



OFFERING MEMORANDUM

THRIVING 20-PUMP EXXON GAS STATION AND RETAIL CENTER
GREENVILLE, SC | 5 SUITES | \pm 8,000 SF





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DOWNTOWN GREENVILLE - 5.6 MILES

WAL*MART
SUPERCENTER



DOLLAR TREE



GameStop
power to the players



Walgreens



WAFFLE
HOUSE

ZAXBY'S



Aaron's



SUBWAY

Advance
Auto Parts

SUBJECT PROPERTY



BRU*STER'S
real ice cream

WHITE HORSE ROAD



White Horse Road
31,645 VPD



CHERRYLANE DR

EXECUTIVE SUMMARY

6406 WHITE HORSE STREET, GREENVILLE, SC 29617

INVESTMENT OFFERING

Bull Realty is pleased to present this convenience store and gas station offered for sale in Greenville, SC. The $\pm 8,000$ SF convenience store, including 20 pumps, was built in 1995 and is located on a highly visible roadway with combined traffic counts of $\pm 32,033$ VPD. Brea High School is located 1.8 miles north of the property. Nearby national retailers include Walmart, Aldi, Ingles, Zaxby's, Planet Fitness, Taco Bell and McDonald's. There is a 5-mile radius population of $\pm 117,027$ with an average household income of \$74,274.

DO NOT CONTACT EMPLOYEES OR TENANTS OR WALK PROPERTY WITHOUT AN APPOINTMENT THROUGH LISTING BROKER.

