

Offering Memorandum

TWO-TENANT NNN INVESTMENT OPPORTUNITY



PINTAIL

6,758 SF | \$3,275,676

NOI: \$212,919 | 6.50% CAP

110 NORTH MAIN STREET, MAULDIN, SC 29662



BROKER CONTACT



Ross Kester

PARTNER, BROKER
ross@pintailcre.com
864.303.7532

CONFIDENTIALITY STATEMENT

The information contained herein is intended to give the reader ample information about the subject property. All information has been gathered from sources we deem to be reliable and credible; however, no warranty or guarantee, in any manner whatsoever, is intended or made as to its accuracy and none may be expressed or implied by anything herein contained or made by agent of the principal relative to the subject property.

The Financial Projections attached are for illustration purposes only. Such projections, which are forward-looking statements, are based upon assumptions which are deemed by the company to be reasonable. However, such assumptions are based upon facts and events over which the company will have no control. There is no assurance that actual events will correspond with the assumptions. Assumptions on which the financial projections are based should be carefully reviewed by each investor or his or her financial advisor.

This submission is confidential. It is the property of Pintail Capital Partners, LLC, and any reproduction of any portion of the enclosed without written consent from an official representative of Pintail Capital Partners, LLC, is strictly prohibited. The information offered here is subject to prior placement and/or withdrawal from the market, cancellation, modification, correction, errors, omissions, price changes, or any other changes without notice.

Please make arrangements with Pintail Capital Partners, LLC, prior to any property inspections.



