



**ROI Commercial**  
Retail. Office. Industrial.

## NNN LEASED INVESTMENT - COLUMBIA, SC

FAMILY/SPORTS ENTERTAINMENT FACILITY PROPERTY FOR SALE | 741 Fashion Drive, Columbia, SC 29229



*Exclusively Presented By*

**SHERRI C. BURRISS**

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**ROI COMMERCIAL, LLC**

1300 Sumter Street

Columbia, SC 29201

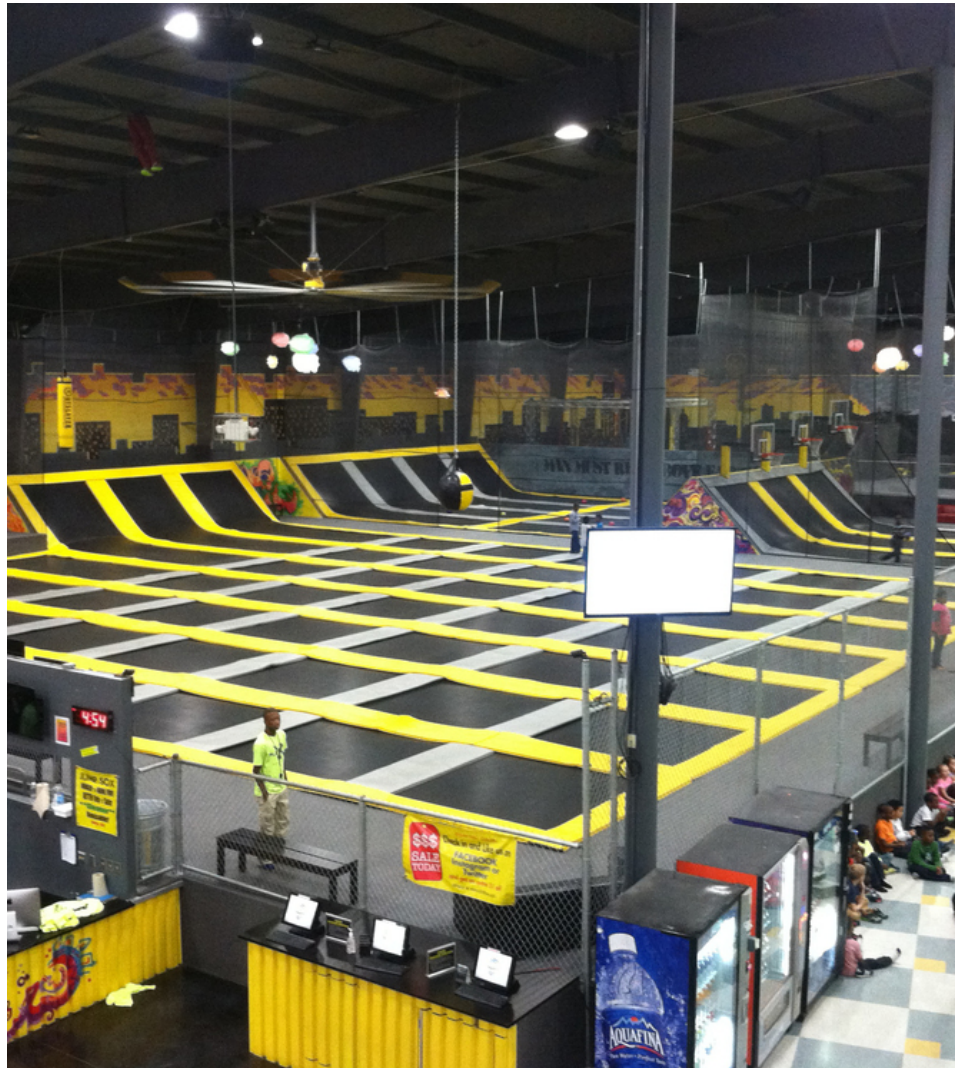
803.900.8020



## PROPERTY SUMMARY

<b>Sale Price:</b>	\$7,450,000
<b>Cap Rate:</b>	9.48%
<b>NOI:</b>	\$706,134
<b>Lot Size:</b>	6.43 Acres
<b>Building Size:</b>	85,800 SF
<b>Ceiling Height:</b>	26.0 FT
<b>Year Built:</b>	2004
<b>Renovated:</b>	2015
<b>Zoning:</b>	PUD
<b>Market:</b>	Northeast Columbia
<b>Cross Streets:</b>	Two Notch and Clemson Road
<b>Traffic Count:</b>	26,700

