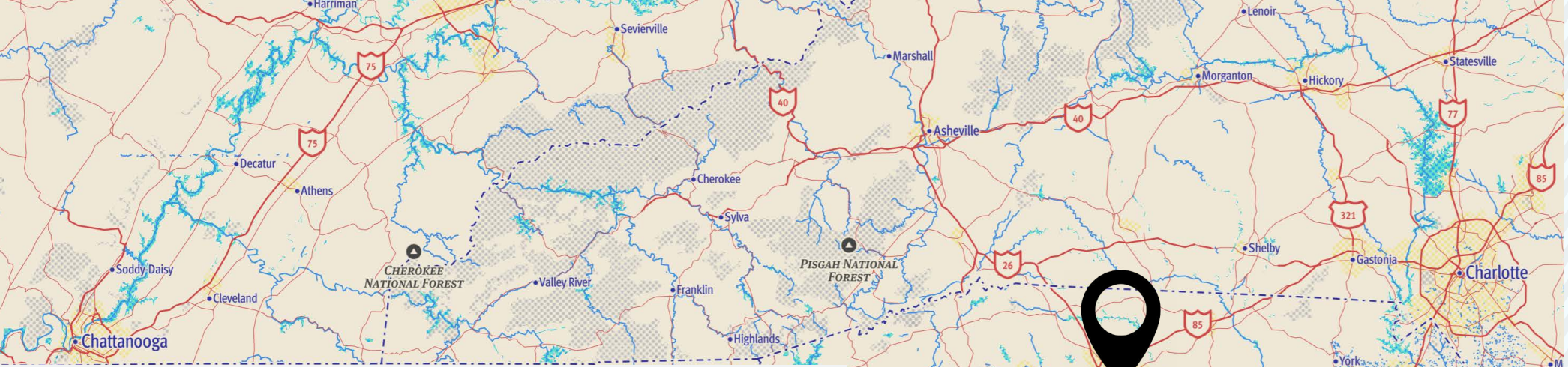
**O'Reilly**





*PROPERTY PHOTOS*  
**US AUTO SALES**





# DEMOGRAPHICS

1423 Ashville Highway, Spartanburg, SC 29303

## POPULATION

	1-MILE	3-MILES	5-MILES
2010 Population	4,292	36,445	87,728
2018 Population	4,452	38,162	93,120
2023 Population	4,296	38,378	95,792

## HOUSEHOLDS

	1-MILE	3-MILES	5-MILES
2010 Households	1,191	13,024	34,258
2018 Households	1,239	13,740	36,646
2023 Households	1,190	14,075	38,239

## INCOME

	1-MILE	3-MILES	5-MILES
2018 Average Household Income	\$42,189	\$42,531	\$54,604

## EMPLOYEES

	1-MILE	3-MILES	5-MILES
2018 Number of Employees In Area	4,071	31,449	61,291



**28**  
MILES

GREENVILLE,  
SOUTH CAROLINA



**67**  
MILES

ASHEVILLE,  
NORTH CAROLINA



**73**  
MILES

CHARLOTTE,  
NORTH CAROLINA

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# US AUTO SALES

(SPARTANBURG (GREENVILLE-ANDERSON CSA) , SOUTH CAROLINA

## PHIL SAMBAZIS

Executive Managing Director

SAN DIEGO

Tel: (858) 373-3174

phil.sambazis@marcusmillichap.com

License: CA 01474991

## MARK THIEL

Senior Managing Director

SAN DIEGO

Tel: (858) 373-3206

mark.thiel@marcusmillichap.com

License: CA 01469342

## BENJAMIN YELM

Broker of Record

SOUTH CAROLINA

License: 303785

 **US Auto Sales** Better Vehicles. Simple Financing.  
All Credit Levels.