PROPERTY OVERVIEW

110 North Main Street, Mauldin, SC 29662

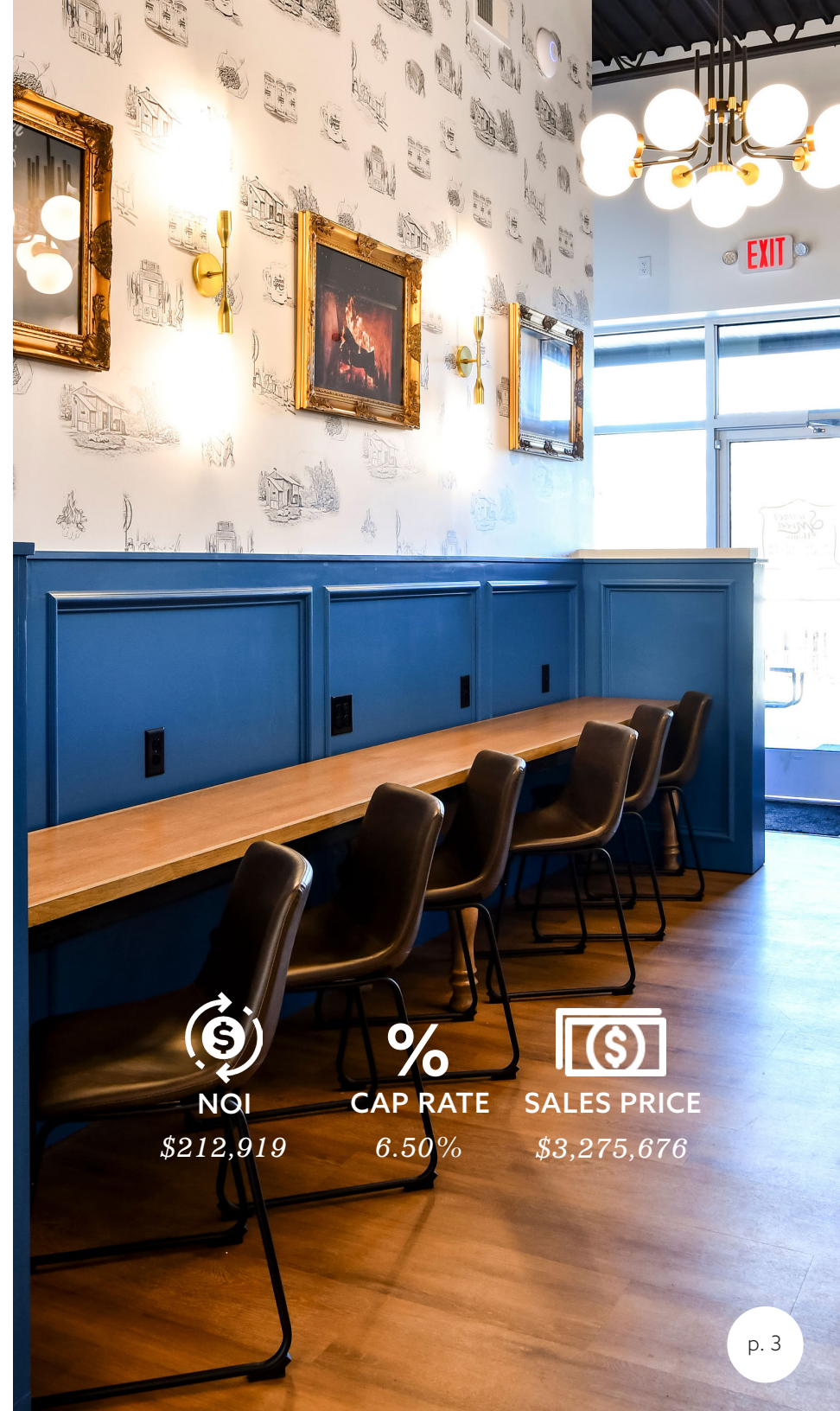
PROPERTY DETAILS

Parcel ID:	Greenville County #M003010200800
Zoning:	Commercial
Building Size:	±6,758 SF
Lot Size:	±1.36 AC
Property Type:	Medical + Food and Beverage Drive-Thru Retailer
Access:	Direct to North Main Street
Tenant Mix:	Summer Moon Coffee (2,275 SF - 34%) Mauldin Station Vet (4,410 SF - 66%)
Parking Spots:	51
Redevelopment:	2023

IDEAL OPPORTUNITY FOR

1031 Exchange Investors
Private Investors
Family Offices
Private Equity
NNN Investment Buyers
Retail Investors
Passive-Income Investors

The offering is well suited for investors seeking long-term, predictable cash flow with contractual rent growth and diversified tenancy.



NOI

\$212,919



CAP RATE

6.50%



SALES PRICE

\$3,275,676

TENANT OVERVIEWS

ACHARAVET DBA MAULDIN STATION VET (4,410 SF)

AcharaVet is a veterinarian-led organization dedicated to transforming the veterinary industry through a unique partnership model that empowers veterinarians to become practice owners. The company specializes in developing modern, state-of-the-art veterinary clinics while providing the operational resources, business expertise, and ongoing support needed to build successful practices. Unlike traditional corporate veterinary groups, AcharaVet emphasizes local ownership, personalized care, and a collaborative approach that allows veterinarians to focus on delivering exceptional service to pets and their owners. With a commitment to fostering strong teams, supportive workplaces, and lasting community relationships, AcharaVet is focused on building a network of high-quality veterinary practices.

Mauldin
StationVet



SUMMER MOON COFFEE (2,275 SF)

Summer Moon Coffee is a family-owned coffee company known for its distinctive oak-roasted coffee and signature Moon Milk®. Setting itself apart through a unique roasting process, Summer Moon roasts its coffee beans over seasoned oak in handcrafted brick roasters, creating a smooth, rich, and balanced flavor. The company is also recognized for its proprietary Moon Milk, a sweet cream designed to complement its specialty coffee beverages. With numerous locations across the Southeast and a growing national presence, Summer Moon Coffee has built a loyal following through its commitment to quality, hospitality, and community. The brand continues to expand while maintaining its focus on handcrafted coffee and creating a welcoming customer experience.

