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FISHER INVESTMENTS\*

## HLC Equity Sells Wal-Mart Supercenter in Anderson, SC

10/27/14



### ***192,000 SF Property Strategically Located in Major Retail Corridor***

**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.

"The Wal-Mart Supercenter in Anderson has delivered consistent revenue throughout the duration of our investment as part of our core asset strategy," said **Daniel N. Farber**, Executive Vice President, HLC Equities. "As we've realized a significant return on this asset, we plan to use our time-tested investment approach to further diversify our portfolio of value added and high-performing core assets in additional commercial and residential sub-sectors."

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. And located within the surrounding area are a number of large retail, dining and entertainment venues, such as Bed, Bath & Beyond, Petsmart, Hobby Lobby, Lowe's, Home Depot, TJ Maxx, AmStar Cinemas, Academy Sports, Olive Garden, Chili's, Hardees, Longhorn Steakhouse, and Applebee's.

CBRE, represented HLC Equities in this transaction, which closed in August.

### **About HLC Equity**

With over 60 years of real estate experience, HLC Equity, formerly known as H. Lipsitz Companies, is a family-owned principal real estate investment group and property manager. The company maintains a diverse portfolio, having owned and managed over five million gross square feet of commercial, residential, and development land in seventeen states. HLC Equity applies a disciplined, time-tested approach to each property, seeking to acquire and improve high-performing assets with an attentive eye to surrounding neighborhoods and communities.