

WALMART NEIGHBORHOOD MARKET

1355 Knox Abbott Drive | Cayce, SC
OFFERING MEMORANDUM



COLLISON CAPITAL

Walmart Neighborhood Market

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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFERING SUMMARY

PRICE	\$7,608,696
CAP RATE	4.60%
NOI	\$350,000
LANDLORD RESPONSIBILITIES	None
TENANT	Walmart Neighborhood Market
LEASE TYPE	Ground Lease
LEASE TERM REMANING	10

PROPERTY SUMMARY

ADDRESS	1355 Knox Abbott Drive Cayce, SC 29033
COUNTY	Lexington
BUILDING SF	41,921
LAND ACRES	5.71
YEAR BUILT	2015
PARCEL NUMBER	00465401084
CONVENIENCE STORE + FUEL	Yes





INVESTMENT

Investment Overview

- ❖ Collison Capital is pleased to present a Walmart Neighborhood Market located at 1355 Knox Abbott Dr. in Cayce, SC. Built in 2015 and situated on 5.71 acres of land, the Walmart Neighborhood Market is comprised of 41,921 square feet of retail space which includes a drive-thru pharmacy and a convenience store with fuel. The Walmart Neighborhood Market property provides an investor with the opportunity to acquire a well-located asset within the larger Columbia MSA that is leased to an investment grade tenant on its initial term. This Walmart Neighborhood Market is subject to a 20-year absolute triple net (NNN) ground lease with 10 years remaining and 16 5-year options each with 5% rent increases.

Investment Highlights

- ❖ Ground Lease with over 10 years of remaining of initial term
- ❖ Tenant has an Investment Grade Credit Rating "AA" - S&P/Fitch (NYSE:WMT)
- ❖ Sixteen (16), five-year tenant renewal options w/ 5% increases at each option
- ❖ Less than 4 miles from the University of South Carolina and Columbia - the State Capital



