

349 - 359 W. EVANS ST., FLORENCE, SC

NEW STUCCO FRONT FACADE



10,326+- SF BUILDING

349 A - Available (1,075 sf) Last used as a salon
349 B - Available (2,100 sf) Second level space

351 - National Tax Service (979 sf)
Leased by Kenneth Basha
Tenant since September 1986
Gross lease

353 - State Farm Insurance Co. (1,482 sf)
Tenant since September 1986

355 - Anchor Finance of Florence (1,567 sf)
Division of Regional Finance of SC
Tenant since March 1998
Current lease term expires April 30, 2011

357 - World Finance of Florence (1,374 sf)
Division of World Finance Corp of SC
Division of World Acceptance Corporation
Tenant since February 1999
Current lease term expires April 30, 2013

359 - Southern Finance (1,703 sf)
Division of Southern Management Corporation
Tenant since September 1986
Current lease term expires December 31, 2016
Lease is NNN
2.5% annual rent increases starting Jan, 2011



SALES PRICE: \$479,000

CAP 11.24%

2010 PROJECTED NOI: \$53,841

BRAD TOY

864-640-7429

CHUCK LANGSTON

864-230-4302

LANGSTON BLACK
REAL ESTATE, INC.

P.O. BOX 2167

GREER, S.C. 29652

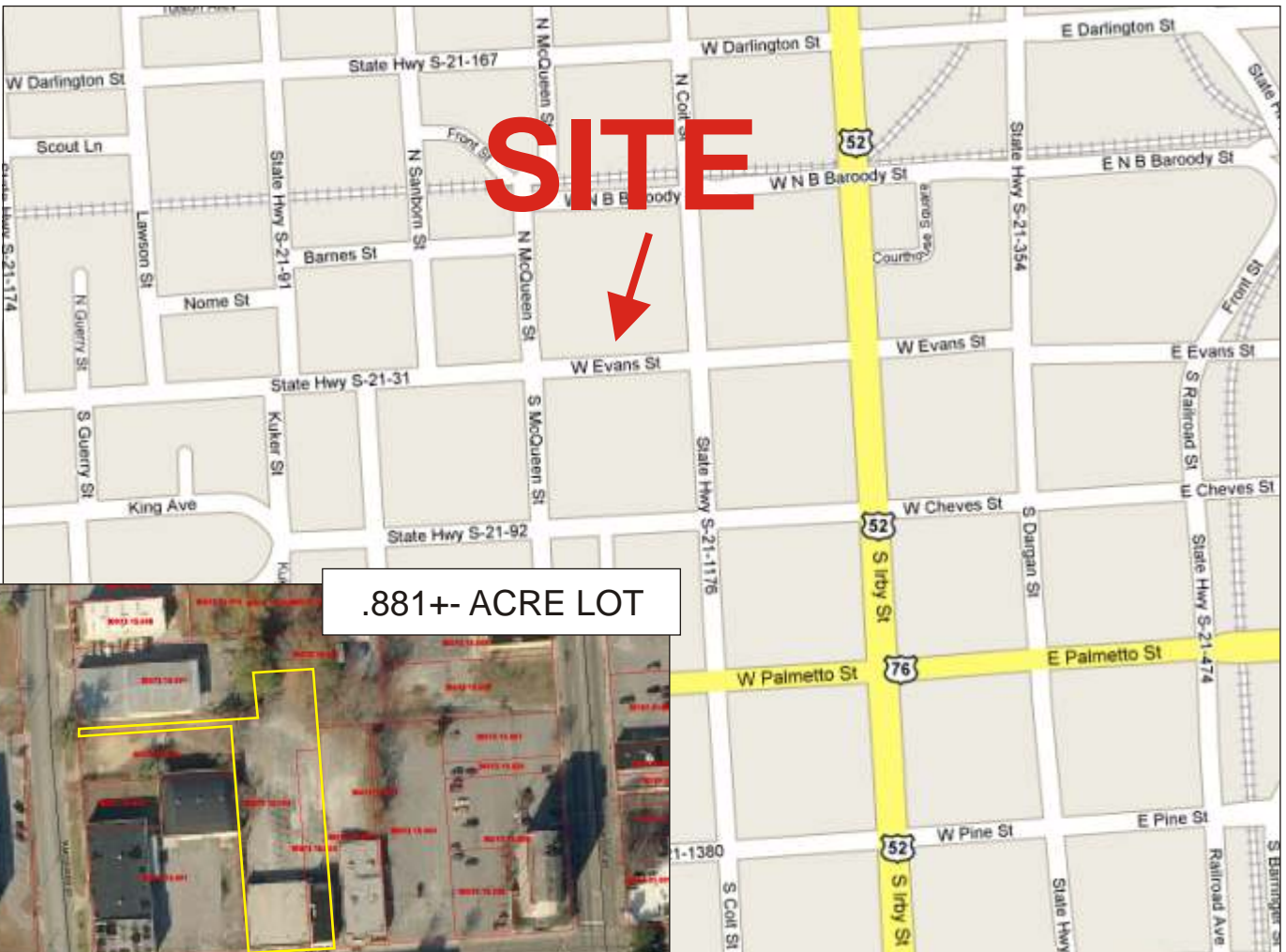
BUS: 864-848-9070

285

www.langston-black.com



SITE



SITE

.881+- ACRE LOT



TAX MAP 90073-15-002 AND 003