Summer
Moon
COFFEE



LEASE OVERVIEWS

Tenant	AcharaVet	Summer Moon
Website	acharavet.com	summermooncoffee.com
Square Footage	4,384	2,374
Lease Term Remaining	10 years	8 years
Options	(2) 5-year options	(2) 5-year options
Escalations	2.5% annually	10% every five years
NOI	\$126,268	\$86,651



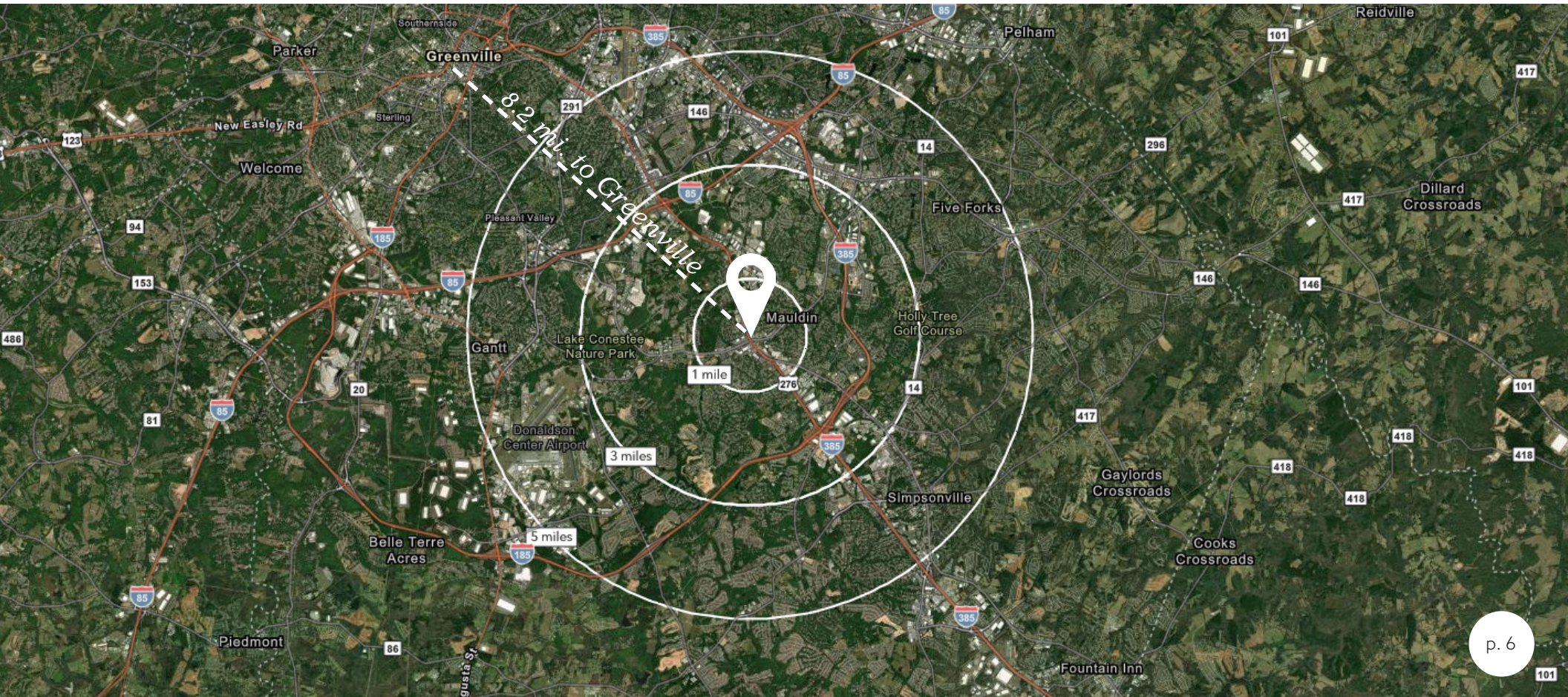
PROPERTY LOCATION + AREA DEMOGRAPHICS

2026 DEMOGRAPHICS

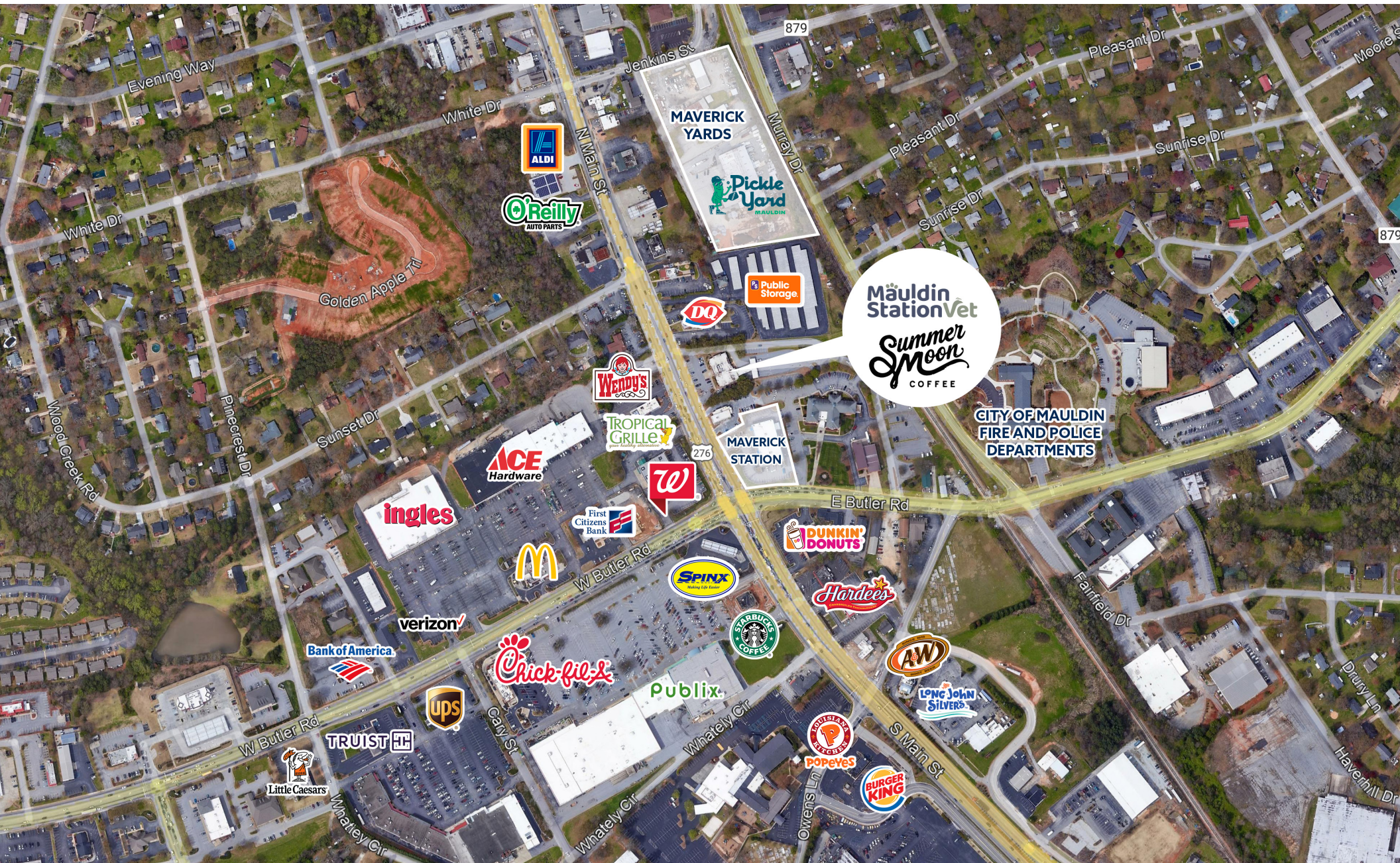
	1 MI	3 MI	5 MI
2026 POPULATION	6,802	42,386	94,352
HOUSEHOLDS	2,998	18,447	40,25
AVG. HH INCOME	\$99,453	\$121,081	\$131,101
POPULATION GROWTH RATE	1.08%	1.62%	1.23%

RESIDENTIAL GROWTH TREND:

According to the City of Mauldin, as of January 2025, the city had over 2,300 new housing units in the development pipeline including 380 single-family units and 526 townhome units projected through 2026.



SURROUNDING RETAIL





Ross Kester ross@pintailcre.com | 864.303.7532

PO BOX 9776 . GREENVILLE SC 29604 864.729.4500 | INFO@PINTAILCRE.COM | WWW.PINTAILCRE.COM