

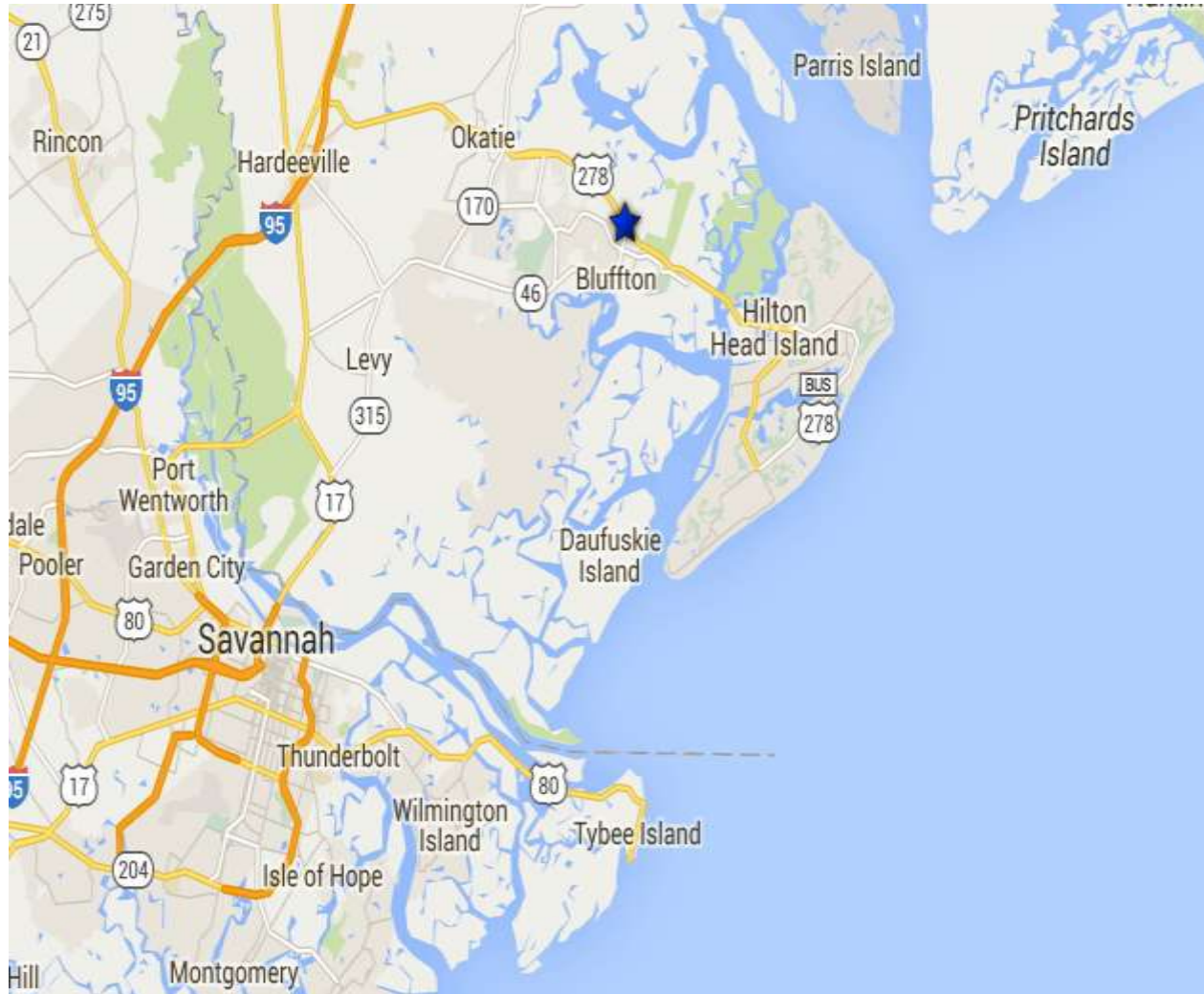
Wells Fargo Branch Bank Highway 278 at Highway 46- Hilton Head, SC

Wells Fargo is an outparcel to the 66 acre Wal-Mart Super Center and Sam's Club development located at Highway 278 and Highway 46. The subject property benefits from daily traffic counts north of 60,000 vehicles per day. With close proximity to multiple national retailers, the 6 lane US 278 Highway is the route to Hilton Head Island. Wells Fargo has ten years remaining on their brand new ten year, NN lease. Wells Fargo, N.A. occupies 3,000 SF, and the building is situated on 1.03 acres of land.



Contact:

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Wells Fargo, N.A. Is the worlds 2nd largest bank by market capitalization. It operates more than 8,700 locations serving the United States and 35 countries. Wells Fargo, N.A. has over 268,000 associates and revenue of \$89 billion.



Bluffton Gateway Highway 278 at Highway 46- Hilton Head, SC



Outparcel 325,000 sf shopping center



OFFERING SUMMARY

Offering Price Submit Best Offer
CAP Rate Submit Best Offer
Net Operating Income \$110,000
Gross Leasable Area (GLA) 3,000 SF
Building Size 40' x 80'
Lot Size (AC) 1.03 Acres
Year Built 2017

LEASE SUMMARY

Type of Ownership Fee Simple
Lease Type NN
Roof and Structure Landlord Responsible
Lease Guarantor Corporate: Wells Fargo, N.A.
Original Lease Term: Ten (10) Years
Rent Commencement Date: 8/1/2017
Lease Expiration Date: 7/31/2027
Remaining Lease Term 10 Years
Options 2 - 5 Year

TERM & LEASE OPTIONS

Base Term 1 - 5 Years
Base Term 6 - 10 Years
Option Years 11-15
Option Years 16-20
Option Years 21-25
Option Years 21-25

MONTHLY RENT / ANNUAL RENT

\$9166.67	month	\$110,000.00	year
\$9625.00	month	\$115,500.00	year
\$10,587.50	month	\$127,050.00	year
\$11,646.25	month	\$139,755.00	year
\$12,810.88	month	\$153,730.50	year
\$10,416.66	month	\$169,103.55	year





