FOR SALE

$675,000

6.32% CAP RATE



UNITED STATES POSTAL SERVICE®

616 F R HUFF DR, ST MATTHEWS, SC 29135

Harbor COMMERCIAL PARTNERS

EXECUTIVE SUMMARY

Single-Tenant Net Leased Postal Office For Sale in downtown St. Matthews, SC. 616 F R Huff Drive offers a government-backed net lease investment opportunity with stable cash flow and long-term tenancy.

The 4,813 SF masonry office/flex building is leased to the United States Postal Service ("USPS") under a modified gross lease. Currently generating an NOI of $42,633 and offered at a 6.32% in-place cap rate. Features include a loading dock, central heating and air throughout, 3 phase power, and ample fenced on-site parking.



$675,000
LISTING PRICE

6.32%
CAP RATE

NOI	$42,633
BUILDING SIZE	± 4,813 SF
LAND SIZE	±0.43 AC
TAX ID/APN	118-15-10-002
ZONING	CC - Core Commercial

TENANT CREDIT	Government Backed Entity
LEASE TYPE	MG
LEASE TERM	5 Years
REMAINING LEASE	2 Years, 7 Months
LEASE COMMENCEMENT	7/1/2024
LEASE EXPIRATION	6/30/2029
RENEWAL OPTIONS	2–5 Years Each
RENT INCREASES	~10% at each Renewal

TENANT SUMMARY

UNITED STATES POSTAL SERVICE

The United States Postal Service is an independent agency of the executive branch of the U.S. government and one of the most recognized, and most widely used, institutions in the country. USPS has no peer in scale. It operated 30,972 retail offices across the United States in fiscal year 2025 and delivered to 170.4 million delivery points nationwide.

	Lease Commencement	Lease Expiration	Annual Rent	PSF
Rent Schedule	7/1/24	6/30/29	$46,000	$9.56
1st Renewal	7/1/29	6/30/34	$51,000	$10.60
2nd Renewal	7/1/34	6/30/39	$56,000	$11.64

Tenant Responsibilities	Taxes, Utilites, Trash
Landlord Responsibilities	Structure and Major Systems, Insurance, Roof

INVESTMENT HIGHLIGHTS

INVESTMENT GRADE TENANT

- Leased to United States Postal Service ("USPS"), a constitutionally backed federal institution.

LONG TERM INCOME STABILITY

- USPS boasts an extraordinarily high lease retention rate.

CRITICAL LOCAL INFRASTRUCTURE

- Primary postal and logistics hub for the town of St. Matthews and surrounding areas. Necessity-driven real estate.

RENT ESCALATIONS

- 2 options to renew for 5 years each with an approximate 10% rent increase at each renewal.

SITE PLAT

616 F R Huff Dr, St Matthews, SC 29135



616 F R Huff Dr, St Matthews, SC 29135

PROPERTY IMAGES













LOCATION MAP

616 F R Huff Dr, St Matthews, SC 29135



616 F R HUFF DR
ST MATTHEWS, SC 29135

COLUMBIA

INTERSTATE 26

ST MATTHEWS

INTERSTATE 95

ORANGEBURG

301

KEY DISTANCES

TRANSPORTATION

Access to I-26	15 Miles
I-26/I-95 Interchange	32 Miles

LOCATION

Columbia, SC	37 Miles
Charleston, SC	84 Miles
Augusta, GA	94 Miles



CONTACT:

Walter Reid
Senior Associate
+1.843.344.1071
walter.reid@harborcommercialpartners.com

Crawford Riddle
Senior Associate
+1.864.423.4973
crawford.riddle@harborcommercialpartners.com

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harborcommercialpartners.com