INVESTMENT HIGHLIGHTS

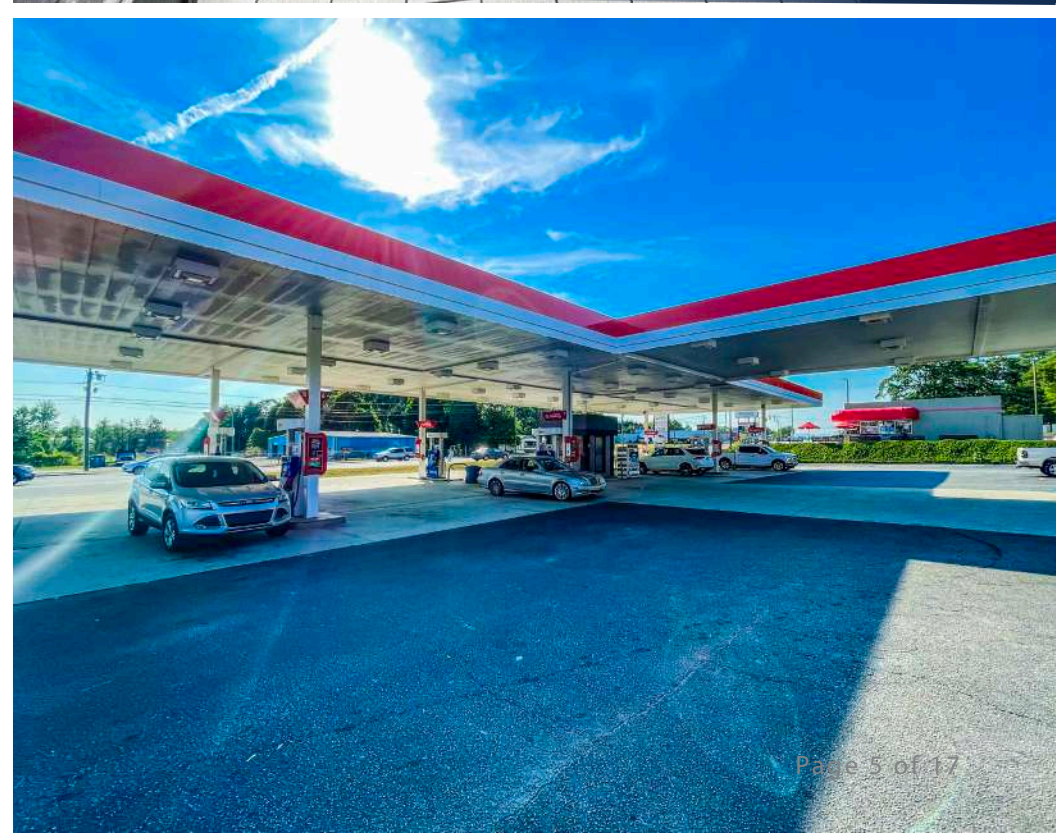
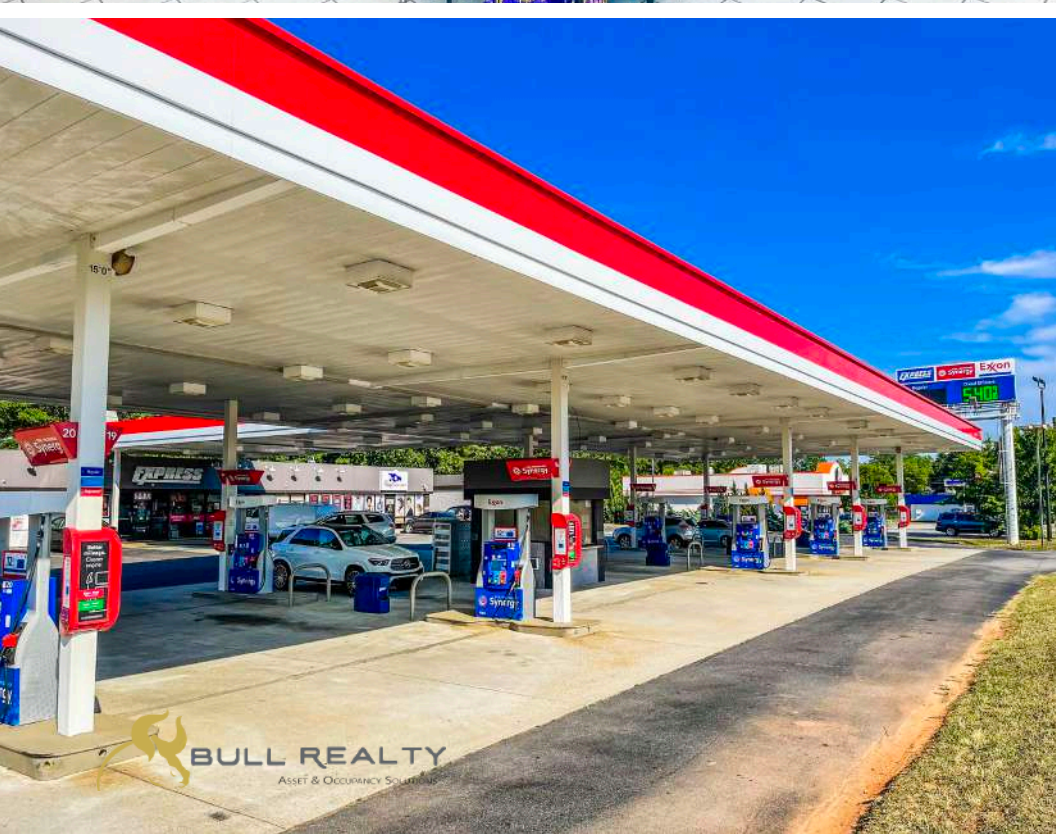
- ✖ Thriving 20-pump Exxon gas station and retail center in Greenville, SC
- ✖ The $\pm 8,000$ SF building currently consists of 5 suites including restaurant space and a $\pm 4,500$ SF convenience store
- ✖ Operation of the gas station and convenience store are available for an owner-occupant
- ✖ 100% occupancy with reliable tenants throughout the center
- ✖ Potential to expand building's footprint to add more retail space
- ✖ All spaces individually metered except common water (split between tenants)
- ✖ ± 1.68 -acre parcel | Originally developed in 1995 with Exxon Level 1 image
- ✖ 10-Year consignment contract signed in 2017
 - 3-Cent gas commission | 80/20 Credit card split | All pump maintenance covered | 10 New Wayne dispensers (20 fueling positions)
- ✖ Consistently on 'Best Cities to Live' lists, Greenville is one of the fastest growing cities in the country
- ✖ Great visibility and frontage on one of Greenville's busiest thoroughfares with 32,033 vehicles per day
- ✖ Located approximately 5 miles from Downtown Greenville and 1.5 miles from the dense retail corridor of Parker, SC on the way to I-85
- ✖ 5-mile radius population of $\pm 117,027$ with an average household income of \$74,274
- ✖ Bull Realty SC License #13327

