

# Walmart

## Neighborhood Market

1635 Red Bank Rd, Goose Creek, SC  
(Charleston MSA)

**OFFERED  
FOR SALE**

**\$10,626,000 | 6.25% CAP**



CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Walmart Neighborhood Market in Goose Creek, SC (Charleston MSA). The site is positioned nearby thousands of homes & students in a strong industrial node located just north of Charleston International Airport. The opportunity provides a cash flowing asset with minimal landlord responsibilities backed by a Corporate lease with Walmart, Inc. which is widely considered to be the highest rated credit tenant.



**INVESTMENT  
GRADE CREDIT**



**NEAR  
THOUSANDS  
OF HOMES**



**HIGH GROWTH  
CHARLESTON  
MSA**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-20	\$664,147
Option 1	21-25	\$730,562
Option 2	26-30	\$803,618
Option 3	31-35	\$843,799
Option 4	36-40	\$885,989

<b>NOI</b>	<b>\$664,147</b>
<b>CAP</b>	<b>6.25%</b>
<b>PRICE</b>	<b>\$10,626,000</b>

## ASSET SNAPSHOT

Tenant Name	Walmart Neighborhood Market
Address	1635 Red Bank Rd, Goose Creek, SC 29445
Building Size (GLA)	41,117 SF
Land Size	6.30 Acres
Year Built/Renovated	2015
Signatory/Guarantor	Wal-Mart, Inc. (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof & Structure
Rent Commencement Date	6/3/2015
Lease Expiration Date	6/2/2035
ROFR	Yes
Rental Increases	10% Increases in Options 1 & 2   5% Increases in Options 3 & 4
Remaining Term	10+ Years
Current Annual Rent	\$664,147



**113,548** PEOPLE  
IN 5 MILE RADIUS



**\$90,013** AHHI  
IN 3 MILE RADIUS



**32,500** VPD  
ON RED BANK RD







### STRONG LEASE FUNDAMENTALS

Long-Term Lease with more than 10 years remaining | 4 x 5 Year extensions | Minimal Landlord Responsibilities



### INVESTMENT GRADE TENANT

Wal-Mart, Inc. has a AA Credit rating from the S&P | NYSE: WMT - with a market cap of over \$562 Billion Dollars | The brand has been ranked #1 on Fortune 500 Global list - #1 in Global Sales



### POSITIONED NEAR MAJOR ECONOMIC DRIVERS

More than 913K SF of industrial Space located within a 1-mile radius of the site | Located 10 miles from Charleston International Airport (1.6K full time employees & over 3 million passengers annually) | Over 5.5K students within 2 miles | 2 Miles from AFSB - Charleston (Over 600 personnel)



### HIGH GROWTH CHARLESTON, SC

6 acre Site with significant redevelopment upside is located at the intersection of Red Bank Rd (32.5K VPD) and Henry E Brown Jr. Blvd (30.8VPD) | Henry E Brown Jr. Blvd runs to center city Charleston, SC with a population over 157K | Since 2020 the population of Charleston, SC has grown more than 4% | Charleston, SC is growing 3X faster than the US average



