



NN CORPORATE LEASE TO FEDEX SHIP CENTER

4106 Liberty Highway, Anderson, SC 29621



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S&P RATED "BBB" INVESTMENT GRADE



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PROPERTY OVERVIEW

We are pleased to present to qualified investors an opportunity to purchase a single-tenant NN opportunity (fee simple land and building) in Anderson, SC offered at an attractively low price-point and price per square foot. This net-leased property features a corporate lease to FedEx (S&P rated BBB – Investment Grade) with below market rents. The tenant has successfully operated and continually renewed their lease at this location for decades since their opening in 1993. They have approximately 5 years remaining on their lease while only paying \$4.25 PSF in annual rent. This triple-net lease is guaranteed by Federal Express Corporation (NYSE: FDX) – a major publicly traded company (S&P 100 and 500 component) with over \$90 billion in Revenue and over \$66 billion in Market Cap. Originally founded in 1971 and based in Memphis, TN, has risen to become the 5th largest US-headquartered employer globally with over 547,000 employees and 2,200 locations.

This 11,520 SF property located on 1.12 acres is well located at the near the intersection of Liberty Hwy/US Route 178 (31,098 cars per day) and Hwy 28 (30,220 cars per day) in the Northlake area of Anderson only 30 minutes outside of Greenville. This strategic location is on one of Anderson County’s main retail corridors adjacent to national retailers including Publix, Sam’s Club, Walmart Supercenter, Sportsman’s Warehouse, Target, Tractor Supply, PetSmart, Lowe’s, Michaels, Kohl’s, Dick’s, HomeGoods, Chick-fil-A, Starbucks, Best Buy, and Burlington. This is also a densely populated area with a population of 121,695 in a 10-mile radius. Anderson is the county seat and home to Anderson University as well as 12 miles from Clemson University. Anderson is one of the three primary cities that make up the Upstate region and Greenville-Anderson-Greer MSA, and is nicknamed the “Electric City” and the “Friendliest City in South Carolina.” This a rare opportunity to own a corporately guaranteed NN property leased to a major, credit tenant with upside potential through a lease extension or repositioning strategy.

Parcel Details:



Parcel No. (APN)
121-01-01-032



Building Size
11,520 SF



Lot Size
1.12 Acres



INVESTMENT HIGHLIGHTS

- **NN Corporate Lease to FedEx (S&P Rated “BBB” Investment Grade)**
 - 5 Years Remaining – Below Market Rent
- **Long-Term Operating History at this Location (30 Years)**
 - Offered at an Attractively Low Price PSF – Well Below Replacement Cost
- **Federal Express Corporation (NYSE: FDX)**
 - 2,200 Locations Across the US, 547,000 Employees
 - S&P 100 and S&P 500 Component, \$90 Billion in Revenue
- **Fee Simple (Land & Building) – 1.12 Acre Site – Credit Single-Tenant**
 - 5th Largest US-Headquartered Company
- **Hwy/US Route 178 (32,807 cars per day) and Hwy 28 (20,457 cars per day)**
 - 121,695 Residents in a 10-mile radius
- **Adjacent Retailers** include Publix, Sam’s Club, Walmart Supercenter, Sportsman’s Warehouse, Target, Tractor Supply, PetSmart, Lowe’s, Michaels, Kohl’s, Dick’s, HomeGoods, Chick-fil-A, Starbucks, Best Buy, and Burlington
- **County Seat – Part of Greenville-Anderson-Greer MSA**
 - 12 Miles from Clemson University
- **Delivered Free & Clear of Debt – Coupon Clipper Asset**
 - Established Well-Located Operation



AERIAL



BUILDING SIZE
11,520 SF

LAND SIZE
1.12 ACRES

LEASE ABSTRACT

Tenant	FedEx Corp (NYSE: FDX)
Lease Type	NN
Lease Start	February 5, 1993
Lease Expiration	May 31, 2028
Operating History	30 Years
Term Remaining On Lease	4 Years
Option Periods	Two 5-Year Options with Fair Market Value Increases
Capital Improvements	Landlord Responsibility