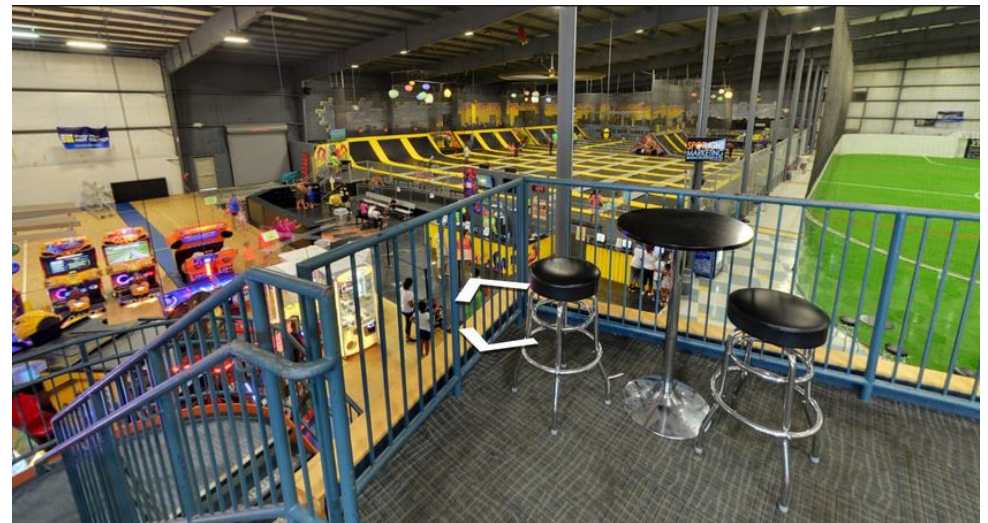




