



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Zaxby's  
400 Exchange Drive  
Laurens, SC 29360

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,790 SF Zaxby's at 400 Exchange Drive in Laurens, SC. This Features a Sale Leaseback Opportunity With a High Quality Tenant and an Experienced Franchisee With Four Other Locations and a Strong Sales History, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$2,500,000
CAP	6.00%
NOI	\$150,000
PRICE PER SF	\$659.63
GUARANTOR	Franchisee

## PROPERTY SUMMARY

ADDRESS	400 Exchange Drive Laurens, SC 29360
COUNTY	Laurens
BUILDING AREA	3,790 SF
LAND AREA	1.15 AC
BUILT	2011





ZAXBY'S

# HIGHLIGHTS

- 10 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities to Begin at the Close of Escrow
- 10% Rental Increases Every 5 Years
- Experienced Franchisee With Four Locations and a Strong Sales History
- Founded in 1990 - Zaxby's Has Grown to Over 900 Locations in 18 States
- Located on a Hard Corner in a High Traffic Corridor With Strong Traffic Counts of a Combined VPD of Over 19,100 Vehicles
- Zaxby's is Listed #36 on "Top 500 Chains" – With Year Over Year Sales Increases of 7.40%
- Strong Demographics – Population Exceeds 17,000 People Within a 5-Mile Radius of the Property
- Laurens County and the Greenville MSA Boast Strong Economic Growth – Projected Growth of 2% in the Next 5 Years
- Neighboring Tenants Include: ALDI, Ingles Markets, Save-A-Lot, Dollar General, Walgreens, Belk, Tractor Supply, Sherwin-Williams Paint Store, Murphy USA, Advance Auto Parts, Goodwill, OneMain Financial, Arby's, Taco Bell and Subway





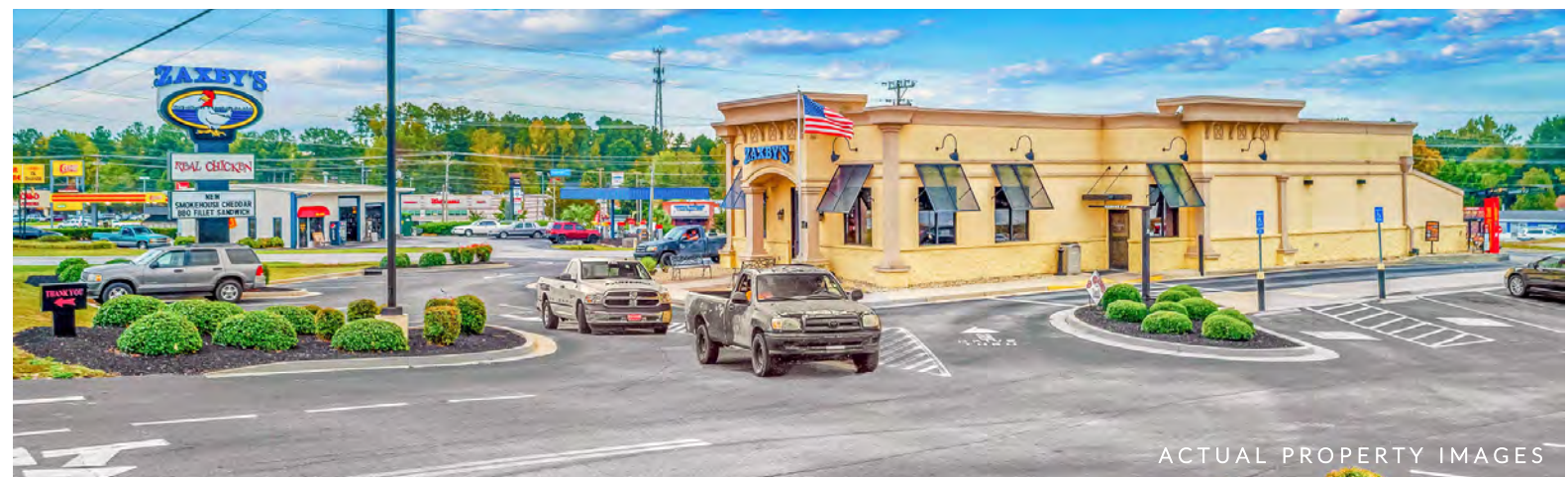
# LEASE SUMMARY

TENANT	Zaxby's
PREMISES	A Building of Approximately 3,790 SF
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	10 Years From Close of Escrow
LEASE TERM	10 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Quick Service Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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3,790 SF	\$150,000	\$39.58
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Walmart

SONIC

MURPHY USA

TITLEMAX

Advance Auto Parts

goodwill

Pizza Hut

TACO BELL

belk

SUBWAY

DOLLAR GENERAL

ingles

Clock of Laurens

OneMain Financial

Walgreens

Corral

Remedy intelligent staffing

MR. LUBE

Car Wash

Fairgrounds Rd

ALDI

Exchange Rd

E Main St

Arby's

ZAXBY'S



New Grove Baptist Church

Bryant's Body Shop



MCDERMOTT

SC TEXTILE CONNECT

TRACTOR SUPPLY CO.

it's fashion metro

Save a lot

DOLLAR TREE

Chick-fil-A

SCDMV

fwm

Fairway Management, Inc.

