



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Circle K
3862 Byrnes Drive
Saint Stephen, SC 29479

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 1,720 SF Circle K Located in Saint Stephen, South Carolina. This Opportunity Includes a Corporate Triple Net (NNN) Lease With a Recent Extension of 5 More Years, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,200,000
CAP	7.11%
NOI	\$85,272
PRICE PER SF	\$697.67
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	3862 Byrnes Drive Saint Stephen, SC 29479
COUNTY	Berkeley
BUILDING AREA	1,720 SF
LAND AREA	1.54 AC
BUILT	1996



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Corporate Triple Net (NNN) Lease With 5 Years Remaining
- 24 Year Operating History and a Recent Extension of 5 More Years Demonstrates Commitment to This Site
- Strong Corporate Guarantor: 2nd Largest Convenience Store Operator in the World, Behind 7-Eleven, Alimentation Couche-Tard; \$51.4 Billion in Annual Revenue and Rated BBB By S&P
- Rare CPI Increases Every 5 Years Provides an Excellent Hedge Against Inflation
- Population of Over 15,494 Residents Making an Average Household Income of \$54,094 Within a 10-Mile Radius
- Close Proximity to Lake Marion and Lake Moultrie, the 1st and 3rd Largest Lakes in South Carolina, Respectively, Which Drives Significant Seasonal Traffic Through This Immediate Trade Area
- Saint Stephen is Part of the Charleston – North Charleston - Summerville Metropolitan Statistical Area and Has a Population of Over 802,122 Residents and is Commonly Referred to as the Tri-County Area
- Geographically Located 1 Hour North of Charleston, SC; Equidistant to Columbia and Myrtle Beach, SC
- Nearby Tenants Include: Dollar Tree, Dollar General, Palmetto Food, USPS, Nexen Tire, Exxon, Golden Dragon Chinese and Nationwide Bank



LEASE SUMMARY

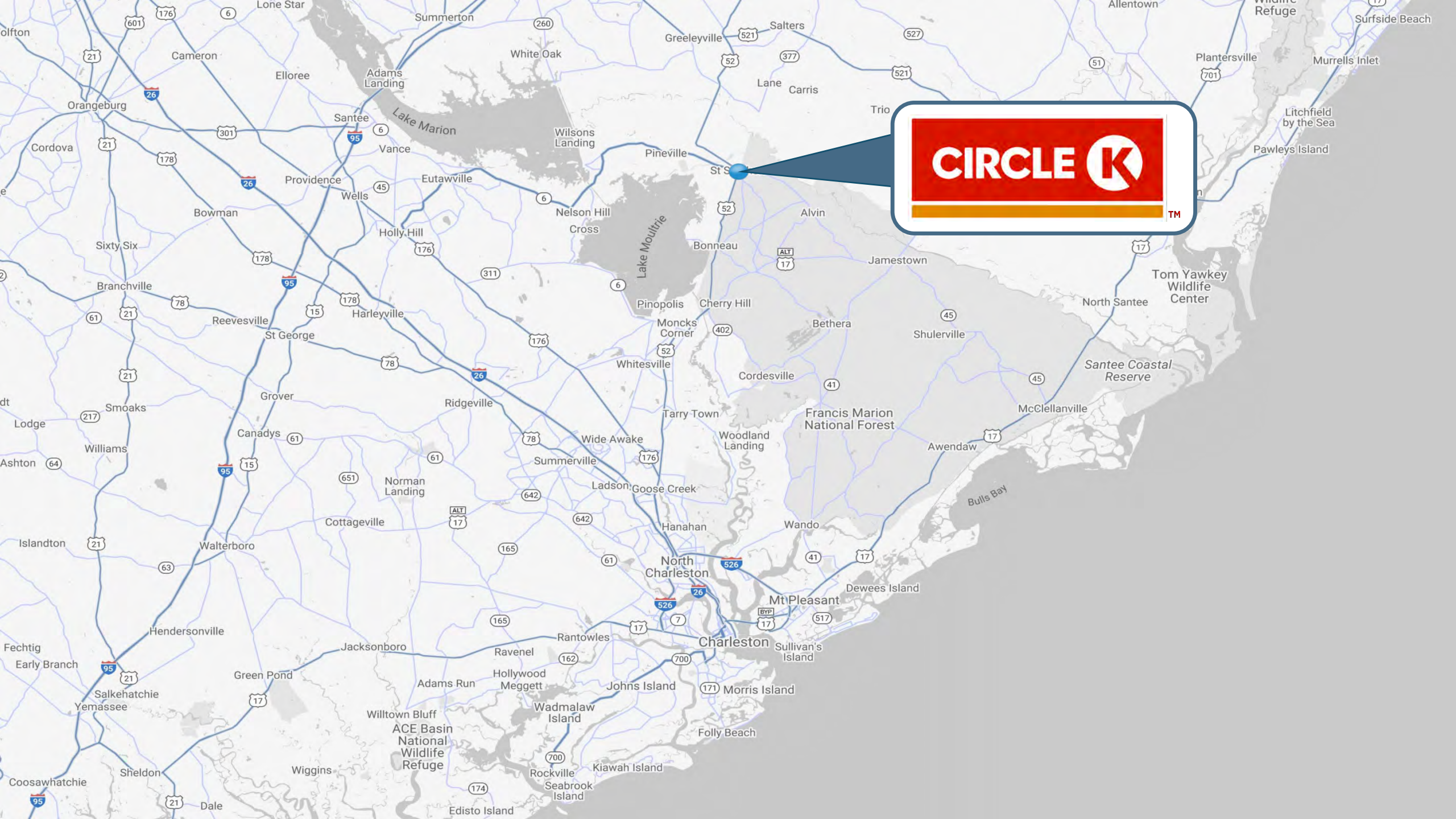
TENANT	Circle K
PREMISES	A Building of Approx. 1,720 SF
LEASE COMMENCEMENT	January 27, 2000
LEASE EXPIRATION	January 31, 2025
LEASE TERM	~5 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	CPI
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Convenience Store
PROPERTY TAXES	Tenant's Responsibility
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
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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1,720 SF	\$85,272	\$49.58
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ACTUAL PROPERTY IMAGES



