



**FOR SALE**  
**NNN Investment Property**

**8110 White Horse Road**  
**Greenville, SC 29617**



## Investment Summary

### Offering Summary

- Price: \$1,715,000
- Cap Rate: 7.0%
- Current NOI: \$119,806

### Property Summary

- 8110 White Horse Road, Greenville SC 29617
- Greenville County
- Tax Map # : B006000101401
- Building Area : 16,975 SF
- Land Area : 1.84 AC
- Re-constructed 2013



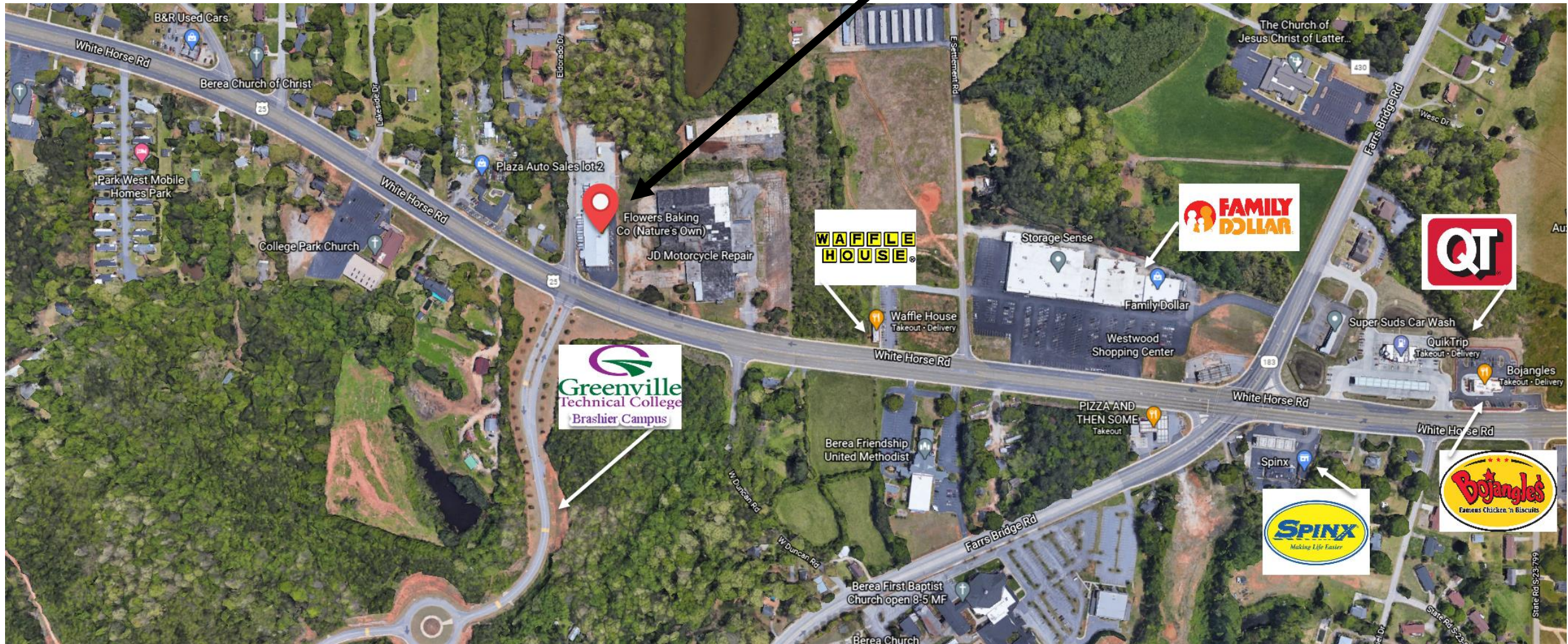


## Investment Highlights

- Historically recession proof tenant with investment grade BBB rating
- NNN Lease. Landlord responsible for roof and structural components
- +/- 7+ years remaining on current lease term
- 10% rent increase in June 2023
- Two, 5-year options to renew with 10% rent increases in each option period

Location of Flower's Baking Co distribution hub for Greenville area since mid-1980's. Tenure of location due to favorable lease terms and strategic location serving market. Store sales consistently ranked in top 5 compared to 300+ similar locations.







## Flowers Foods

Flowers Foods (NYSE: FLO) headquartered in Thomasville, GA, is one of the largest producers of packaged bakery foods in the United States. The company operates 46 highly efficient bakeries that produce a wide range of bakery food for retail and food service customers.

The company maintains some of the most efficient and technologically advanced bakeries in the country and has a team of outstanding employees and associates. Fresh breads, buns, rolls, snack cakes, and tortillas are available to more than 85% of the U.S. population through the company's direct-store delivery (DSD) network.

In fiscal year 2019, Flowers Foods had sales of \$4.1 billion.  
<https://www.flowersfoods.com/company/about-flowers-foods>



**46**

Bakeries in 18 states

**2nd**

Largest U.S. producer of  
packaged bakery food

**\$4.1B**

2019 Sales

## **Mike Kiriakides, CCIM**

KDS Founding Partner & Broker in Charge

Contact Mike Today



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### **Local Market Experts Make All The Difference**

Since 2001, KDS Commercial Properties has been serving clients with a more personalized approach to real estate solutions in the Upstate of South Carolina. From brokerage and investments to development and commercial property management we're proud to deliver a wide range of real estate services with the integrity you expect and the professionalism you deserve.

With over 100 years of combined leadership experience and market expertise, and a commitment to serving this community we call home, we don't just offer a diverse portfolio. We provide trusted guidance and local connections that open doors - and opportunity - for your next real estate venture. And because every client's need is different, you can count on us to listen to what makes yours unique. It's how we've always done business because at KDS, your business is our business.

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