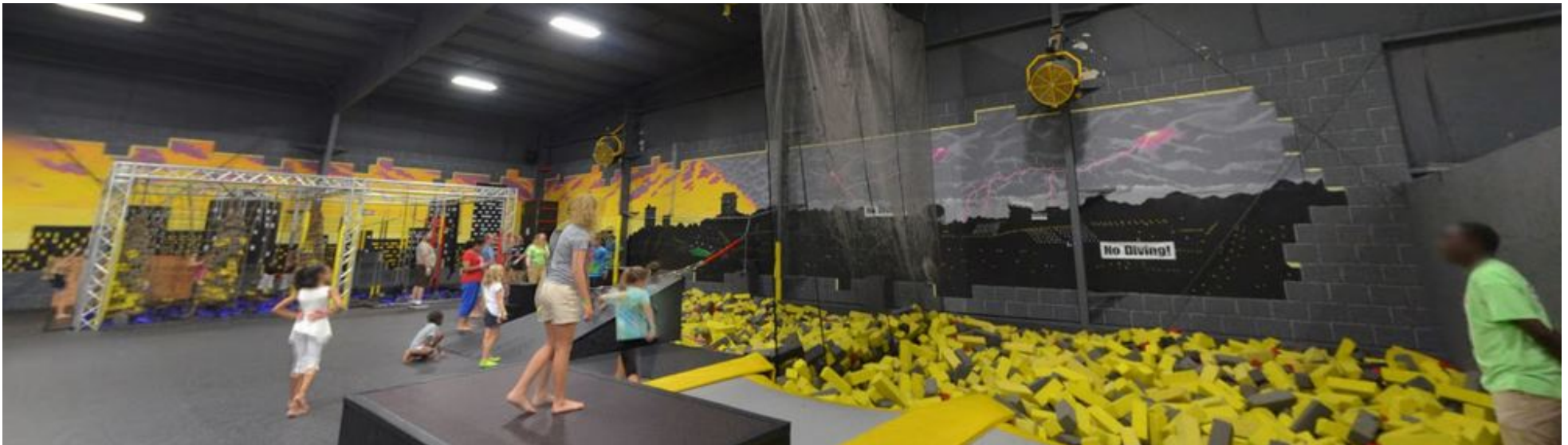




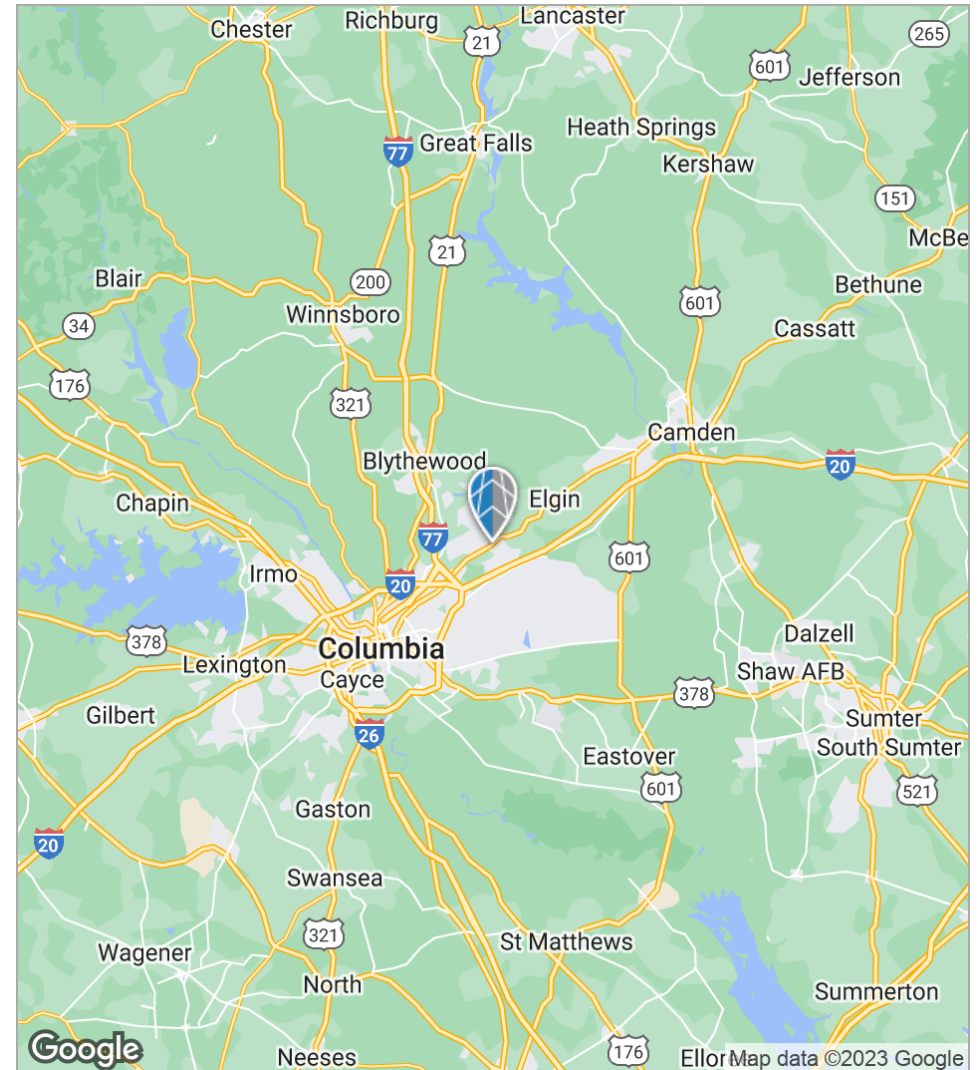
