



Representative Photo

930 NE MAIN STREET | SIMPSONVILLE, SC

INVESTMENT HIGHLIGHTS

- **Best in Class Corporate Lease:** Chick-fil-A, Inc. has 2,400+ Locations in 47 States and > \$11 Billion in Annual Revenue.
- **Highest QSR AUV:** Chick-fil-A has an average Unit Volume of \$4.6M, which is 67% higher than 2nd place Panera Bread.
- **High-Quality Construction:** New prototype construction featuring a double drive-thru with a 40-car stack plus 96 indoor and 30 outdoor seating capacity.
- **True Mailbox Money:** Absolute net ground lease with ZERO landlord responsibilities making it an ideal management-free investment.
- **Long-Term Lease:** Brand new 15-year ground lease with eight 5-year options to renew.
- **Favorable Rent Growth:** 10% rent increases every five years and renewals.
- **Excellent Access to Population Density:** Over 125K people with an average HHI of \$96,812 within a 5-mile radius.
- **Highly Desirable Submarket:** Simpsonville is one of Greenville's most desirable suburban submarkets with anticipated growth of over 10% by 2025.
- **Booming Greater Market:** Greenville SC is one of America's most desirable and fastest growing investment markets.

INVESTMENT SUMMARY

List Price:	\$2,860,000
Cap Rate:	3.50%
NOI:	\$100,000
Lease Type:	Ground Lease
Initial Term:	15 Years
Rent Increases:	10% Every 5 Years
Options:	8 - (5) Year



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