PRICE | CONTACT BROKER

PHOTOS



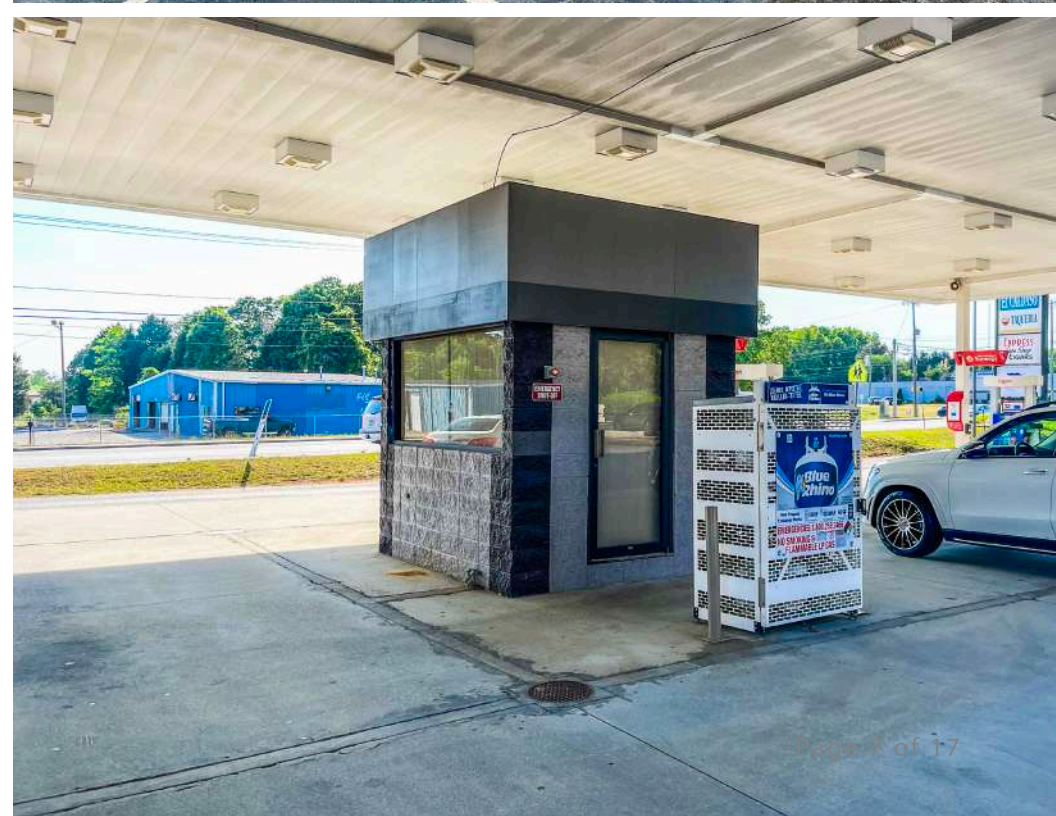
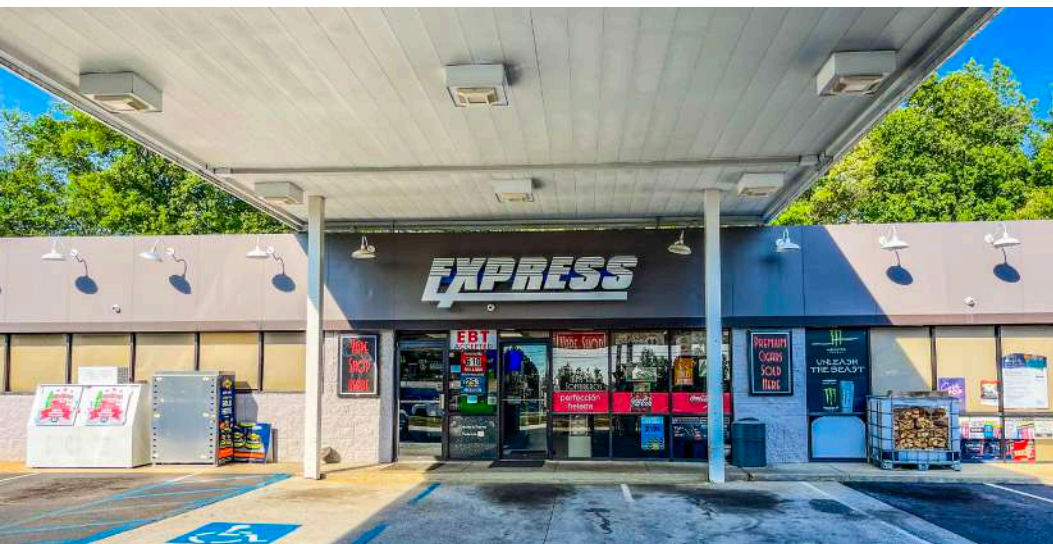
LARGE VAPE AND CIGAR AREA



