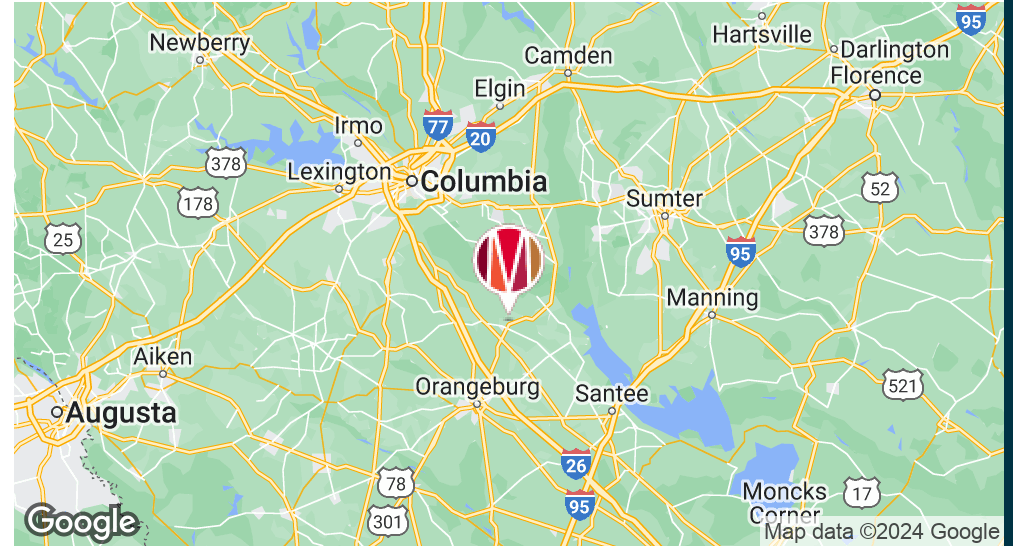


2616 COLONEL THOMSON HIGHWAY, ST. MATTHEWS SC 29135



OFFERING SUMMARY

Sale Price:	\$1,395,000
Main Building Size:	4,331 SF
Mini Self-Storage:	30 Units
Lot Size:	1.3 Acres
Revenue:	\$669,000 Actual 2022
Gross Margin:	35%
Net Operating Income:	\$256,000 Actual 2022

LOCATION OVERVIEW

Carson's Farm & Garden is located on the northeast side of St. Matthews, on the heavily travelled main artery (US 601 - Colonel Thomson Highway) that traverses through town. It is across the street from Blanchard Equipment (a large John Deere dealership) and surrounded by many other business.

The Town of St. Matthews is located in Calhoun County, South Carolina United States of America. It is the County seat of Calhoun County. It offers a small southern town appeal just 32 miles south of the State Capital (Columbia) and less than 10 miles from Interstate 26. US route 601 passes through the Town, leading northeast 51 miles to Camden and southwest 13 miles to Orangeburg. SC Highway 6 crosses US 601 in the center of Town and leads west 7 miles to Interstate 26 and southeast 22 miles to Interstate 95 near Santee.