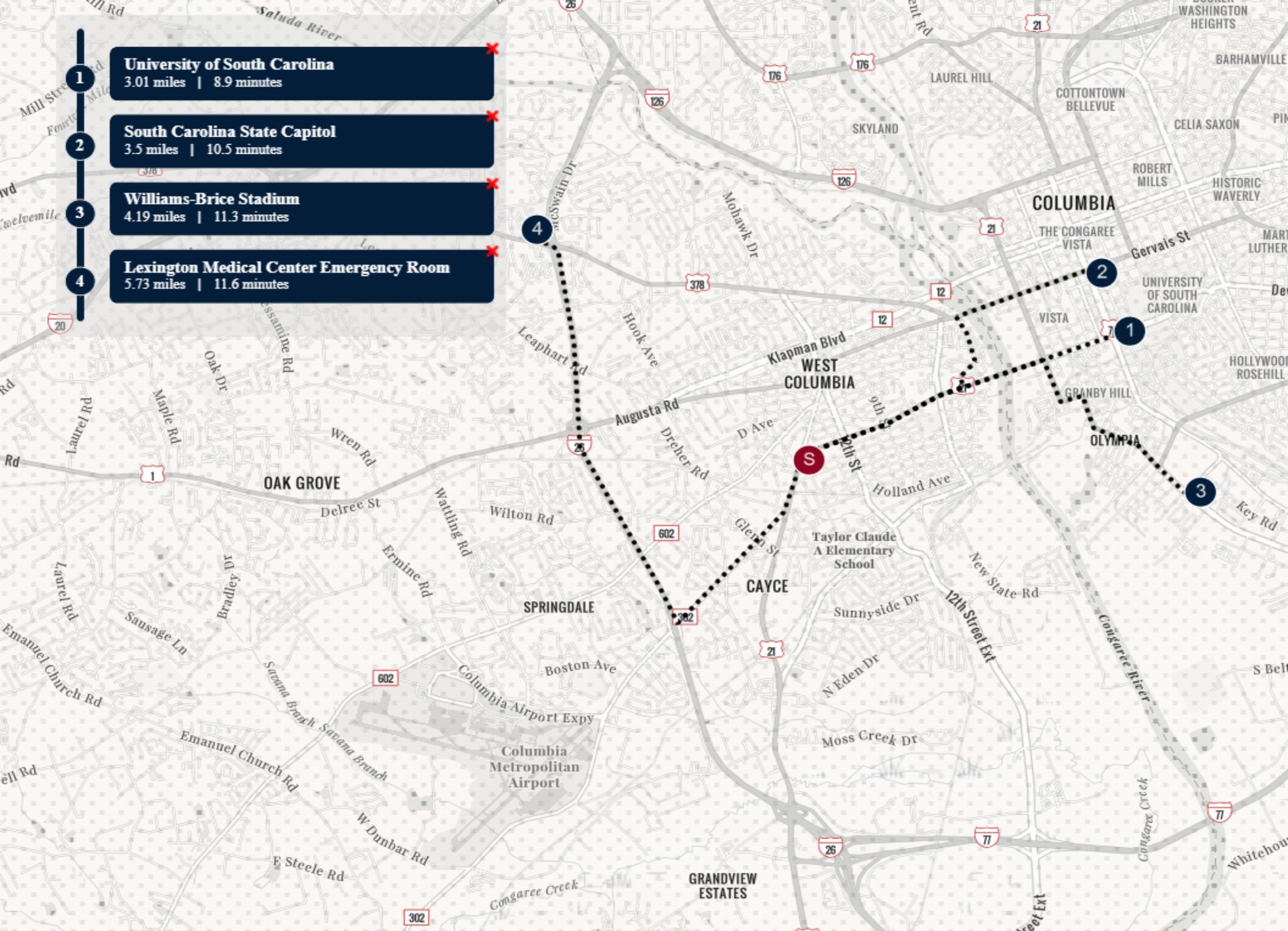
Submarket Overview

- ❖ The Columbia, SC Metropolitan Statistical Area (MSA) has an estimated population of about 870,000 residents as of 2024. It is anchored by the city of Columbia and consists of six counties. The economy includes a large civilian labor force of approximately 429,700 employed persons, with a recent unemployment rate around 4.4%. Government offices and the state's flagship University, the 38,000-student University of South Carolina, provide the main drivers of consumer spending in the region.

The Cayce/West Columbia retail submarket has a vacancy rate of 2.3% as of the fourth quarter of 2025. Over the past year, the submarket's vacancy rate has changed by -0.05%, a result of no net delivered space and 10,000 SF of net absorption. Cayce/West Columbia's vacancy rate of 2.3% compares to the submarket's five-year average of 2.7% and the 10-year average of 3.6%.

Location Highlights

- ❖ The property is located in Cayce, South Carolina, a suburb of Columbia, the state capitol.
- ❖ Situated near major highways, including Interstate 26 and Interstate 77, providing convenient access for customers and employees.
- ❖ The property is 3.5 miles from the University of South Carolina, a 444-acre University with over 38,000 students.
- ❖ Cayce is a growing city with a strong economy, offering potential for business growth and development.
- ❖ The property's location in a well-established commercial area can provide visibility and exposure for businesses operating in the area.



- 1** University of South Carolina
3.01 miles | 8.9 minutes
- 2** South Carolina State Capitol
3.5 miles | 10.5 minutes
- 3** Williams-Brice Stadium
4.19 miles | 11.3 minutes
- 4** Lexington Medical Center Emergency Room
5.73 miles | 11.6 minutes





LEASE ABSTRACT

TENANT	Walmart Neighborhood Market
GUARANTOR	Walmart (NYSE:WMT)
EXPIRATION DATE	6/30/2036
LEASE TERM REMAINING	10
RENEWAL OPTIONS	16 - 5 Years
CURRENT RENT	\$350,000
RENT INCREASES	5% Each Option Period

