

**FOR SALE**

# ABSOLUTE NNN LEASE

1601 POINSETT HIGHWAY  
GREENVILLE, SC 29609

BANK OF AMERICA BRANCH  
NEW 5 YEAR TERM



GARY KIRBY  
864.650.5556

All information deemed reliable, but not guaranteed.

KDS   
**CAINE**  
COMMERCIAL REAL ESTATE



### AVAILABLE SPACE

**Address:** 1601 Poinsett Highway  
Greenville, SC 29609

**Sales Price:** \$2,070,000 (4.75% Cap)

**Available SF:** 2,992 SF on .51 Acre

### OFFERING SUMMARY

- **Tenant Name:** Bank of America
- **Signator/Guarantor:** Bank of America, National Association (Corporate)
- **Lease Type:** Absolute NNN
- **Landlord Responsibilities:** None
- **Rent Commencement Date:** 10/1/2005 (Recently Exercised 3rd Renewal, 3 - 5 yr Options Remaining)
- **Current Remaining Term:** 5 Year Extension
- **Current Annual Rent:** \$98,300 (12% Increase Every 5 Years)
- Located in busy Cherrydale area banking hub including Wells Fargo, Truilent, First Citizens & Chase
- Added Value of .51 Acre lot on breakfast-side of the road in expanding Poinsett Highway Corridor



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# PROPERTY PHOTOS

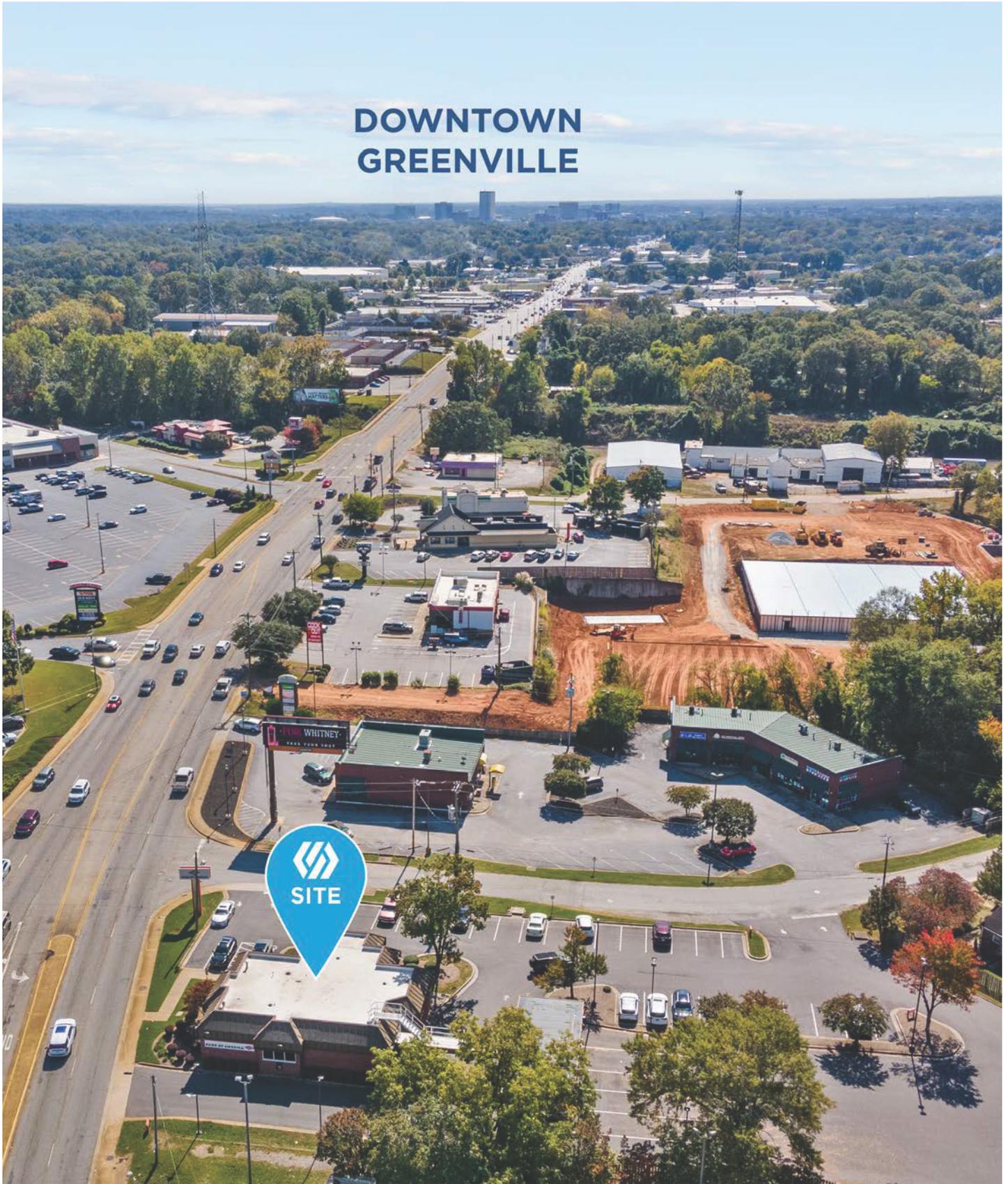


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# DOWNTOWN GREENVILLE



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# LOCATION



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## WHY GREENVILLE?

### IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

### TRUST THE EXPERTS

**#3 Friendliest City**

*Southern Living*

**#4 Best Places to Live in the United States**

*U.S. News and World Report*

**The Coolest Small Cities in the U.S.**

*Thrillist Travel*

**Best Places for Young Professionals in South Carolina**

*Niche.com*

**Best Small Towns in America: Best for Good Eats**

*Men's Journal*

**Top 10 America's Next Great Food Cities**

*Food & Wine*



## LOCATION, LOCATION, LOCATION

**1.6 Million People**

10 Upstate SC Counties

**More Than 575**

International Companies

**#3 GDP Worldwide**

At \$6.0T, the Southeast United State GDP Ranks #3 in the World.1

**160 New Locations**

More than 160 companies have announced new locations in the Upstate over the last 5 years.



## A CRITICAL MANUFACTURING HUB



## SOUTH CAROLINA IS OPEN FOR BUSINESS

**#1**

State for Manufacturing in 2022  
*Site Selection Group*

**#2**

State for Doing Business  
*Area Development*

**#1**

Fastest Growing State  
in the U.S.



**REAL RELATIONSHIPS, NOT JUST REAL ESTATE**

**VERDAE OFFICE**

340 Rocky Slope Road  
Suite 302  
Greenville, SC 29607

**DOWNTOWN OFFICE**

117 Williams Street  
Greenville, SC 29601

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All property information is subject to change or withdrawal without notice.