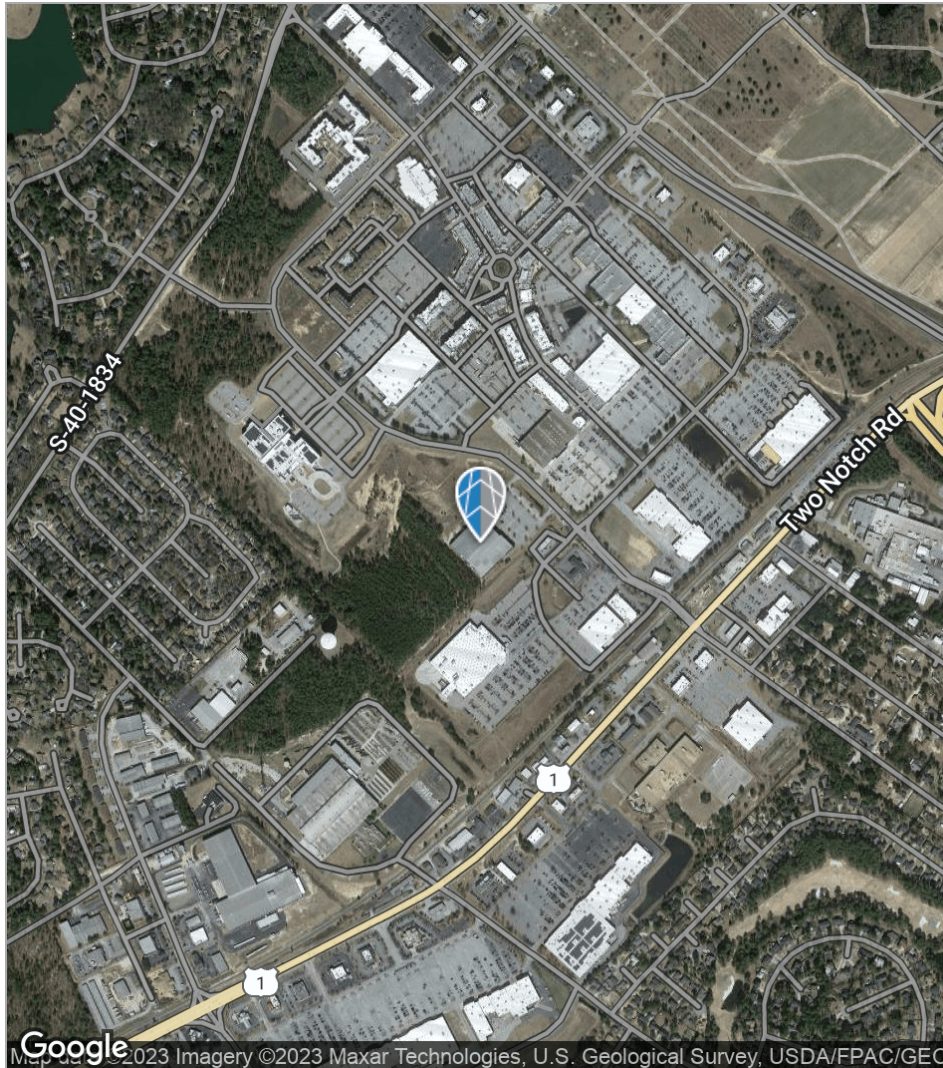


















