

Charleston MSA



Sean Glickman, CCIM, with the Milano–Glickman Retail Team and Managing Director at Colliers International is proud to offer for sale the Shoppes of Walterboro, a 53,330 square foot Walmart Supercenter shadow anchored shopping center located in the **Charleston MSA of South Carolina**. The property is 94% occupied with an excellent tenant mix, 76% of which is comprised of national brands. This is an excellent opportunity to acquire a stabilized asset that serves the greater community as the dominant retail hub.

- › Walmart shadow anchored
- › 76% national brands and 43% web-resilient tenants
- › Strategically located necessity retail with regional draw
- › Value add potential with rents below market
- › Charleston is one of the most desirable MSA's in the US
- › Recently constructed master planned development
- › Additional value add thanks to favorable existing debt
- › Double digit cash on cash return day one

CALL FOR OFFERS - JUNE 14TH

ASKING PRICE: \$8,900,000

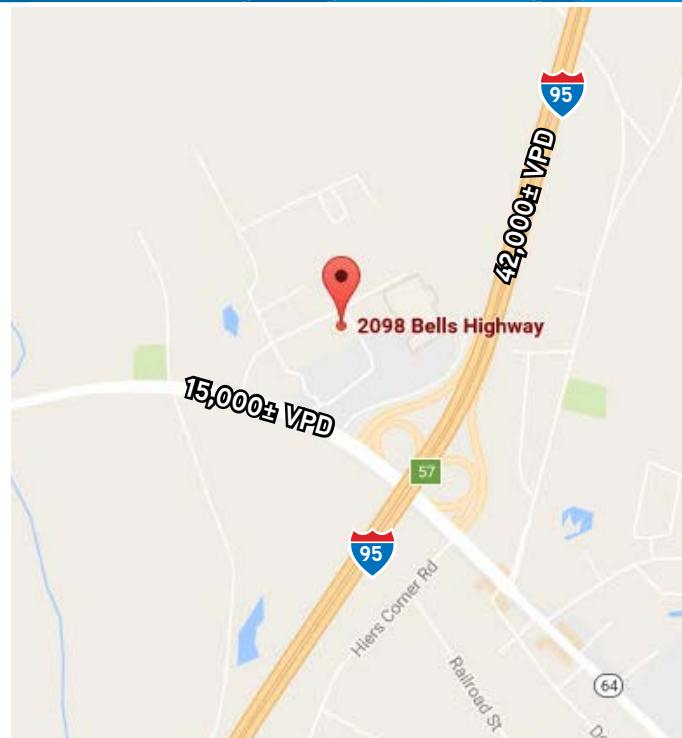
CAP RATE: 7.32%



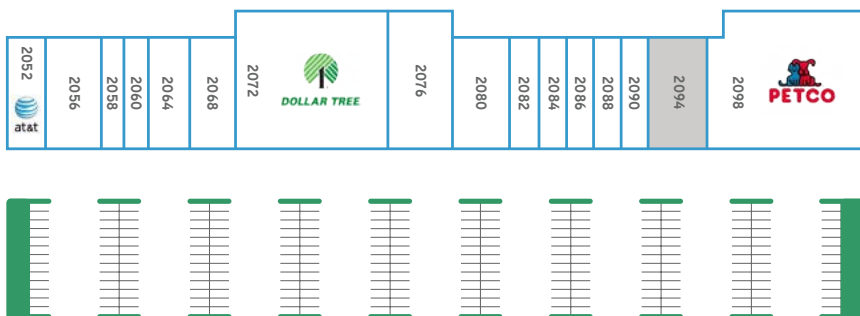
COLLIERS INTERNATIONAL
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Address	2098 Bells Highway Walterboro, SC 29488
GLA	53,330 SF
Lot Size	7.40± AC
Year Built	2007
Occupancy	94%
Traffic Count	I-95: 42,000± VPD Bells Hwy: 15,000± VPD
Units	16
Tenants	Petco (10,000 SF) Dollar Tree (8,000 SF) Shoe Show (4,330 SF) CATO (4,160 SF)
Parking	332 free surface spaces
Property Website	https://www.crex.com/properties/31488/shoppes-of-walterboro



SITE PLAN



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