OFFERING SUMMARY

List Price	\$851,478
Cap Rate	5.75%
Annual Rent	\$48,960

DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **3,196**

Households: **1,403**

Daytime Population: **3,408**

Median Age: **37.0**



Average Household Income: **\$94,009**

Median Household Income: **\$60,714**

3 MILE RADIUS:



Total Population: **23,269**

Households: **9,748**

Daytime Population: **20,437**

Median Age: **40.7**



Average Household Income: **\$105,287**

Median Household Income: **\$73,468**

5 MILE RADIUS:



Total Population: **62,378**

Households: **25,304**

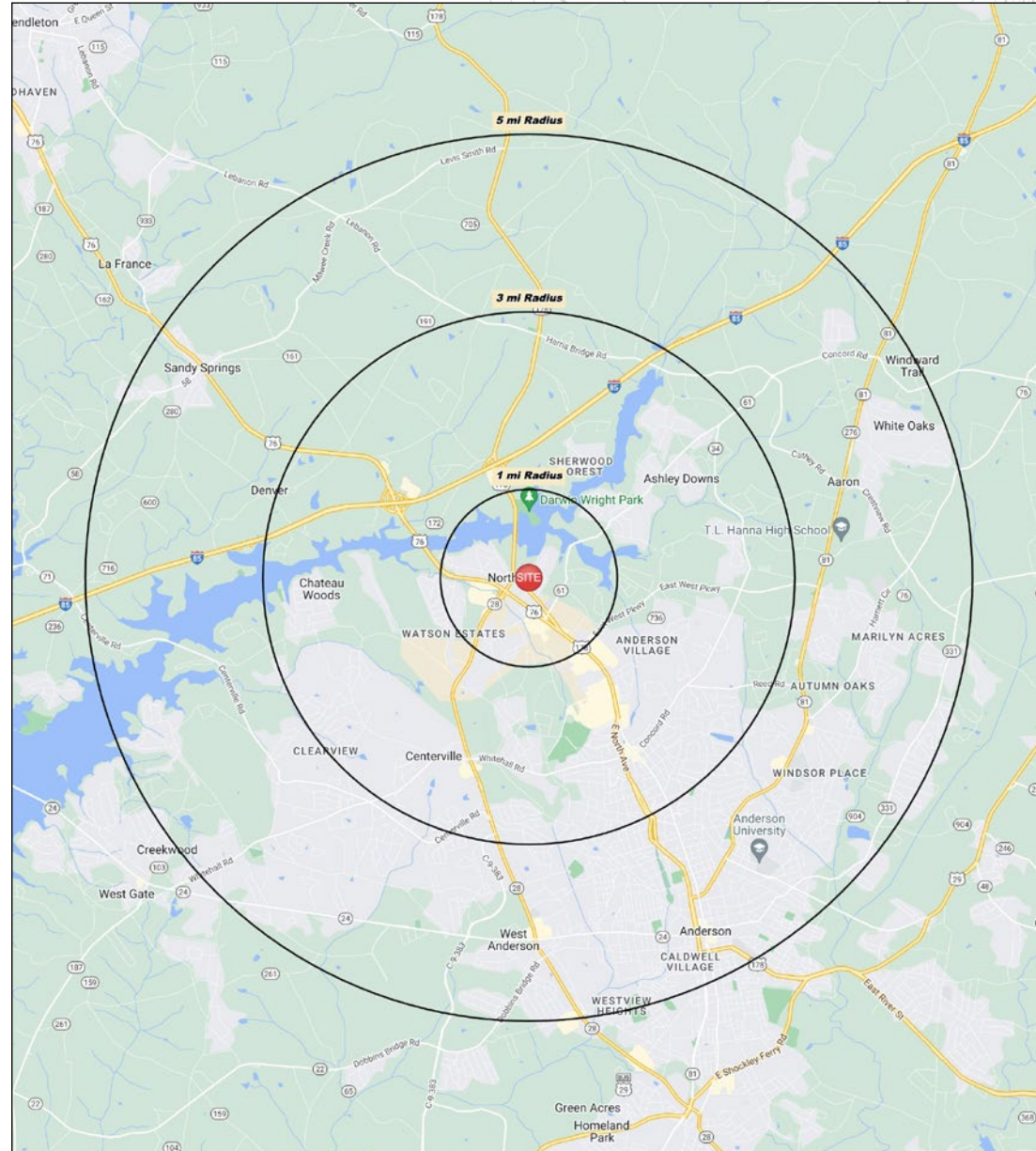
Daytime Population: **50,884**

Median Age: **39.6**

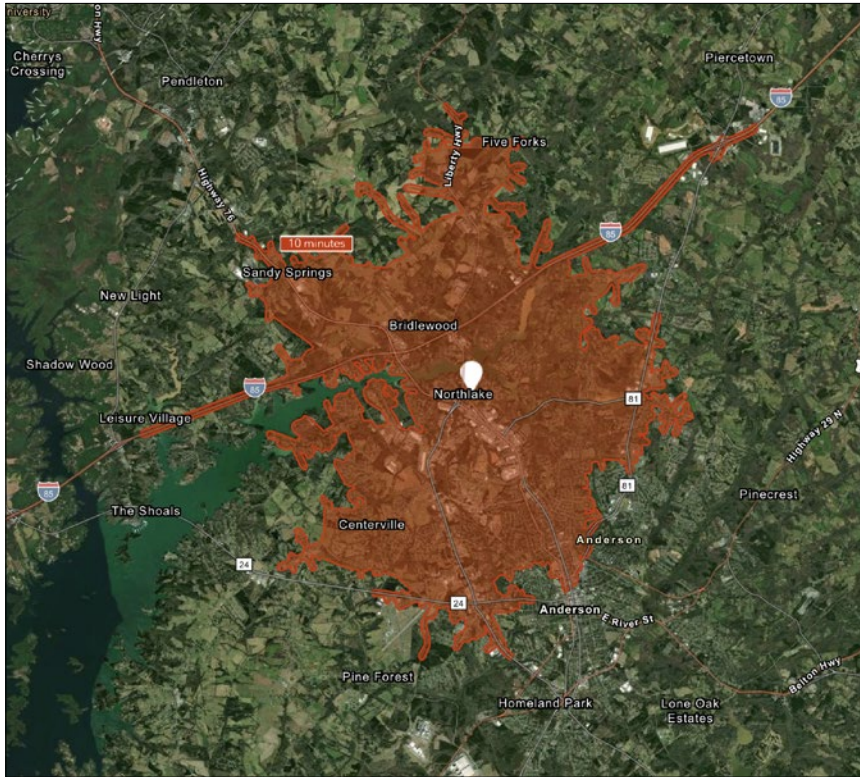


Average Household Income: **\$96,034**

Median Household Income: **\$68,295**



DEMOGRAPHICS - 10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$276,631,275

EDUCATION

Bachelor's Degree or Higher



32%

OWNER OCCUPIED HOME VALUE

Average



\$254,220

KEY FACTS

34,787

Population

\$58,507

Median Household Income

41.9

Median Age

45,206

Daytime Population

TAPESTRY SEGMENTS

Old and Newcomers

2,293 Households

Socioeconomic Traits

Composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. An average labor force participation rate of 62.6%.

Household Types

Predominantly single households, with a mix of married couples.

Typical Housing

Single Family; Multi-units

Rustbelt Traditions

1,825 Households

Socioeconomic Traits

A mix of married-couple families and singles. The workforce is primarily white collar, with a higher concentration of skilled workers in manufacturing, retail trade, and health care.

Household Types