PROPERTY HIGHLIGHTS

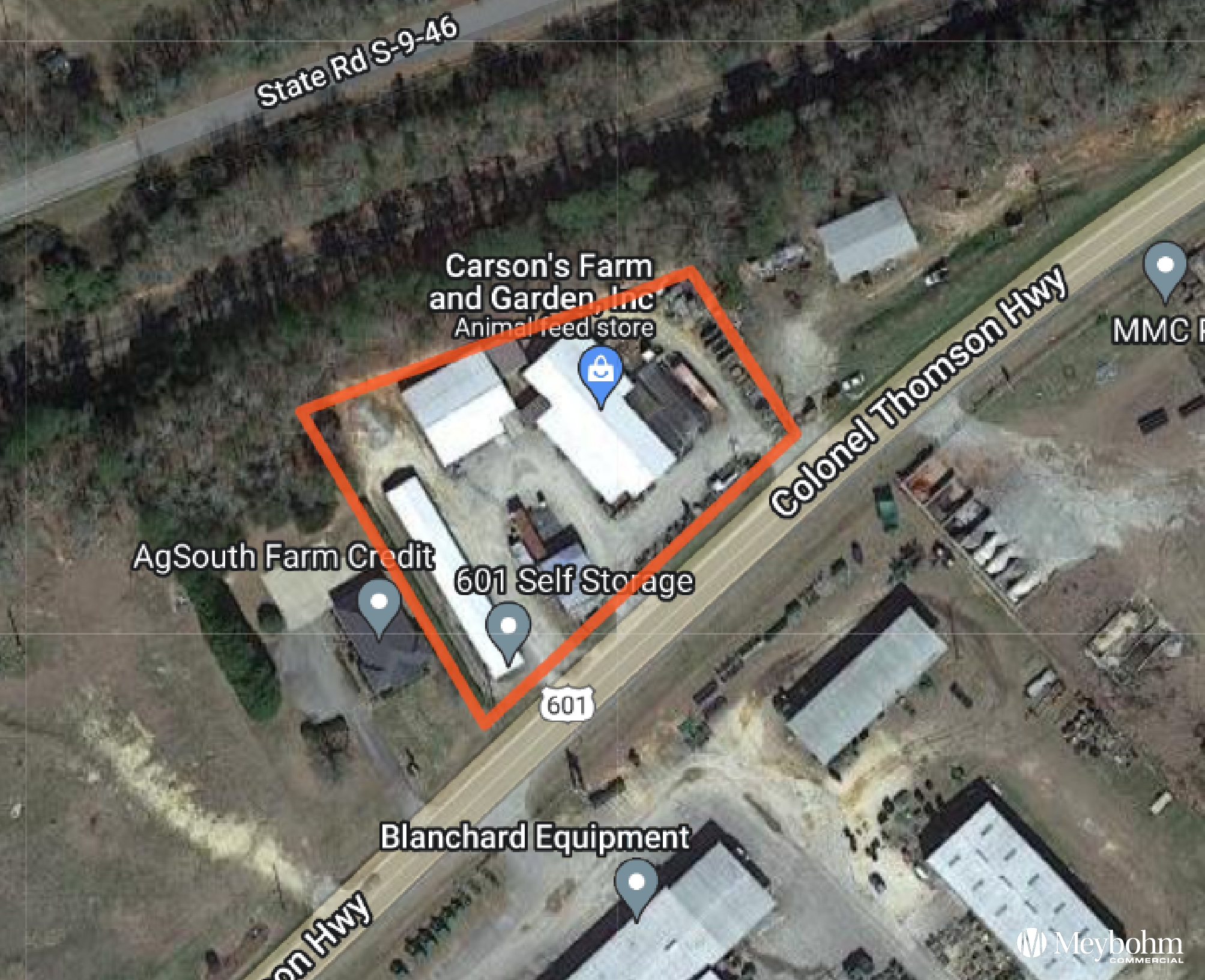
- Stable Business & Real Estate
- Heavily Travelled Road
- Retail Store and Self-Storage
- Multiple Buildings and Sheds

2616 COLONEL THOMSON HIGHWAY, ST. MATTHEWS SC 29135



PROPERTY DESCRIPTION

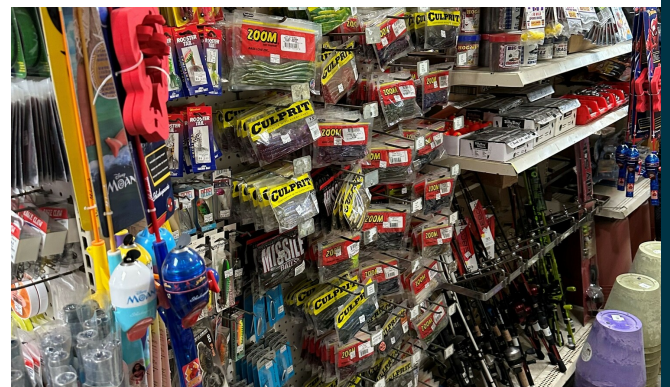
A unique opportunity exists to own a thriving Farm and Garden store in St. Matthews, SC that has been in business for 36 years. The buyer can purchase the land and building improvements as well as the on-going business which has numerous income streams. First is a self-storage building consisting of 30 (10X12) units that stays 85% occupied all year long. In addition, they have a very wide range of products that will fill your every outdoor need. Some of these include all types of lawn and garden supplies, wire and fencing, animal health supplies and dog kennels, hunting and fishing supplies including bait, chain link fence materials including gates from four feet to twenty feet. They also have driveway culvert and drain pipes, crush and run, granite rock, rip rap and top soil, compost, railroad ties, guns, shells and bullets, lawnmower supplies, wild animal traps as well as a propane gas filling station. Carson's Farm and Garden is truly a one-stop shop for their customers, many who drive 100 miles and more just to shop at their store where they receive friendly hands-on service from the original owners, the Carson brothers. The price is for the real estate. The inventory and some equipment are negotiable. The sellers will consider short-term financing.