RENT SCHEDULE

YEARS 1-10	\$350,000/Year	\$29,167/Month
OPTION 1	\$367,500/Year	\$30,625/Month
OPTION 2	\$385,875/Year	\$32,156/Month
OPTION 3	\$405,169/Year	\$33,764/Month
OPTION 4	\$425,427/Year	\$35,452/Month
OPTION 5	\$446,699/Year	\$37,225/Month
OPTION 6	\$469,033/Year	\$39,086/Month
OPTION 7	\$492,485/Year	\$41,040/Month
OPTION 8	\$517,109/Year	\$43,092/Month
OPTION 9	\$542,965/Year	\$45,247/Month
OPTION 10	\$570,113/Year	\$47,509/Month
OPTIONS 11-16	5% Increase Per Option Period	

LEASE STRUCTURE

LEASE TYPE	Ground Lease
ROOF	Tenant
STRUCTURE	Tenant
HVAC	Tenant
CAM	Tenant
PARKING	Tenant
PROPERTY TAXES	Tenant
UTILITIES	Tenant
INSURANCE	Tenant



WALMART'S STORY

Originally founded as a single variety shop in 1950 by Sam Walton, Walmart has since grown to over 10,750 retail outlets globally and operations in 19 countries. Each week, Walmart serves approximately 270 million customers across Walmart U.S., Walmart International, and Sam's Club businesses that collectively focus on providing a broad assortment of quality merchandise at everyday low prices. Headquartered in Bentonville, Arkansas, the company reported total revenues of \$681 billion in 2025 and has a market cap (9/30/25) of over \$824 billion, making Walmart the largest brick and mortar retailer in the world. Walmart continues to invest in their omni-channel capabilities through a combination of stores, eCommerce sites, and service offerings, including Walmart+, a monthly subscription service that includes unlimited complimentary shipping, free delivery from store, fuel discounts, mobile scan and go, and additional member benefits.

HIGHLIGHTS

- **Global Leader** - Walmart is the world's largest retailer and the biggest private employer globally
- **Vast Footprint** - The company operates approximately 10,750 stores and clubs in 19 countries, with over 270 million customers visiting weekly
- **High Revenue** - Walmart's annual revenue exceeded \$648 billion in fiscal year 2024, showcasing its immense financial scale
- **Technology Integration** - Stores are designed to feel like part of the neighborhood, fostering a sense of familiarity and community
- **Pharmacy Services** - Many Neighborhood Markets include a full-service pharmacy, adding to their role as a one-stop shop for daily needs.
- **Competitive Strategy** - Neighborhood Markets compete with other grocery stores and dollar stores by offering a blend of affordability and convenience

Market Summary > Walmart Inc

103.34 USD

+102.82 (19,773.08%) ↑ all time

Sep 30, 10:28 AM EDT • Disclaimer

1D 5D 1M 6M YTD 1Y 5Y Max



Open	103.00	Mkt cap	820.41B	52-wk high	106.11
High	103.23	P/E ratio	38.92	52-wk low	78.98
Low	102.72	Div yield	0.91%	Qtrly Div Amt	0.23

Walmart

Neighborhood Market



CONCEPT

The **Walmart Neighborhood Market** concept is a smaller-footprint, community-focused grocery store format designed for quick, convenient trips to purchase fresh produce, groceries, and household essentials, often including a pharmacy. Launched in 1998, and now totaling over 675+ stores in the United States, Walmart Neighborhood Markets aim to be a convenient, local alternative to large Supercenters, emphasizing affordability, daily needs, and fresh food selections in urban and suburban markets. Walmart recently introduced expanded self-checkout, larger pharmacy/medical areas, drive-thru pickup windows and upgraded exterior signage at its WNM locations further cementing the company's financial commitment to this store format.

KEY ASPECTS

- **Smaller Footprint** - The stores have a much smaller physical size compared to Supercenters, making them easier to integrate into urban and suburban communities.
- **Grocery – Focused** - The primary focus is on groceries, produce, and household goods, providing a local supermarket experience.
- **Gas Stations** – The majority of the Neighborhood Market stores have a gas station with a store creating a one stop shop experience for customers/drivers.
- **Convenience** – The concept is built around quick in-and-out shopping for daily needs and forgotten items, offering a convenient alternative to large stores.
- **Community Connection** - Stores are designed to feel like part of the neighborhood, fostering a sense of familiarity and community.

Walmart Neighborhood Market

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