



Absolute NNN Lease Investment (Fee Simple) Brand New 20 Year Sale-Leaseback

501 N Hwy 52 | Moncks Corner, SC | 29461



180,000+ MONTHLY
MEMBERSHIP ACCOUNTS FOR
STABLE CORPORATE INCOME

Colliers
INTERNATIONAL

PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase an absolute NNN (fee simple) investment that is 100% leased to Zips Car Wash on a brand new 20 year corporate sale-leaseback that provides attractive 1% annual rental increases throughout the term. The subject property is positioned as an outparcel to a Walmart Supercenter with adjacent tenants; Zaxby's, Wendy's, Chick-fil-A Verizon, Food Lion and many more located in the immediate vicinity. This is an excellent opportunity to acquire an absolute NNN single tenant investment, leased to an internet resistant tenant, that provides long term passive income through a brand new 20 year lease with zero landlord responsibilities (coupon clipper asset).



PRICING DETAILS

List Price \$4,385,000

CAP Rate 6.70%

Annual Rent \$294,000

Taxes NNN

Insurance NNN

CAM NNN

LEASE ABSTRACT

Tenant Trade Name Zips Car Wash

Lease Start Close of Escrow

Lease Term 20 Years

Term Remaining On Lease 20 Years

Base Rent \$294,000

Rental Adjustments 1% Annual
Rental Bumps

Option Periods 6 - 5 Year Options
1% Annual Increases
Each Option

Lease Type NNN Lease

Roof & Structure Tenant Responsible

*Brand New 20 Yr. Lease Upon Close of Escrow

INVESTMENT HIGHLIGHTS

- **Zips Car Wash** - Brand New 20 Year Sale-Leaseback - Internet Resistant Tenant
- Lease Commencement to Occur at Close of Escrow
- **Ideal 1031 Exchange** - Zero Landlord Responsibilities - Coupon Clipper Asset
- **Inflation Hedge** - 1% Annual Increases - Including Options (6 - 5 Yr Options)
- **Exceptional Location** - Outparcel to a Walmart Supercenter
- **Major Surrounding Anchor Tenants Include:** Chick-fil-A, Wendy's, Verizon, Food Lion, Tractor Supply, Arby's, Goodwill, Bojangle's, and Many More
- **Positioned on the Main Thoroughfare in Moncks Corner, SC** (23,800 VPD)
- Moncks Corner, SC - 30 Miles North of Charleston, SC
- **Part of Berkeley County** - One of the Fastest Growing Counties in South Carolina
- **Berkeley's Biggest Employers Include:** Joint Base Charleston (22,000 Employees), Boeing (7,000 Employees), Roper St. Francis Healthcare (5,700 Employees), Trident Health System (2,600 Employees), Walmart Inc. (2,300 Employees)
- **Diversified Employment Base** - Military, Educational, Manufacturing, Healthcare, & Retail
- **Zips Car Wash** - Located in 15 States - With 150 Locations
- **Ideal 1031 Exchange Opportunity** - Ease of Management - Coupon Clipper



CATO

SHOE SHOW



Dollar Tree

ECIG
Charleston

Walmart
Supercenter

NEW BONUS DEPRECIATION
SCHEDULE FOR UP TO
100% IN YEAR 1



SUPERCUTS

T-Mobile

GNC
LIVE WELL

MURPHY
USA

Goodwill



ZAXBY'S

Wendy's

verizon
wireless

SPORTSMAN'S
WAREHOUSE

Arby's

Applebee's

52

23,800 VPD

PARCEL DETAILS

APN	R89714
Building Size	6,653 SF
Land Size	.60 Acres



TENANT OVERVIEW

Zips Car Wash provides car wash services. It offers foam bath and other wash services. The company also sells gift cards and T-shirts online. Zips Car Wash was founded in 2004 and is based in Jonesboro, Arkansas. Zips operates 140 locations in 15 states including Oklahoma, Kansas, Arkansas, Texas, Tennessee, North Carolina, South Carolina; and Florida.



2015

Acquired 5 locations in North Carolina & Florida.