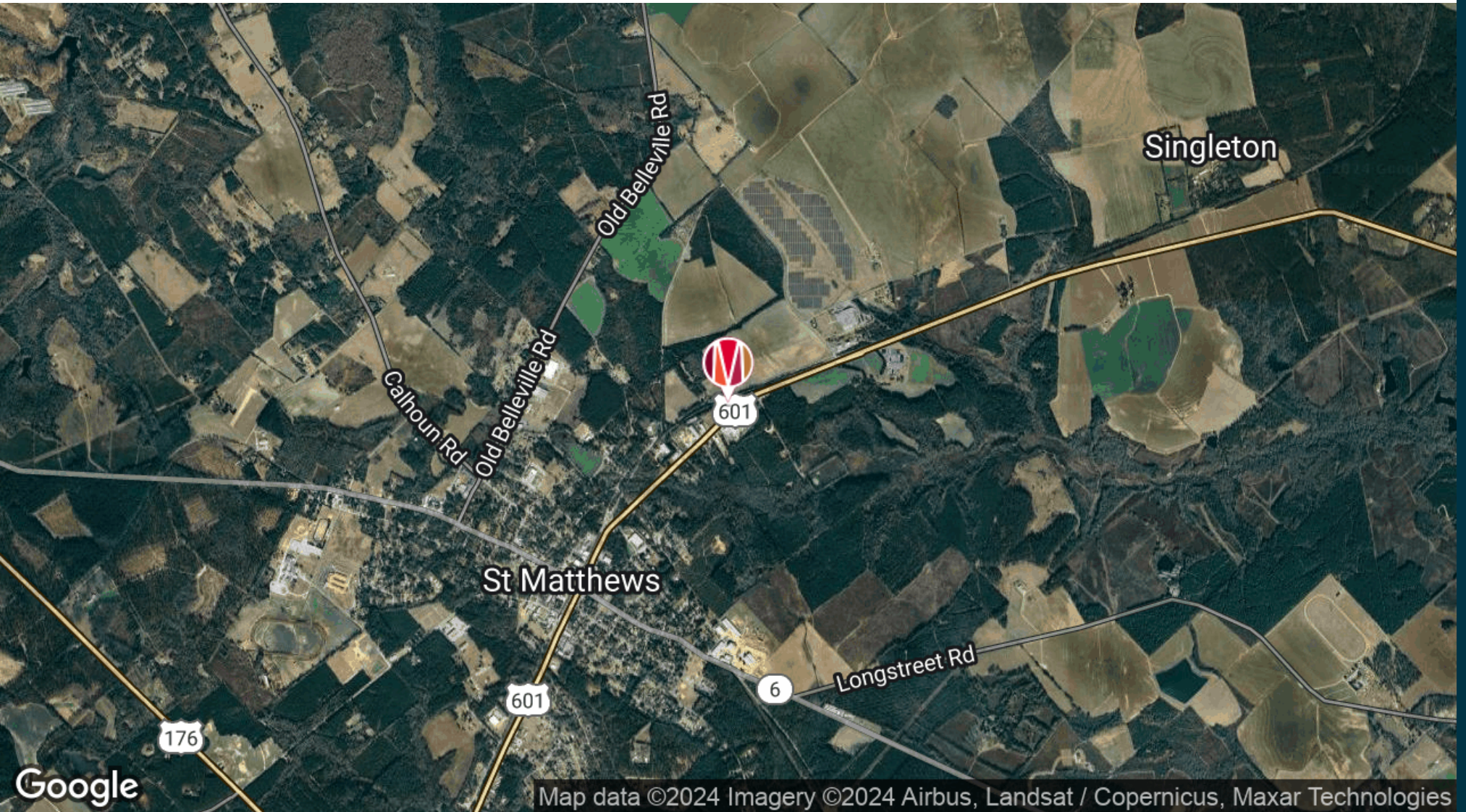








LOCATION MAP



RETAILER MAP

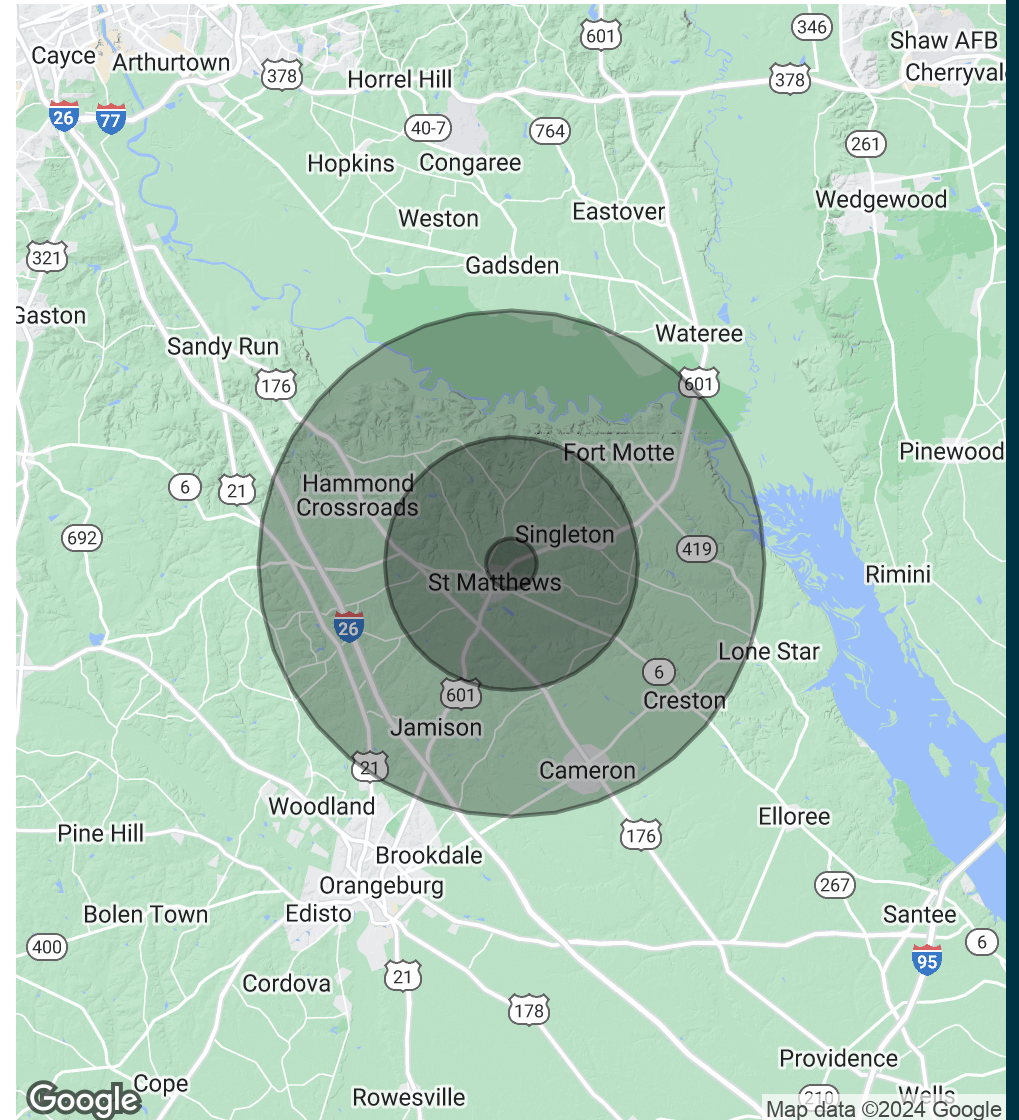


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	198	3,986	12,902
Average Age	45	46	45
Average Age (Male)	43	44	44
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	79	1,657	5,489
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$61,735	\$71,226	\$72,714
Average House Value	\$187,136	\$196,976	\$207,484

Demographics data derived from AlphaMap





DEAN NEWMAN

Vice President, Associate Broker

Dnewman@Meybohm.Com

Cell: 706.339.4379

PROFESSIONAL BACKGROUND

After receiving a degree in Business Administration - Marketing from Augusta College, Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 5 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In January 2005, he joined Meybohm Commercial Properties where he is currently Vice President/Associate Broker and focuses most of his attention on the Aiken, South Carolina market. He is also a licensed real estate instructor since 2015. Dean is an active member of Abilene Baptist Church where he has served in numerous capacities over 35 years. He and his wife have two adult children who are each married and four grandchildren.

EDUCATION

BBA - Marketing from Augusta College

MEMBERSHIPS & AFFILIATIONS

Aiken Board of Realtors

SC #49942 // GA #281453

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com