



MITCHELL PLAZA SHOPPING CENTER

201-221 W. COLUMBIA AVE, BATESBURG, SC 29006

AQRE Advisors is pleased to present opportunity to acquire Mitchell Plaza. The property is located at 201-221 W. Columbia Ave, Batesburg, SC 29006 ("Property"). The ±46,899 SF multi-tenant shopping center is situated on ±6.32 acres of land and is 25% occupied. The center has tremendous upside with one vacancy of 35,032 SF and a diverse tenant mix including Little Caesars Pizza, Strong Body Fitness and more.



BUILDING SIZE

±46,899 SF



OCCUPANCY

25%



LAND SIZE

±6.32 AC

INVESTMENT HIGHLIGHTS

The Subject Property is 25% occupied with a pro-forma NOI of \$407,401. The property offers a potential Investor the opportunity to acquire a value-add shopping center in the growing market of Batesburg, South Carolina.

The center has a WALT of approximately 2.3 years with the majority of the tenants having long standing operating history of 5+ years at this location.

Mitchell Plaza is strategically positioned on W Columbia Ave. The Property has approximately 400 feet of frontage on W Columbia Ave which sees approximately 9,100 Vehicles Per Day.

CONTACT

KYLE SIMON

Vice President

248-921-6730

KSIMON@AQREADVISORS.COM

SHANE FUHRMAN

Associate Advisor

248-308-6944

SFUHRMAN@AQREADVISORS.COM