### OVERSIZED PARCEL WITH GREAT ACCESS

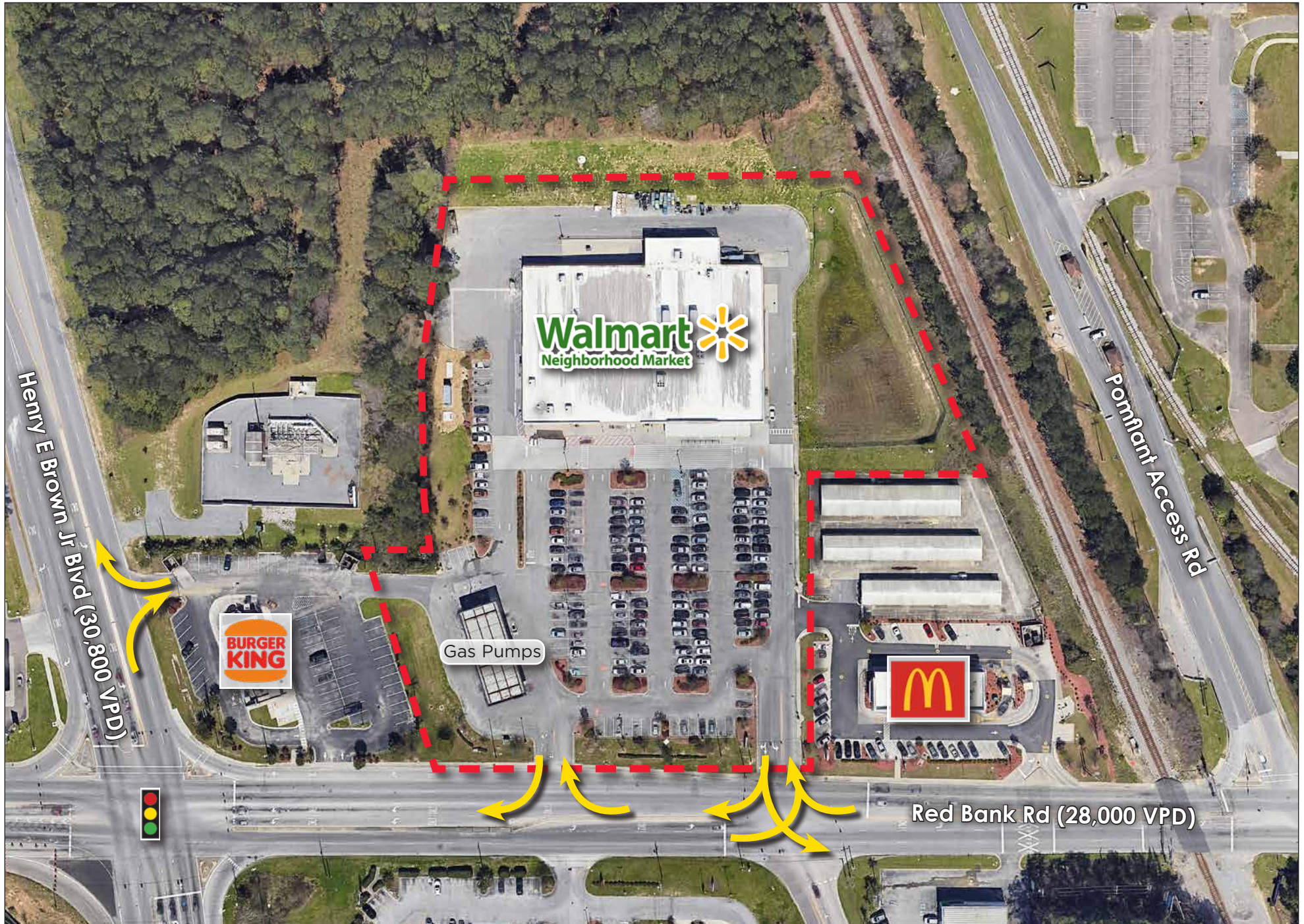
Over 6 acres provides significant redevelopment upside | Parcel also provides flexibility for adding value through rezoning or higher-density projects | Multiple point of ingress and egress