741 Fashion Drive, Columbia, SC 29229

# SANDHILLS LIFESTYLE CENTER AERIAL



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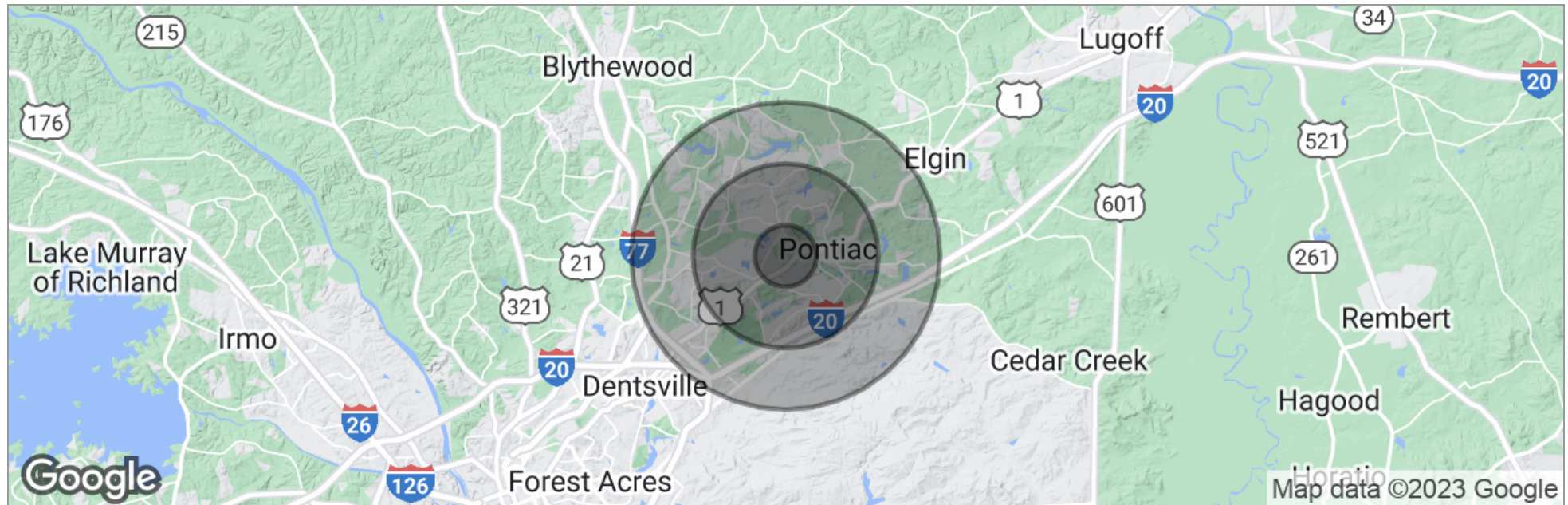
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	1 Mile	3 Miles	5 Miles
Total Population	4,472	48,902	89,548
Population Density	1,423	1,730	1,140
Median Age	38.1	35.6	34.9
Median Age (Male)	35.3	34.1	33.8
Median Age (Female)	40.7	36.8	35.9
Total Households	1,700	18,469	33,369
# of Persons Per HH	2.6	2.6	2.7
Average HH Income	\$82,183	\$86,270	\$81,592
Average House Value	\$378,155	\$250,601	\$236,317

\* Demographic data derived from 2020 ACS - US Census





## **SHERRI C. BURRISS** **Principal**



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### **Professional Background**

#### Areas of Specialization

Franchisee/Tenant Representation  
Shopping Center Leasing & Sales  
Office Leasing & Sales  
Site Selection  
Developmental Land Sales  
Investment Sales and 1031 Exchange

#### Professional Background

Sherri Burriss co-founded ROI Commercial, LLC in 2017 after spending almost 10 years as a senior broker for a large nationally affiliated CRE firm. She primarily specializes in the sale and leasing of shopping centers, retail and office buildings and related land. She has an array of experience working with Landlords, Investment Buyers, Tenants and Business Owners. Her specialties include: Franchisee/Tenant Representation, Shopping Center Leasing/Sales, Office Leasing/Sales, Site Selection, Land Development, and Investment Sales. With her previous experience in the public sector assisting state and local governments, Sherri's strategic planning background and problem solving skills provide an excellent resource for clients looking to align their overall business objectives with their real estate needs.

### **Memberships & Affiliations**

International Council of Shopping Centers (ICSC)  
Greater Columbia Chamber of Commerce  
Greater Lexington Chamber of Commerce  
CoStar Power Broker Award winner  
CCIM Candidate (Certified Commercial Investment Member)  
South Carolina Governor's School of Arts & Humanities - Board of Directors  
Partner of Radius Church, Lexington, South Carolina

### **Education**

Masters of Public Administration - University of South Carolina  
B.S.-Business Administration and Psychology - Erskine College