Half the households are married-couple families most without children.

Typical Housing

Single Family

Green Acres

1,600 Households

Socioeconomic Traits

This large segment is concentrated in rural enclaves in metropolitan areas. More than 60% are college educated. Labor force participation rate is high at 66.8%

Household Types

An older market, primarily married couples, most with no children.

Typical Housing

Single Family

ANNUAL HOUSEHOLD SPENDING

\$2,823

Eating Out

\$1,678

Apparel & Services

\$5,306

Groceries

\$188

Computer & Hardware

\$6,060

Health Care

AREA OVERVIEW



NN CORPORATE LEASE TO FEDEX SHIP CENTER

- Building Size - 11,520 SF
- Lot Size - 1.12 Acres



TENANT OVERVIEW

FedEx Corp. (NYSE: FDX) is a global leader in providing comprehensive transportation, e-commerce, and business services to customers and businesses worldwide. With an impressive annual revenue of \$90 billion, FedEx, a component of the S&P 100 and S&P 500, offers integrated solutions through its network of operating companies, which compete collectively, collaborate effectively, and innovate digitally under the unified banner of FedEx.

Renowned for its commitment to excellence, FedEx consistently ranks among the world's most admired and trusted employers, fostering a culture where its 547,000 employees are dedicated to safety, ethical standards, and exceeding customer expectations while positively impacting communities.

Since its inaugural night of operations in 1973, FedEx has experienced remarkable growth. Today, it serves more than 220 countries and territories, continually expanding its offerings to meet evolving global needs.