2016

Added 7 locations in Knoxville, TN through acquisition. Acquired CarBux's 4 locations in Jacksonville, FL. Acquired Boomerang Car Wash and its 29 locations as well as one of the Splash Car Wash locations in Conway, AR.

2017

We are currently operating 123 locations in eleven states and implementing our Unlimited Wash Club program at all sites this year.

LOCATION OVERVIEW

The Town of Moncks Corner, South Carolina is located in Berkeley County, 35 miles from Charleston and has a large lake, Lake Moultrie, along the northern part of the Town. The residents of Moncks Corner enjoy a high quality of life which is reflected in lower cost of living standards, affordable home prices, and proximity to many of the recreational amenities many people desire—such as Lakes Moultrie and Marion.

BUSINESS ENVIRONMENT

In Moncks Corner, companies enjoy low costs and generous incentive programs, along with centrally located sites and a healthy supply of available workers. Moncks Corner's location in relation to large metropolitan areas makes it a desirable location to live. Thousands of people have moved to Moncks Corner this decade, and the pace is only increasing.

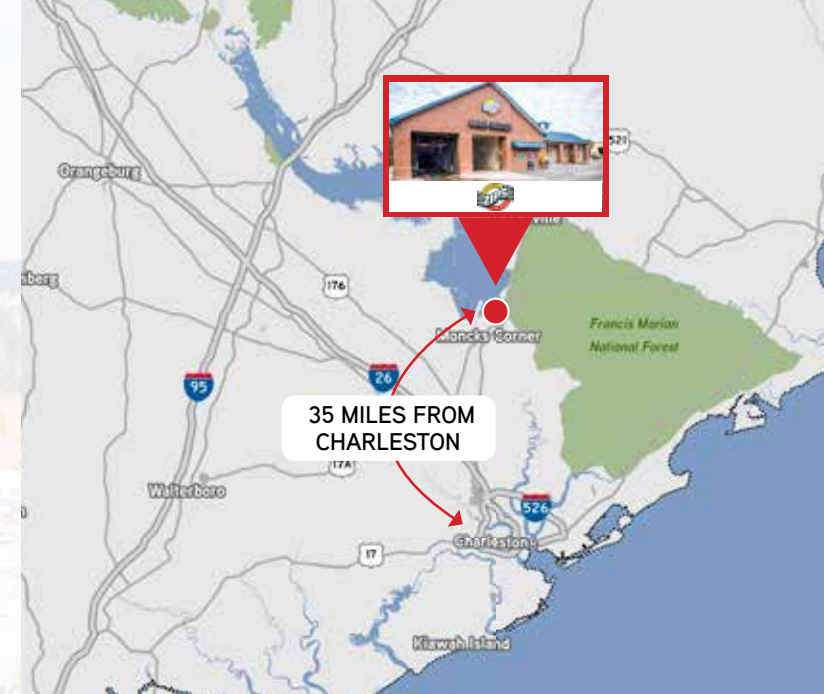
GROWTH

Moncks Corner is the 4th fastest growing town in South Carolina, with a 25% population increase in the last 5 years. Likewise, Berkeley County has grown 14% since 2010 to over 200,000, making it the 2nd fastest growing county in South Carolina.

RETAIL MARKET OVERVIEW

Dramatic population and job growth paired with a strong tourism industry continue to spur development and improve Charleston's already thriving retail sector. Firms such as Boeing, Benefitfocus and PeopleMatter have added thousands of jobs to the market in recent years, increasing both population and job prospects, while also bringing high paying jobs to the metro which contribute to retail consumption.