PHOTOS



PHOTOS



MARKET OVERVIEW

ABOUT THE AREA

GREENVILLE, SC
THE
greenville
Everyone's
TALKING ABOUT

Nestled up against the foothills of the Blue Ridge Mountains in the heart of South Carolina's Upcountry, Greenville is situated just about halfway between Charlotte, North Carolina and Atlanta, Georgia. Greenville's friendly, thriving downtown pulses with things to do year-round. From one-of-a-kind shops, boutiques and art galleries to museums, tours and outdoor activities, Greenville is a welcoming retreat for visitors of every age and explorers of every type. Three hundred times a year, Downtown comes alive with events ranging from concerts and craft beers festivals to Artisphere and Euphoria, two of the nation's premier culinary and arts festivals.



#1

Friendliest City in
U.S.
(*Conde Nast
Traveler*)

± 700

Retailers within
Greenville County

#3

Top New Foodie
City in America

5

Colleges/Universities
in Greenville

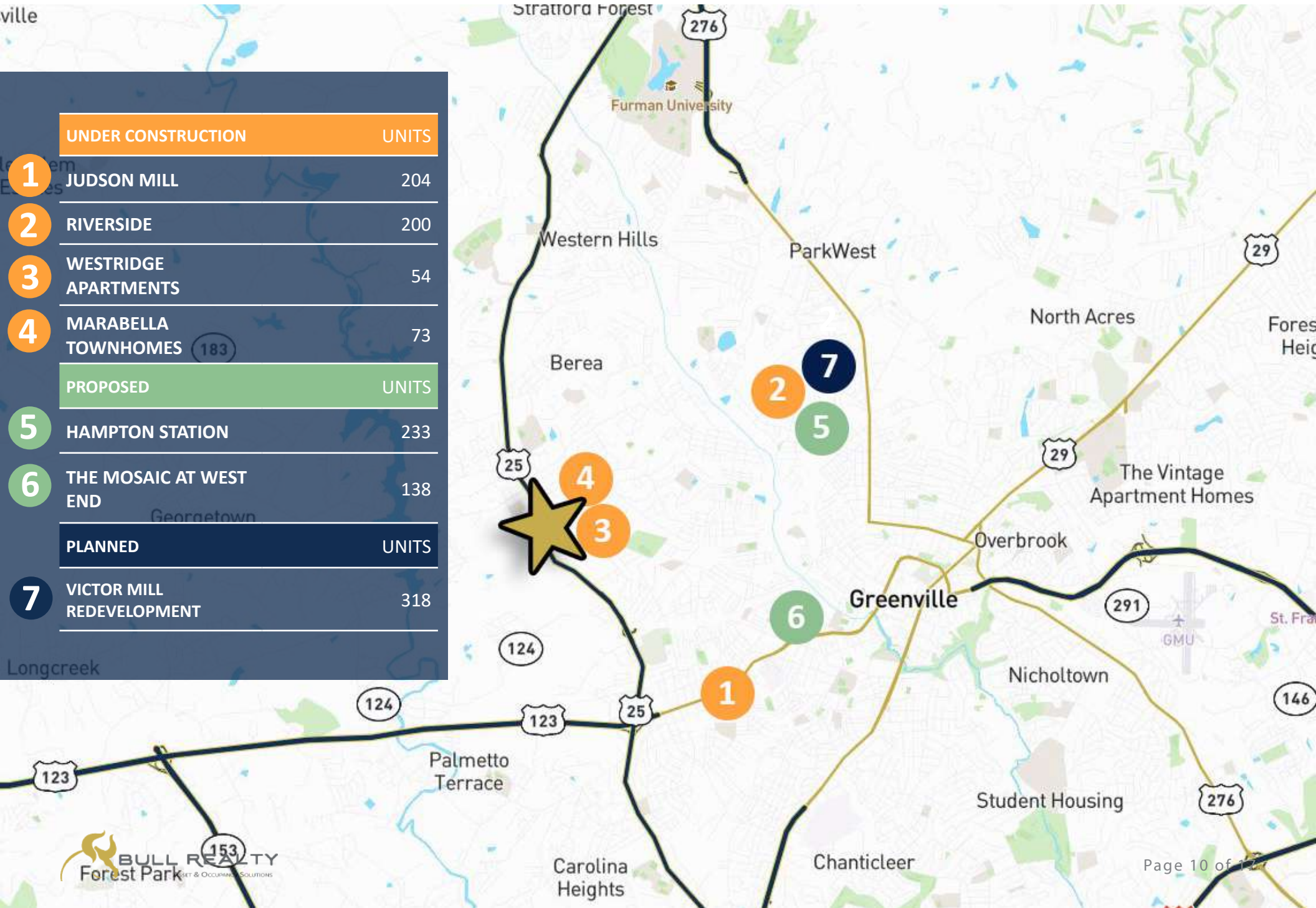
46

Public City Parks/
Greenspace

± 30,754

Daytime
Employees

MULTIFAMILY DEVELOPMENTS



	UNDER CONSTRUCTION	UNITS
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1	JUDSON MILL	204
2	RIVERSIDE	200
3	WESTRIDGE APARTMENTS	54
4	MARABELLA TOWNHOMES (183)	73

	PROPOSED	UNITS
--	----------	-------

5	HAMPTON STATION	233
6	THE MOSAIC AT WEST END	138

	PLANNED	UNITS
--	---------	-------

7	VICTOR MILL REDEVELOPMENT	318
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IN THE AREA

FURMAN UNIVERSITY

Furman University is a private liberal arts university in South Carolina with a current enrollment of ± 2,600 students. Founded in 1826 and named for the clergyman Richard Furman, Furman University is the oldest private institution of higher learning in South Carolina.



