



FOUNTAIN INN, SOUTH CAROLINA

CONFIDENTIAL OFFERING MEMORANDUM

TABLE OF CONTENTS

Investment Overview

03 Executive Summary

Property Overview

04 Regional Map

05 Market Map

06 Submarket Map

08 Site Plan

Tenant Overview

09 Lease Summary & Rent Schedule

10 Tenant Summary

Market Overview

11 Market Analysis

15 Demographics

EXCLUSIVELY LISTED BY



LEAD BROKER

Robert Schmidt, CCIM

Director & Shareholder
rschmidt@furmancap.com
864 678 5995



LEAD BROKER

Peter Couchell, CCIM

Managing Director & Shareholder
couchell@furmancap.com
864 678 5923



Lawrence Myers

Associate
lmyers@furmancap.com
864 313 2817

FURMAN
CAPITAL ADVISORS

Furman Capital Advisors, LLC
101 E. Washington Street, Suite 300
Greenville, SC 29601 | 864.235.6855
 FurmanCapital.com
Investment Services Division of NAI Earle Furman

INVESTMENT OVERVIEW

Executive Summary



PROPERTY SUMMARY

Address	503 McCarter Rd, Fountain Inn, SC 29644
Ownership	Fee Simple Ground Lease
Parcel Size	2.14 Acres
Parking	±65 Spaces
Year Built Renovated	2026

INVESTMENT SUMMARY

List Price	\$3,250,000
Cap Rate	4.00%
NOI	\$130,000
Lease Type	Absolute Net Ground Lease
Remaining Lease Term	15 Years
Rent Increases	10% Every 5 Years
Remaining Options	(10) 5 - Year

PROPERTY HIGHLIGHTS

Zero Landlord Responsibilities: This attractive Absolute Net Ground Lease structure leaves the Landlord with no maintenance, insurance, or property tax obligations, offering a truly passive investment.

Investment-Grade Tenant: The Tenant, Chick-fil-A, Inc., with a network of 3,287 restaurants in the United States and internationally, is one of the nation's leading QSR brands, generating approximately \$10.3 billion in 2025 consolidated revenue and more than \$23.9 billion in systemwide sales, underscoring the strength of its brand recognition, operating performance, and long-term growth trajectory.

Strong Lease Terms: 15 years remaining on the initial lease term with an additional 50 years in option periods, along with the scheduled 10% rent increases every five years, ensure long-term reliable income and cash flow stability.

Excellent Interstate Access: Strategically located on McCarter Rd (±17,200 VPD) with direct access to I-385 (±54,500 VPD), the Property benefits from exceptional interstate connectivity, strong daily traffic volumes, and prominent exposure to a highly trafficked regional corridor. The location provides convenient access for both local residents and commuters, supporting consistent customer traffic and reinforcing the Property's long-term appeal as a high-quality Chick-fil-A investment.

Rapidly Developing Market: Greenville, along with the Upstate of South Carolina as a whole, has gained recognition as a prime destination and rapidly growing city, attracting major employers like BMW Manufacturing, Michelin North American Headquarters, GE, Lockheed Martin, and many more.

Directly Neighboring Massive Medical Development: Ideally positioned adjacent to Prisma Health's \$180 million, 50 acre Fountain Inn Medical Park, this Chick-fil-A investment benefits from immediate proximity to a transformative regional healthcare destination featuring 130,000 square feet of medical office space, a 27,000 SF outpatient surgery center, and more than 200 exam rooms, driving significant future traffic and growth along the McCarter Rd and I-385 corridor.

