



CONCORD PROPERTIES

EXCLUSIVE OFFER
2399 EAST MAIN STREET
SPARTANBURG, SC



MILLIE MCARDLE
704.405.9400 EXT 2
MILLIEMCARDLE@CP-NC.COM
WWW.CONCORDPROPERTIES.COM

FOR SALE



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1338 HARDING PLACE, SUITE 100, CHARLOTTE, NC 28204

FOR SALE

2399 EAST MAIN STREET

SPARTANBURG, SC

INVESTMENT HIGHLIGHTS

Price:	\$2,230,000
Building Size:	4,500 square feet
CAP Rate:	9.25%
Year Built:	2008
Property Size:	1.19+/- acres

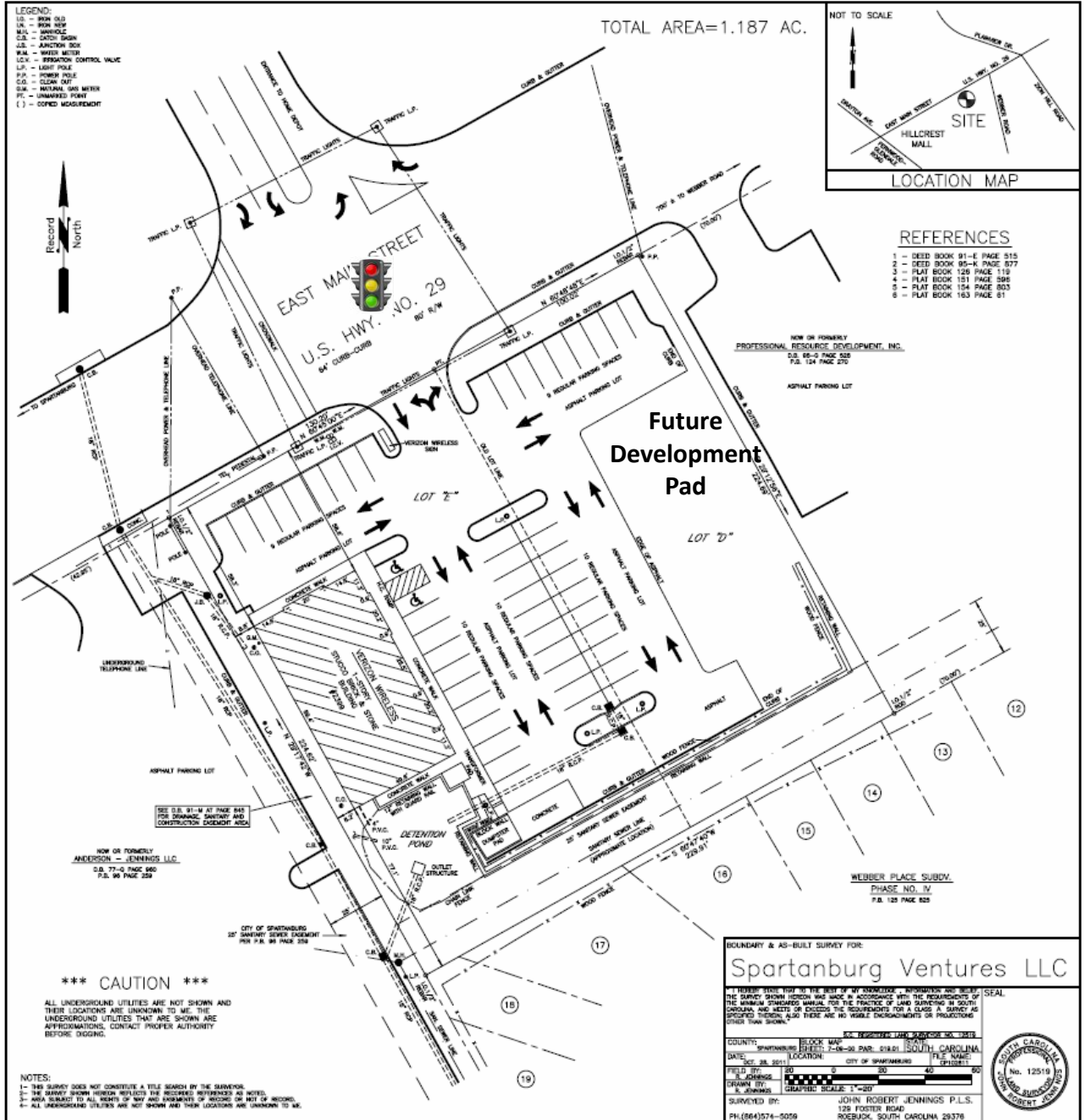
LEASE SUMMARY

Tenant:	Verizon Wireless
Lease Guarantor:	Cellco Partnership Corporate Guarantee
Lease Terms:	10 years initial term
Lease Extensions:	2 – 5 year options to renew
Lease Escalations:	10% rent increases each 5 years
Lease Commencement:	September 1, 2008
Lease Expiration:	August 31, 2018
Lease Term Remaining:	5 years remain on initial term
Landlord Responsibility:	Roof & Structure



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