COMPANY OVERVIEW

Type	Publicly Traded (NYSE: FDX)
Headquarters	Memphis, TN
Founded	1971
Credit Rating	S&P "BBB" Investment Grade

Key Financial Highlights:

- **Quarterly Revenue (ending May 31, 2023):** \$21.930 billion
- **Annual Revenue (twelve months ending May 31, 2023):** \$90.155 billion
- **Annual Revenue for 2022:** \$93.512 billion, reflecting an impressive 11.38% increase from 2021.
- **Annual Revenue for 2021:** \$83.959 billion, demonstrating a significant 21.3% increase from 2020.

CITY OVERVIEW

Anderson, SC

Situated in the northwest corner of South Carolina on the Piedmont Plateau, the City of Anderson serves as both the county seat and the principal city of Anderson County. Its strategic location places it at the heart of the bustling Interstate 85 corridor, renowned as one of the nation's most dynamic growth zones, thanks to its status as one of the southeast's busiest highways. Anderson enjoys a prime position, approximately 127 miles north of Atlanta, Georgia, and 132 miles south of Charlotte, North Carolina.



CITY OVERVIEW

Anderson County



Anderson County is a vibrant hub for industry, commerce, and tourism, boasting a rich tapestry of opportunities for residents and visitors alike. Nestled within a 50-mile radius are over 15 esteemed universities and colleges, ensuring an array of top-tier higher education options for students. Moreover, Anderson County is primed to cultivate a highly skilled workforce, thanks to the collaborative efforts of renowned institutions such as Anderson University, Clemson University, and Tri-County Technical College.

One of the crown jewels of Anderson County is the magnificent 55,950-acre Lake Hartwell, meticulously managed by the U.S. Army Corps of Engineers. With nearly 1,000 miles of pristine shoreline, this picturesque lake offers a haven for both residential living and recreational pursuits. Adding to the county's allure is its collection of communities, each exuding a charming small-town ambiance that fosters a sense of belonging and encourages residents to put down roots.

In terms of population dynamics, Anderson County boasted a robust population of 205,882 residents in 2019, with 38% enjoying the

convenience of a commute less than 10 miles to work. Within the county's nine municipalities and various communities, a palpable spirit of unity pervades, reflecting decades of growth and evolution. From the heyday of textile mills to the current manufacturing boom, residents have borne witness to their towns' metamorphosis into thriving centers of opportunity.

The workforce landscape in Anderson County is equally dynamic, with over 20 international manufacturers offering boundless career prospects. Representing a diverse array of industries, these employers afford residents the luxury of pursuing fulfilling careers with minimal commute times. While the county's roots lie in the textile mill industry of yesteryears, advancements in technology have catalyzed a shift towards a flourishing manufacturing sector, solidifying Anderson County's status as an industrial powerhouse. Remarkably, approximately 68% of workers reside within a mere 25 miles of their workplace, underscoring the county's commitment to fostering local talent and economic vitality.



CITY OVERVIEW

Education

Ranked #7 in Best Value Colleges in South Carolina, Anderson University stands as one of the nation's esteemed institutions of Christian higher education. With a diverse array of academic offerings, including 64 major degree programs, 48 concentrations, 56 minors, 41 master's and doctoral degrees, and 12 certification programs, Anderson University caters to the academic pursuits of its 21,653 undergraduate and 5,688 graduate students. The university boasts an impressive student-to-faculty ratio of 16:1, fostering a conducive learning environment. Notably, Anderson University upholds a commendable six-year graduation rate of 85.5% and a first-year retention rate of 93.6%. With over 80 majors, 90 minors, and 130 graduate degree programs, Anderson University ensures a comprehensive educational experience. Additionally, the university has garnered recognition for its research endeavors, securing \$162.2 million in external research funding in FY2021



As the state's second-largest university by enrollment, Clemson University stands as a prominent public research institution offering over 80 undergraduate majors and 130 graduate degree programs. With a student population exceeding 21,000, Clemson University prides itself on its academic excellence and rich athletic tradition. Boasting 4 national NCAA team titles and 20 ACC titles in football, Clemson University exemplifies excellence both in academics and athletics. Consistently recognized as one of the top public universities in the nation, Clemson University tied for No. 30 among public institutions in the 2022 U.S. News & World Report rankings, marking its 16th consecutive year among the top 30 nationally. Moreover, Clemson University retains its status as the top public institution in South Carolina according to U.S. News, reaffirming its commitment to academic distinction and innovation.



21,653

Undergraduate Students

5,688

Graduate Students

93.6%

First Year Retention Rate

80+

Majors

90+

Minors

130+

Graduate Degree Programs

85.5%

Six-Year Graduation Rate

16:1

Student-to-Faculty Ratio

\$162.2 M

Awarded in External Research Funding (FY2021)

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