FALLS PARK AT THE REEDY

Recently ranked as one of the nation's "Top 10 U.S. Parks" along with Golden Gate Park and Central Park, Falls Park at The Reedy is the true hub of downtown activity and the gateway to the burgeoning West End. The park itself boasts a bustling network of pedestrian pathways that weave their way past cozy outdoor amphitheaters that host everything from concerts and festivals to Moonlight Movies and Shakespeare in the Park.



LIBERTY BRIDGE

Located in Falls Park at the Reedy the pedestrian-only Liberty Bridge is the only single-sided suspension bridge in the Western Hemisphere. This graceful span provides spectacular views of the expanding city skyline as well as the picturesque Reedy River Falls below.



THE PEACE CENTER

The Peace Center is the heart and soul of the performing-arts scene in Greenville. With its 2,100-seat concert hall, intimate 400-seat theater and riverfront outdoor amphitheater, this stunning complex has hosted more than its fair share of big-name productions. The Peace Center is also the "home stage" to five local companies. The Carolina Ballet, Greenville Chorale, Greenville Symphony Orchestra, International Ballet, and the South Carolina Children's Theatre all keep the spotlights blazing and fans clapping.



FLUOR FIELD

Built using antique bricks reclaimed from local mills and modeled after Boston's famous Fenway Park, Fluor Field at the West End is more than just home to the Red Sox single-A affiliate, the Greenville Drive. In truth, this 5,700-seat, family-friendly ballpark is a snapshot of what makes Greenville so special. Part old, part new, inviting yet pleasantly intimate and always packed with fun and excitement, Fluor Field proudly anchors the city's revitalized West End.