Laurens County Fairgrounds

HIBBETT SPORTS

BURGER KING

belk

T

DOLLAR GENERAL

SUBWAY



ingles

Clock of Laurens

Exchange Rd

MR. LUBE



Arby's

Car Wash

BUSINESS 76

E Main St

Remedy intelligent staffing





Fleming St







## LAURENS | LAURENS COUNTY | SC

Laurens is a city located in Laurens County in the state of South Carolina. Laurens County was established in 1785 as a part of the Old 96 District. Located in the Upstate region of South Carolina, the city of Laurens is named after John Laurens of Revolutionary War fame. The estimated population was about 8,887 people at the 2018 census. Laurens has a beautiful Historical Downtown Square which is a main focal point for the essence of the city - "Charming, Beautiful, Quaint, Historical and Welcoming". The city has all the components for southern hospitality at its finest and the sophistication of the larger cities. Laurens is located 35 miles from Greenville, 45 from Anderson, and 70 miles from Columbia, which is less than an hour drive to the state's capital.

The economy of Laurens employs about 3,553 people and is specialized in Manufacturing, Utilities and other services. Due to the city's close proximity, Greenville's economy also affects Laurens. In the last few decades, favorable wages and tax benefits have lured foreign companies to invest heavily in the area. Greenville is the North American headquarters for Michelin, AVX Corporation, AMECO, Southern Tide, Confluence Outdoor, Concentrix, JTEKT, Hubbell Lighting subsidiary of Hubbell Incorporated, and ScanSource. The area is also near many universities including Furman University with 2,970 students, Bob Jones University with 2,606 students, and North Greenville University with 2,312 students.

Being a historic city there are many Revolutionary War historic places to explore. The James Dunklin House is a classic southern home on the National Register of Historic Places. It was built in 1822 and today houses a museum of antiques. The city is also home to its Historic District, specifically the city's Main Street. The John Calvin Owings House, is located in the city's historic district and it also on the National Register of Historic Places. The house is a gorgeous Victorian home built in 1896 by George F. Barber. The city is also home to the Old 96 District. The district is filled with hiking trails such as Baker Creek State Park Trail, Battlefield Trail, the British Encampment Trail, and all that Calhoun Falls State Park has to offer.



LAURENS COUNTY COURTHOUSE



DOWNTOWN LAURENS





Fleming St (12,618 VPD)

(13,700 VPD)



S Harper St (7,528 VPD)

(5,452 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	12,385	17,162	37,274
AVERAGE HH INCOME	\$48,076	\$51,600	\$55,449



ZAXBY'S

# TENANT PROFILE

Zaxby's was started in 1990 by Zach McLeroy and Tony Townley. They opened their first Zaxby's in Statesboro, GA and set up the company headquarters in Athens, GA. Zaxby's is a fast casual restaurant offering chicken fingers, wings, sandwiches, and salads. It is known for its "indescribably good food", friendly service, casual atmosphere, and amazing Zax sauce. Zaxby's offers dine in, drive thru, call ahead, and on-line ordering. The chain operates primarily in the Southern U.S., and has more than 900 locations in 18 states.

## ABOUT THE FRANCHISEE: WINGZ LIKE EAGLEZ, LLC

Wingz Like Eaglez was started by Brian West and Tony Quillen in January 2012. Both owners have been operating a Zaxby's franchisee since 2005 and have about 15 years of experience. Between the two owners, they have a total of four Zaxby's locations in Laurens, Clinton, Roebuck, and Gaffney, and the rights to one additional location in Spartanburg County, SC. The company is the franchisee of the Zaxby's in Laurens, SC. The store has averaged over 1.5 million in sales, during its first 7 years of business. It is located within the city limits of Laurens and ½ mile from a Wal-Mart Supercenter.



COMPANY TYPE  
Private



FOUNDED  
1990



# OF LOCATIONS  
900+



HEADQUARTERS  
Athens, GA



WEBSITE  
zaxby's.com



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE



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**REAL CHICKEN**

**NEW  
SOUTHWEST CHIPOTLE  
FILLET SANDWICH**



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