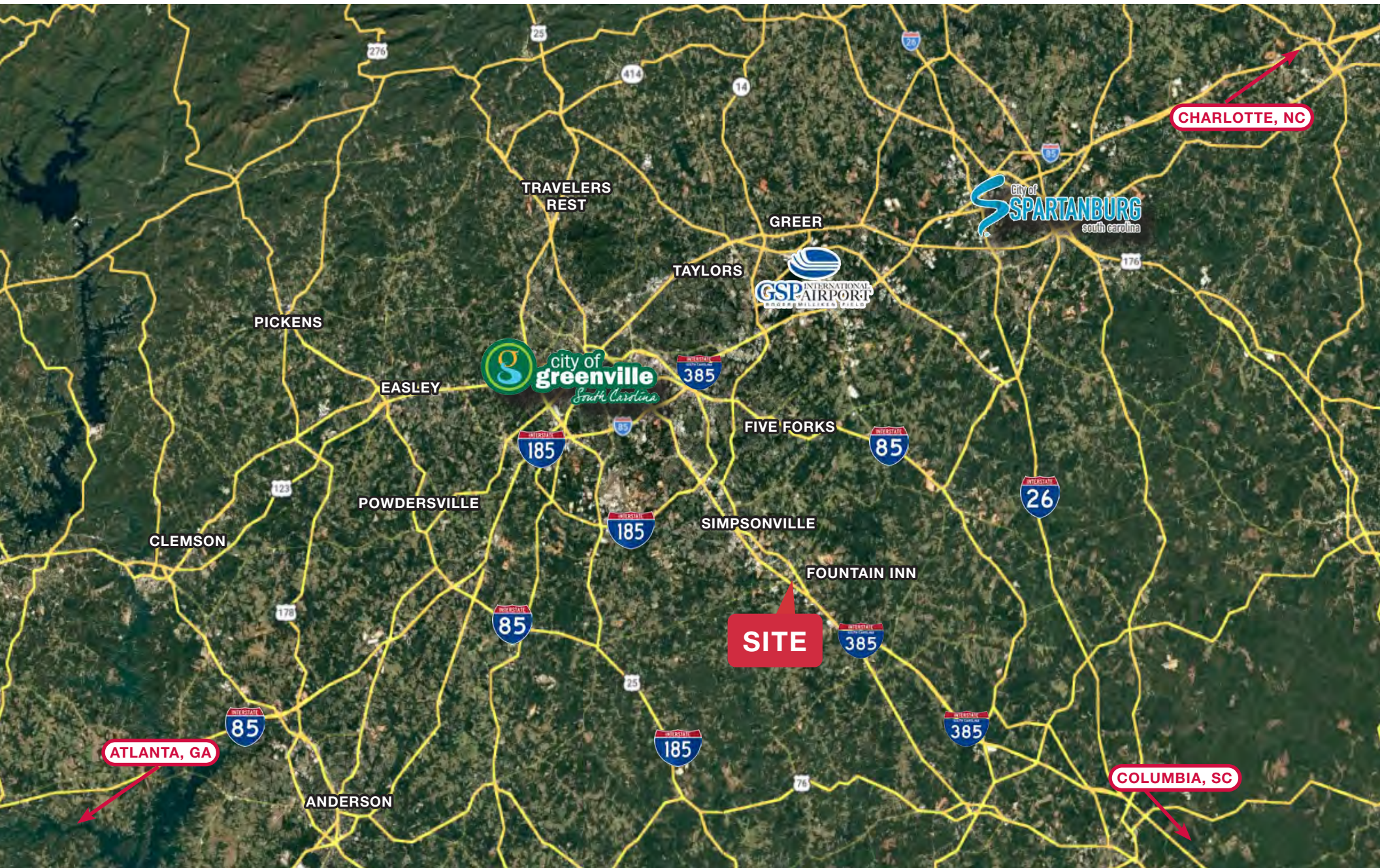
PROPERTY OVERVIEW

Regional Map



PROPERTY OVERVIEW

Market Map



PROPERTY OVERVIEW

Submarket Map



Fountain Inn, SC is one of the fastest-growing cities in Greenville County, part of the **Greenville Metro Area**. Its population has climbed from 10,416 at the 2020 census to an estimated **12,070** in 2025, reflecting sustained annual growth near **5.6%**.

The city offers an average household income of **\$90,308**, an affordable cost of living, and a walkable historic Main Street, all within easy reach of Greenville's broader economic hub. With **strong population momentum** and continued residential and commercial development, Fountain Inn presents a compelling opportunity for investment.

