

# For Sale — New Retail

## AUGUSTA COMMONS

### WEST COLUMBIA, SOUTH CAROLINA

2367 Augusta Road, West Columbia, SC 29169



#### PROJECT PROFILE

- Shadow-Anchored by a Wal-Mart Supercenter
- 12,000 SF gross leasable area
- NNN Leases (100% Leased)
- National and local tenants including Radio Shack, Payless Shoe Source, and Hollywood Video
- Excellent visibility, good access, and generous signage
- Beautiful center opened Winter 2001

#### CONTACT

**Michael Nguyen** Broker / Owner  
 T: 408.885.8888 x101  
 F: 408.885.8088  
 Michael@SkybridgeCommercial.com

SKYBRIDGE COMMERCIAL  
 100 Park Center Plaza, Suite 111  
 San Jose, CA 95113  
 www.SkybridgeCommercial.com

#### TRADE AREA INFORMATION

##### TRAFFIC (2002)

US Highway I 40,000 (ADT)

##### Demographics (2005)

	2 Miles	3 Miles	5 Miles
Population	20,139	43,668	107,586
Households	8,933	19,666	46,826
Median HH Income	\$48,491	\$50,632	\$50,507
Median Age	39	37	32

#### AREA MAPS



#### AERIAL



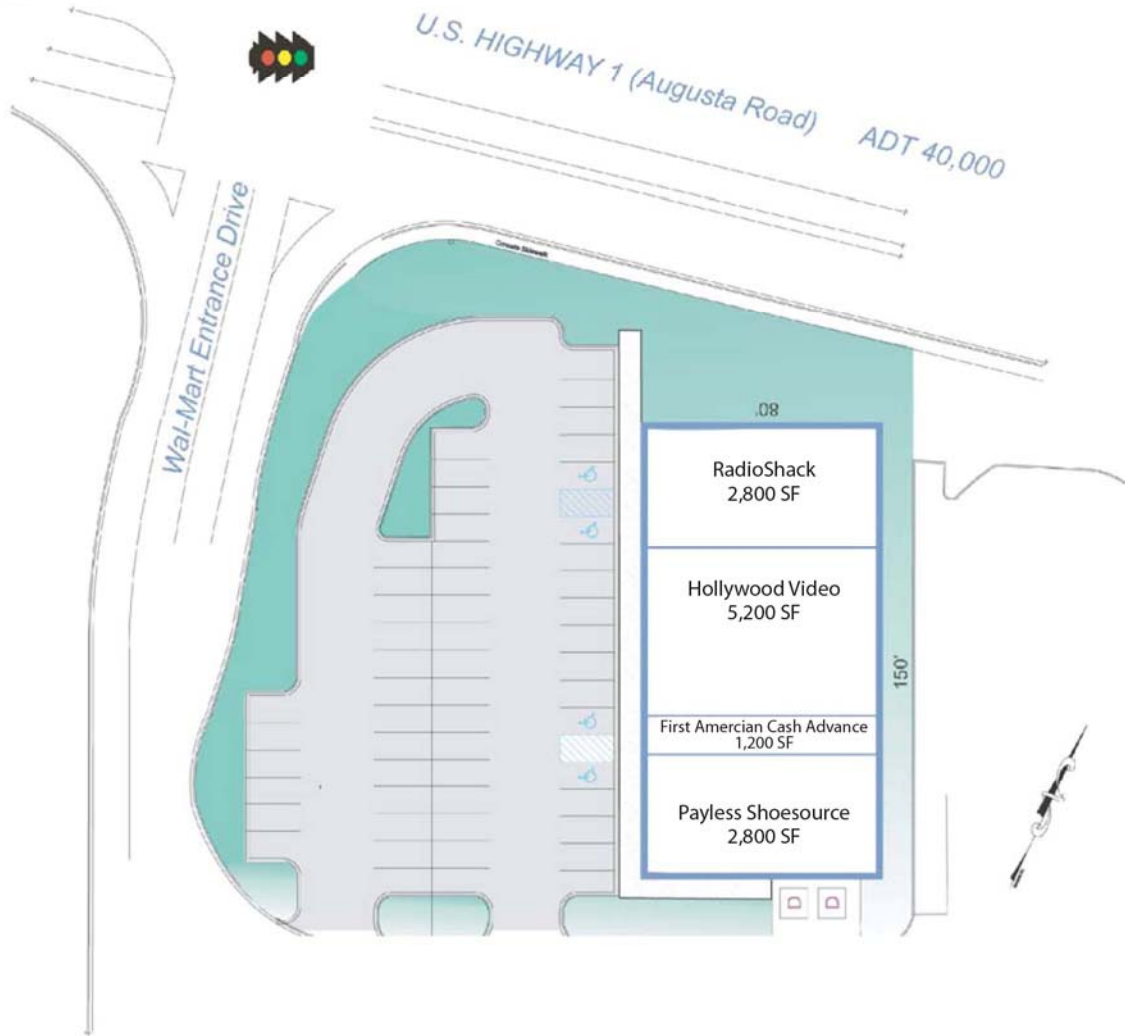
#### PRICING

Cap Rate: 7.3%  
 Price: \$3,675,000

#### NET OPERATING INCOME

Annual Rent (Year 1): \$277,943  
 Less Management Factor: 3.5% (\$9,728)  
 NOI (Year 1): \$268,215

■ SITE PLAN



■ LEASE TERMS

Tenant:	Hollywood Video	First American Cash Advance	Payless Shoe Source	Radio Shack	TOTAL
<b>Initial Term:</b>	10 yrs.	5 yrs.	10 yrs.	5 yrs.	
<b>Commencement:</b>	Aug - 02	Apr - 02	Jan - 02	Jan - 02	
<b>Options:</b>	3x5	1x5	2x5	3x5	
<b>Leased Area:</b>	5,200	1,200	2,800	2,800	12,000
<b>%</b>	43.3%	10.0%	23.3%	23.3%	100.0%
<b>Maintenance:</b>	Net	Net	Net	Net	
<b>Taxes:</b>	Net	Net	Net	Net	
<b>Insurance:</b>	Net	Net	Net	Net	

■ SITE DATA

Wal-Mart Supercenter Outparcel  
and US Highway I

West Columbia, SC

Total Building SF: 12,000  
Total Land SF: 42,203 SF

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