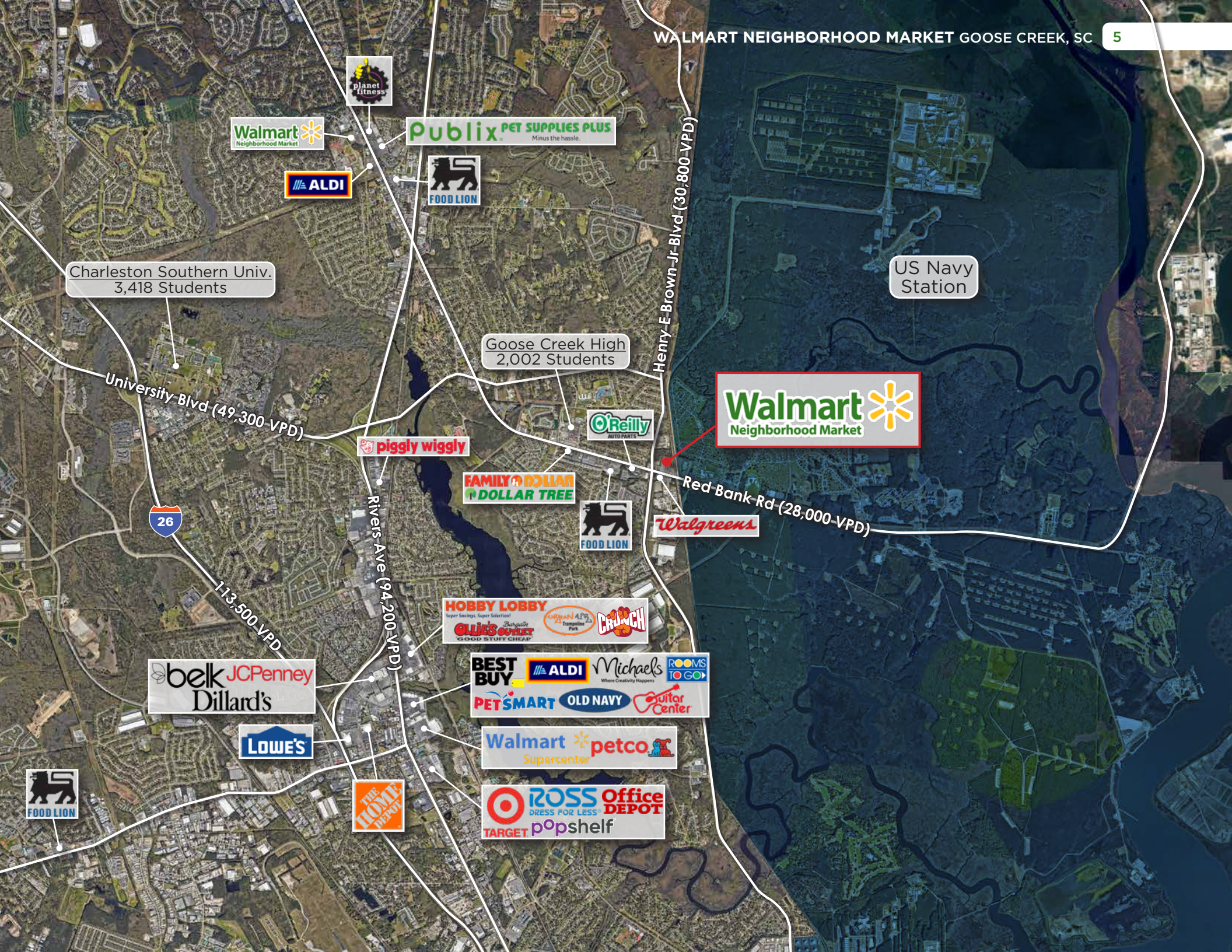
### WALMART NEIGHBORHOOD MARKET

The Neighborhood format was designed in 1998 with around 38,000 SF and 95 employees | With more than 500 stores, the new format is growing rapidly | The site is one of only 400 nationwide to have a Walmart Gas Station attached to the parcel











The Charleston-North Charleston, SC MSA spans Charleston, Berkeley, and Dorchester counties, with a population exceeding 800,000. A major economic and cultural hub in the Southeast, it blends historic charm with modern industry. Key economic drivers include tourism, aerospace (Boeing), automotive manufacturing, and the Port of Charleston, one of the busiest on the East Coast. North Charleston serves as a commercial and industrial center, while Charleston remains a historic and cultural gem. The region also benefits from a strong higher education presence, a growing tech sector, and access to beautiful beaches and a vibrant arts scene.

**CHARLOTTE**

162 MILES  
3:00 DRIVE

**GREENVILLE**

188 MILES  
2:58 DRIVE

**COLUMBIA**

93 MILES  
1:37 DRIVE

**MYRTLE BEACH**

83 MILES  
2:20 DRIVE

**CHARLESTON**

14 MILES  
0:24 DRIVE

**1 MILES**

8,760  
PEOPLE  
\$71,759  
AHHI  
1,018  
TOTAL  
EMPLOYEES

**3 MILES**

45,859  
PEOPLE  
\$90,013  
AHHI  
12,551  
TOTAL  
EMPLOYEES

**5 MILES**

113,548  
PEOPLE  
\$88,931  
AHHI  
41,310  
TOTAL  
EMPLOYEES

Goose Creek  
**Walmart**  
Neighborhood Market

Walmart Inc. (NYSE: WMT) is a publicly traded retail corporation founded in 1969 and headquartered in Bentonville, Arkansas. As one of the largest retailers in the world, Walmart operates thousands of stores, including supercenters, discount stores, and warehouse clubs. The company maintains strong financial stability, generating consistent revenue and steady cash flow. With an AA credit rating from S&P, Walmart demonstrates low default risk, making it a highly reliable tenant. Its market dominance and essential product offerings allow Walmart to perform well in various economic conditions. The company's continued investment in e-commerce, supply chain efficiency, and innovation further strengthens its financial position. Walmart's long-term lease agreements and strong corporate backing provide security for landlords and investors. Given its size, credit strength, and resilience, Walmart remains a top anchor tenant in commercial real estate.

### WALMART QUICK FACTS

<b>Founded:</b>	1969
<b>Ownership:</b>	Public (NASDAQ: WMT)
<b># of Locations:</b>	4,600+
<b>Headquarters:</b>	Bentonville, AR
<b>Guaranty:</b>	Corporate



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(Charleston MSA)

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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