PROPERTY OVERVIEW

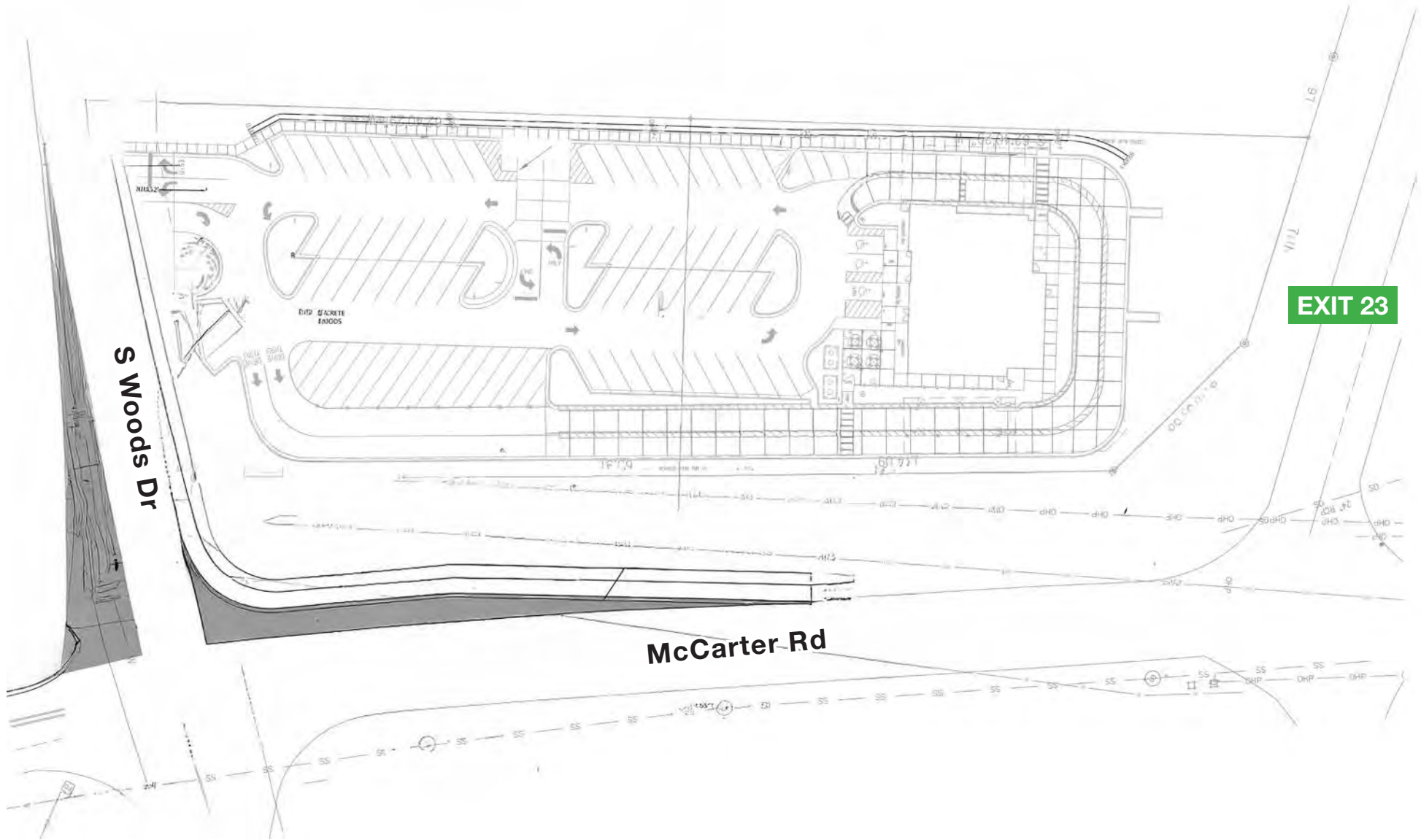
Submarket Map



Prisma Health has broken ground on a \$180 million, 50-acre medical campus along I-385 in Fountain Inn. The development will include a 130,000-square-foot medical office building, a 27,000-square-foot outpatient surgery center, and a wide range of specialty services. Expected to open in December 2027, the campus will serve as a major healthcare destination and catalyst for growth in southern Greenville County.

PROPERTY OVERVIEW

Site Plan



TENANT OVERVIEW

Lease Summary & Rent Schedule



LEASE SUMMARY

Tenant	Chick-Fil-A, Inc.
Tenant Classification	Corporate
Lease Type	Absolute Net Ground Lease
Original Lease Term	15 Years
Rent Commencement Date	Est. 1/10/2027
Lease Expiration Date	Est. 1/31/2042
Rent Increases	10% Every 5 Years
Remaining Lease Term	15 Years
Options	(10) 5 - Year
Property Taxes	Tenant Responsible
Insurance	Tenant Responsible
Operating Expenses	Tenant Responsible
Capital Expenses	Tenant Responsible
Roof & Structure	Tenant Responsible

RENT SCHEDULE

Initial Term	Monthly	Annually
Years 1-5	\$10,833.33	\$130,000.00
Years 6-10	\$11,916.67	\$143,000.00
Years 11-15	\$13,108.33	\$157,300.00
First Option		
Years 16-20	\$14,419.17	\$173,030.00
Second Option		
Years 21-25	\$15,861.08	\$190,333.00
Third Option		
Years 26-30	\$17,447.19	\$209,366.30
Fourth Option		
Years 31-35	\$19,191.91	\$253,302.93
Fifth Option		
Years 36-40	\$21,111.10	\$253,333.22
Sixth Option		
Years 41-45	\$23,222.21	\$278,666.54
Seventh Option		
Years 46-50	\$25,544.43	\$306,533.19
Eighth Option		
Years 51-55	\$28,098.88	\$337,186.51
Ninth Option		
Years 56-60	\$30,908.76	\$370,905.16



