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By Michael Dodds, MAI, CCIM

ANDERSON WAL-MART SUPERCENTER SOLD

By *MBD*

HLC Equity, a national real estate investment holding group and property manager, today announced the sale of the 192,000-square-foot Wal-Mart Supercenter located at **3812 Liberty Highway** in Anderson, South Carolina. The tenant, Wal-Mart Stores, Inc., currently occupies the property with 13.7 years remaining on its triple-net lease.



Situated in one of South Carolina's largest retail corridors, equidistant from the Atlanta and Charlotte metropolitan areas, the property is part of a 330,000-square-foot shopping center that includes a Sam's Club and a 5,000-square-foot strip center.

HLC Equity acquired the Wal-Mart Supercenter as a strategic investment asset because of the area's financial stability, the tenant's long-term commitment and the Anderson retail corridor's dominant presence along Interstate 85 between Atlanta and Charlotte.

Within a three-mile radius of the building, there is more than 10 million square feet of commercial space, including the 625,000-square-foot Anderson Mall. Dick's Sporting Goods, Staple's and Kohl's are directly adjacent to the Wal-Mart Supercenter.



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