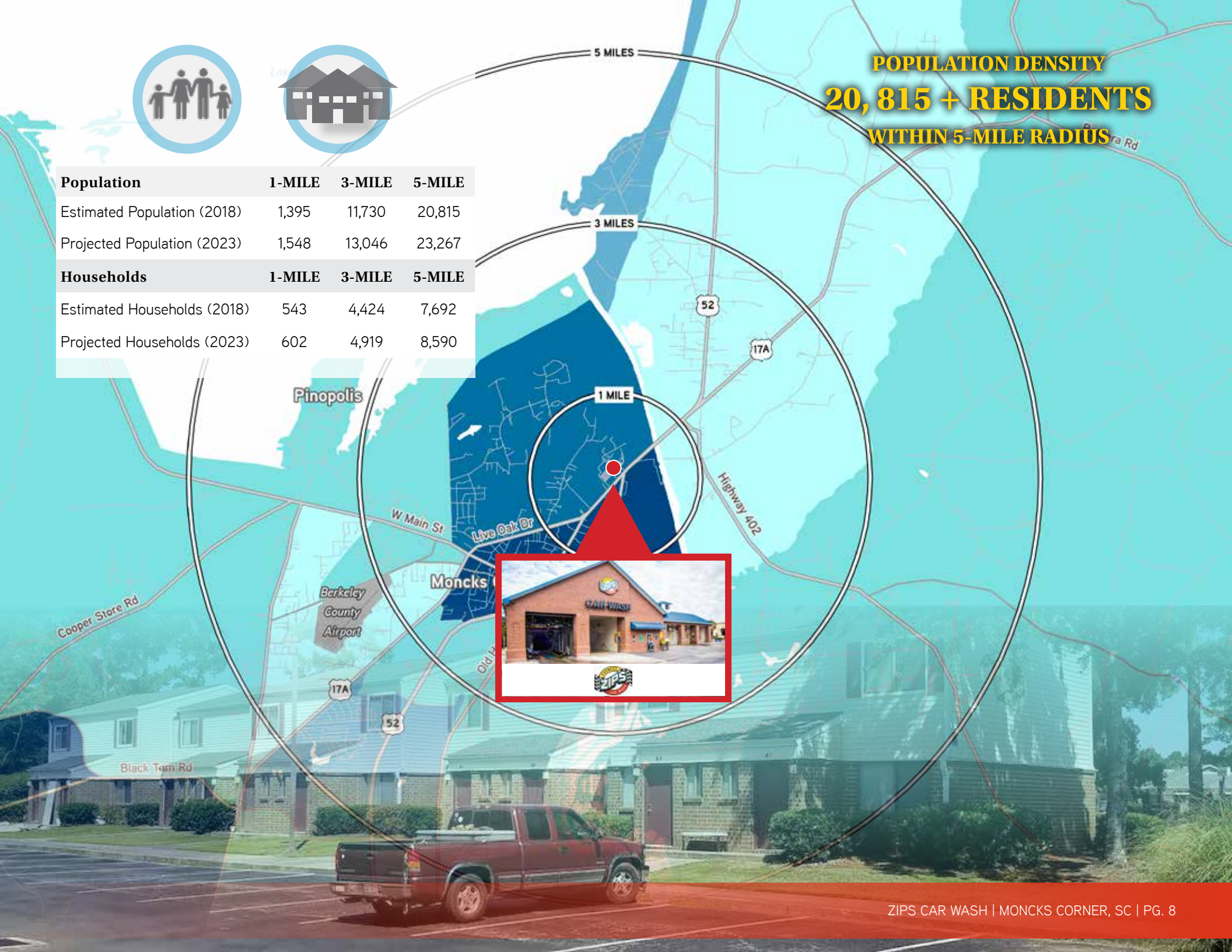
Overall, healthy demand has allowed vacancies to compress since 2014. This is partially because new development is leasing well, with a majority of the new projects built within the past few years fully occupied. Larger move-ins of companies including Gander Outdoors (40,000 SF), Big Lots (41,000 SF) and Whole Foods (40,000 SF) in 2018 contributed to the metro's consistently declining vacancy. Walmart has also entered the market aggressively, opening seven stores in the metro since 2010.