WWW.CHICK-FIL-A.COM



Founded	1967
Headquartered	Atlanta, GA
Type	Private
Number of Locations	3,287
Annual Revenue	\$23.9 Billion (2025)

- Founded in **1967** by **S. Truett Cathy**; family-owned and privately held
- Recognized for its chicken sandwich and customer-service culture
- Operates **3,287 restaurants** across 48 states, D.C., Puerto Rico, Canada, the U.K., and Singapore
- Named the **#1 quick-service restaurant** for the **11th consecutive year** in the 2025 American Customer Satisfaction Index
- Generates more revenue per location than any other major fast-food chain
- Average Sale Volume of **~\$9.2 million** per unit, more than double it's next competitor
- Systemwide sales reached roughly **\$23.9 billion** in 2025, up **5.2%** year-over-year
- Total company revenue surpassed **\$10.3 billion** for the first time
- Ranks as the **third-largest U.S. fast-food chain** by sales, trailing only McDonald's and Starbucks, despite operating far fewer locations and being closed every Sunday

MARKET OVERVIEW

Greenville, South Carolina



Nestled in the picturesque upstate of South Carolina, **Greenville seamlessly blends southern tradition, rich American history, and an array of natural attractions.** Conveniently located near the Blue Ridge Mountains, **halfway between Charlotte, NC, and Atlanta, GA,** the area serves as a **central point for both business and leisure.** Greenville is **recognized as the economic engine of the state,** boasting a **flourishing economy,** while its vibrant downtown acts as the cultural and entertainment heart of the upstate region. More than just a city, Greenville encompasses a county and region, offering a **diverse and enriching lifestyle** amidst a backdrop of natural beauty and economic vitality.

www.greenville.gov | www.upstatealliance.com | greenvilleeconomicdevelopment.com | livability.com | kiddingaroundgreenville.com | moveupstatesc.com | visitgreenvillesc.com

#3 AMERICA'S BEST TOWNS TO VISIT

CNN Travel, 2026

BEST CITIES TO LAUNCH AND GROW YOUR BUSINESS

Success.com, 2025

BEST PLACES TO RETIRE IN 2025

Forbes, 2025

#6 SOUTH'S BEST CITIES

Southern Living Magazine, 2025

#10 TOP GROWTH METROS

U-Haul, 2025

#1 IN BEST PLACES TO LIVE IN SOUTH CAROLINA

U.S. News & World Report, 2024

#1 BEST PLACE TO RETIRE IN SC

Travel + Leisure, 2024

#2 SMALL CITIES FOR GRADUATES SEEKING STABILITY

CoworkingCafe, 2024

#4 BEST PLACES TO LIVE IN THE U.S.

U.S. News & World Report, 2024

#4 FRIENDLIEST CITIES IN THE U.S.

Condé Nast Traveler, 2024

MARKET OVERVIEW

Greenville, South Carolina



ECONOMY

Greenville boasts a thriving economy in the Southeast, evolving from a textile hub to a **diverse economic center**. Upstate South Carolina is a major manufacturing hub, attracting top companies like **GE Energy, Michelin, BMW, Fluor, Magna, and Bosch**. The city's skilled workforce and business-friendly atmosphere make it a prime location for **automotive, biotech, aerospace, and advanced materials manufacturing**, drawing interest from entrepreneurs and established companies.

MAJOR EMPLOYERS IN THE UPSTATE



UPSTATE SOUTH CAROLINA STATS

20% of all jobs in South Carolina

40+ Fortune 500 Companies

20+ Headquartered Operations

575+ International Companies

34 Countries Operating Firms in the Upstate

MARKET OVERVIEW

Greenville, South Carolina



SOUTH CAROLINA'S MOST WALKABLE DOWNTOWNS

Discover South Carolina, 2025

|

BEST CITY PARK IN THE U.S.

USA Today, 2025

|

BEST FOOD CITIES IN THE U.S.

Travel + Leisure, 2024



DOWNTOWN

Downtown Greenville beckons with sought-after **dining, shopping, and diverse entertainment** in an authentic, sustainable, and people-centric atmosphere. Broad sidewalks, outdoor plazas, and streetside dining evoke a **European city vibe**, fostering community. About 85% of restaurants are local, contributing to a distinctive flavor in the culinary scene. **Free weekend parking** enhances accessibility, making downtown Greenville an inviting and cherished Upstate destination.