BON SECOURS WELLNESS ARENA

Nicknamed "The Well," Greenville's downtown Bon Secours Wellness Arena is a world-class, 15,000-seat sports and entertainment venue that rocks and rolls with the best of them. From major music acts to the circus to monster truck jams and more, the hottest acts in entertainment put The Well on their calendars each year. The arena also serves as the home ice for the Greenville Swamp Rabbits hockey team.



IN THE AREA



146 MILES FROM ATLANTA, GA

110 MILES FROM CHARLOTTE, NC

109 MILES FROM COLUMBIA, SC

167 MILES TO KNOXVILLE, TN

37 MILES FROM SPARTANBURG, TN

DEMOGRAPHICS

ESRI 2021



POPULATION

5 mile
44,984

5 miles
117,027

10 miles
327,143



HOUSEHOLDS

3 mile
17,044

5 miles
46,976

10 miles
132,572



AVG. HOUSEHOLD INCOME

3 mile
\$50,724

5 miles
\$74,274

10 miles
\$79,523

BROKER PROFILES



MICHAEL WESS, CCIM

Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x150

Michael Wess' passion for the consultation and sale of commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program, consistently ranked in the top five nationally. While there, Michael also received two other degrees in finance and international business and a minor in Spanish while participating on UGA's rugby team and various philanthropic organizations.

Michael joined Bull Realty in 2016 and began building his brokerage practice based on integrity, superior client service, and exceptional results. In 2018 alone, Michael closed 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm. Since 2018, Michael Wess and Andy Lundsberg teamed up and sold over \$200 million in over 100 transactions.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance, and economics. He is a pinned designee of the prestigious Certified Commercial Investment Member (CCIM) Institute, commercial real estate's global standard for professional achievement and is an active member of the Atlanta Commercial Board of Realtors (ACBR).

Michael is also a 'big brother' in the Big Brothers Big Sisters organization. He enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.



ANDY LUNDSBERG

Partner, Bull Realty
Andy@BullRealty.com
404-876-1640 x107

Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 7 years in a row with gross sales over \$250 million over the last four years, and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on-site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

Organizations:
National Association of Realtors-Georgia
Atlanta Commercial Board of Realtors
Young Council of Realtors (YCR)
Million Dollar Club (2008 - Present)



MICHAEL BULL

CEO, Bull Realty
Michael@BullRealty.com
404-876-1640 x101

Michael Bull, CCIM, founder and CEO of Bull Realty is an active commercial real estate broker licensed in nine states who has assisted clients with over 6 billion dollars of transactions.

Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. On top of industry leading disposition services, the firm provides client focused acquisition, project leasing, tenant representation and advisory services in each property sector.

You may have seen Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is enjoyed by over 60,000 industry participants around the country. Economists, analysts, and industry leaders join Michael each week to share market intel, forecasts, and strategies. The show is available on-demand on YouTube, Apple Podcasts, and CREshow.com.

Michael speaks at commercial real estate events around the country. His involvement with professional organizations includes CCIM, National Association of REALTORS, Atlanta Leaders Group, Real Estate Group Atlanta, and the National Federal Development Association (NFDA).

Michael personally leads a team assisting clients with the acquisition and disposition of U.S. office buildings. His team closed \$400 million in office building sales last year.

Michael's hobbies include music, comedy, motorcycling, and performance boating.



ABOUT BULL REALTY

Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta. The firm was founded in 1998 by Michael Bull on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

Bull Realty has become known as an innovative leader in the industry, providing a powerful platform of services. The firm utilizes a productive team approach of well trained and well supported brokers, working together to provide unprecedented value for clients.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on Apple Podcast, all major podcast sites, YouTube and www.CREshow.com.

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and brokers Bang Realty and Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 6406 White Horse Road, Greenville, SC 29617 Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, tenants, lender, vendors, insurers, employees or customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of South Carolina.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Please email executed agreement to Michael@BullRealty.com.

Accepted and agreed to this _____ day _____ of , 20____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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**[SIGN CONFIDENTIALITY
AGREEMENT ONLINE](#)**