POPULATION DENSITY
20,815 + RESIDENTS
WITHIN 5-MILE RADIUS

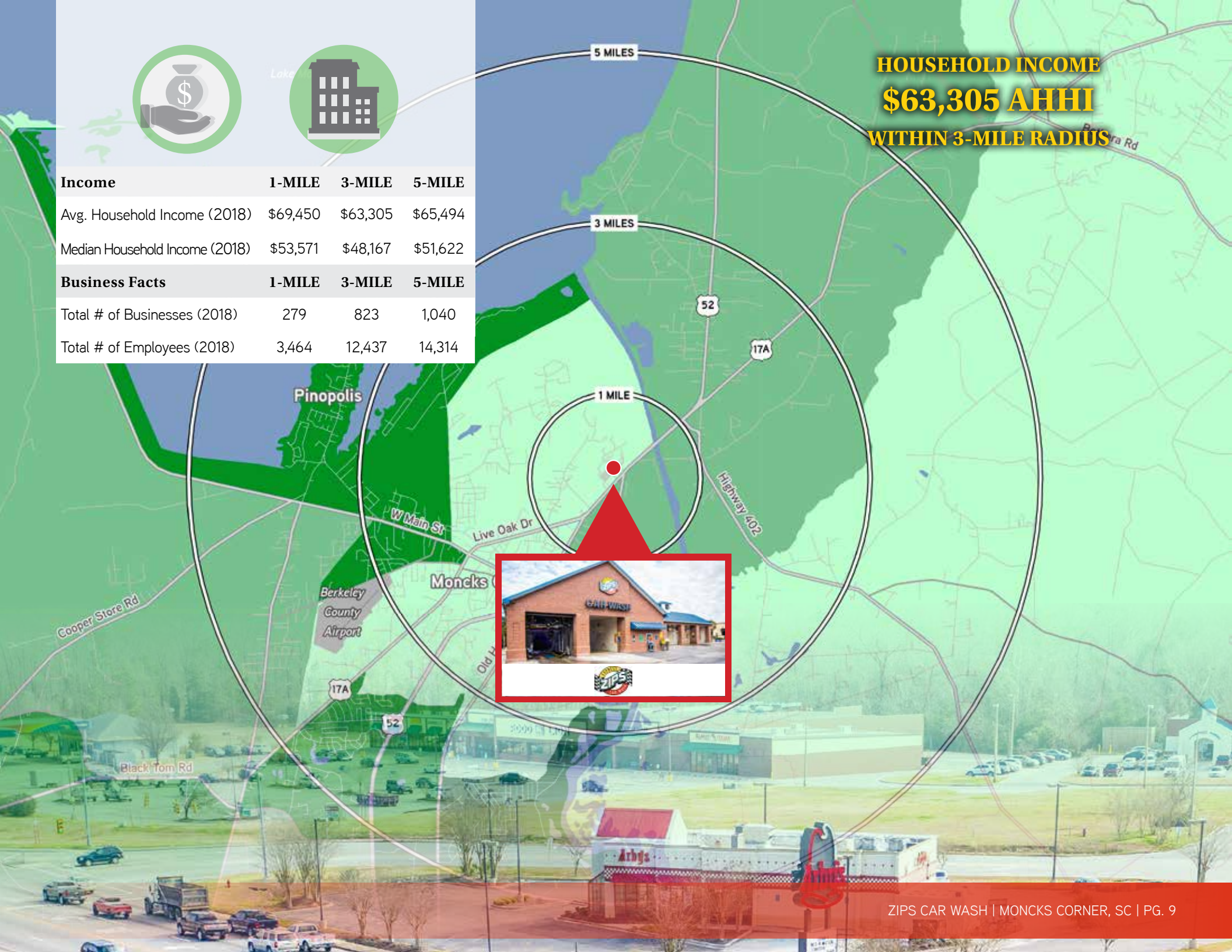
Population	1-MILE	3-MILE	5-MILE
Estimated Population (2018)	1,395	11,730	20,815
Projected Population (2023)	1,548	13,046	23,267
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2018)	543	4,424	7,692
Projected Households (2023)	602	4,919	8,590






Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2018)	\$69,450	\$63,305	\$65,494
Median Household Income (2018)	\$53,571	\$48,167	\$51,622
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2018)	279	823	1,040
Total # of Employees (2018)	3,464	12,437	14,314

HOUSEHOLD INCOME
\$63,305 AHHI
WITHIN 3-MILE RADIUS



An aerial photograph of a car wash facility. The main building has a bright blue roof and light-colored walls. To the left of the building is an outdoor basketball court with a hoop and backboard. In front of the building is a paved parking lot with several cars parked. To the right of the building is a drive-through car wash area with a white car being washed. The surrounding area includes some landscaping and a road with a few more vehicles in the distance.

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