EVENTS

Greenville hosts a vibrant array of annual events, including **Artisphere**, a fine arts festival on Main Street with 140+ visual artists across 15+ mediums, live demonstrations, and more—drawing **100,000+ attendees**. The **Fall for Greenville** festival features 60+ local restaurants and 80+ musical acts, **attracting 150,000+ visitors**. Additional cultural highlights include Euphoria, a culinary event, and the Greenville Jazz Fest, reinforcing Greenville as a hub for arts and entertainment.



ARTS

Greenville's art scene thrives with entertainment venues like the **Peace Center** and **Bon Secours Wellness Arena**, elevating the city's cultural status. The flourishing scene mirrors major cities, boasting public art projects and a dynamic calendar of cultural events. **Greenville's Art in Public Places** initiative showcases nearly 100 installations, while museums, including the **Upcountry History Museum** and **Greenville County Museum of Art**, enrich the city's cultural tapestry.



OUTDOORS

Outdoor enthusiasts flourish in Greenville with options like the **23-mile Swamp Rabbit Trail** along the Reedy River, favored by the city's cyclists. The trail traverses **Falls Park on the Reedy**, downtown's green oasis with captivating waterfalls. Parks along the trail include Cancer Survivor Park, Cleveland Park with the Greenville Zoo, and Unity Park. In 2024, **±2.37 million people walked and biked the Swamp Rabbit Trail**. Additionally, Greenville County features **three state parks**: Paris Mountain, Jones Gap, and Caesars Head.



TRANSPORTATION



Greenville-Spartanburg International Airport (GSP) plays a key role in connecting the Upstate, offering more than **100 daily flights, including nonstop service to 20+ destinations and one-stop access to 200+ cities worldwide.** It also provides exclusive nonstop international air cargo service to Germany, Mexico, and Korea, supporting regional logistics and manufacturing. Just **20 minutes from downtown Greenville**, GSP serves **2.6 million passengers annually** and offers 1,500 acres for future development. In 2024, GSP earned five Airport Service Quality awards from Airports Council International, including Best Airport (2–5M passengers) and Cleanest Airport in North America. Adjacent to GSP, **Greenville Downtown Airport (GMU)** supports the Upstate's business environment with **over 90,000 annual take-offs and landings**, solidifying their collective impact on regional connectivity and economic vitality.



The region is serviced by two leading **commercial railroads, Norfolk Southern and CSX Corporation**, while **Amtrak** provides passenger rail service with convenient connections to various **major cities.**



The **South Carolina Inland Port**, operational since 2013 in Greer, **extends the reach of the Port of Charleston 212 miles inland** and is conveniently located a few miles from GSP. Closer to population centers and key import/export clients, it **offers 24/7 gates and next-day container availability**, providing unprecedented flexibility and control for manufacturers and retailers with tight production lines and supply chain needs.



The Upstate is easily accessible through **I-85, linking Atlanta and Charlotte**, and **I-26, providing a direct route to the Port of Charleston**, enabling efficient one-day truck service to reach 54% of the U.S. population. Accessibility is further enhanced by its proximity to **Interstates 185, and 385**, along with **US Highways 25, 29, 123, and 276**, facilitating seamless transportation across the area.

MARKET OVERVIEW

Demographics



1 MILE RADIUS

Summary

	2026	2031
Population	3,323	3,801
Households	1,412	1,629
Families	942	1,092
Average Household Size	2.35	2.33
Owner Occupied Housing Units	759	941
Renter Occupied Housing Units	653	688
Median Age	38.0	39.1
Average Household Income	\$99,722	\$116,417

3 MILE RADIUS

Summary

	2026	2031
Population	22,083	22,805
Households	7,963	9,199
Families	5,636	6,513
Average Household Size	2.50	2.46
Owner Occupied Housing Units	5,706	6,842
Renter Occupied Housing Units	2,257	2,357
Median Age	38.2	39.3
Average Household Income	\$107,024	\$122,479

5 MILE RADIUS

Summary

	2026	2031
Population	49,924	55,603
Households	19,459	22,107
Families	14,193	16,108
Average Household Size	2.55	2.50
Owner Occupied Housing Units	14,732	17,220
Renter Occupied Housing Units	4,727	4,887
Median Age	39.6	40.6
Average Household Income	\$119,701	\$137,341

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 503 McCarter Rd, Fountain Inn, SC, 29644 ("Property"). It has been prepared by Furman Capital Advisors ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.



FURMAN

CAPITAL ADVISORS

101 E. Washington Street, Suite 300 | Greenville, SC 29601



864.235.6855



FurmanCapital.com