CHOICE
HOTELS



DOLLAR
GENERAL



DOLLAR TREE

SUBWAY

OLIVER-CLARKE
FURNITURE COMPANY



Nationwide

Berkeley County
Library

Gunnels
Liquor

KL & R
Cleaners

First Baptist
Church

North Berkeley
Family Care

Corner
Store

Nexen
Tire

CIRCLE K

TM

State Rd S-8-52



Indian Field Investment

Golden Dragon Chinese Restaurant

Nexen Tire

Corner Store

North Berkeley Family Care

MATTRESS
BY APPOINTMENT



Gunnels Liquor

KL & R Cleaners



State Rd S-8-52



State Rd S-8-52

SAINT STEPHEN | BERKELEY COUNTY | SC

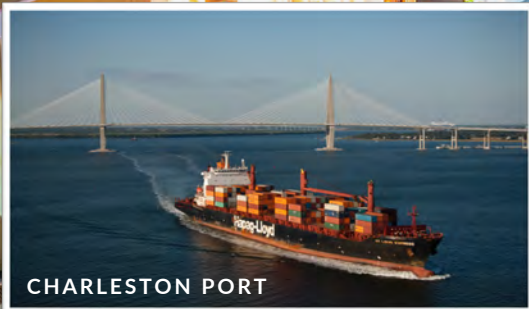
Saint Stephen is a town in Berkeley County in the state of South Carolina. The city's estimate population was 1,813 at the 2019 census. St. Stephen is included within the Charleston-North Charleston-Summerville metropolitan area. The city is located 45 miles from downtown Charleston. Charleston is the oldest and largest city in South Carolina. Charleston's 2019 estimated population is 411,406 residents. The city is also the principal city in the Charleston-North Charleston-Summerville MSA. The population of the Charleston metropolitan area, comprising Berkeley, Charleston, and Dorchester Counties, was counted by the 2019 estimate at 802,122 residents - making it the 100th largest metropolitan statistical area in the U.S. Charleston has also been voted the #1 City in the World" by Travel & Leisure for the last 4 years.

Due to the city's close proximity, Charleston's economy affects Saint Stephen's. The Charleston region ranked as one of the top 10 places in the U.S. for job seekers last winter. With companies like Boeing, Benefitfocus, Daimler, and Snagajob adding thousands of new jobs to the region, it's no surprise Charleston made the list. People are seeking locations where "housing costs are relatively lower; climates are more temperate and job growth has been at or above national average." With 90 miles of coastline, the Charleston metro certainly fits the bill, averaging 43 newcomers a day. The city has two shipping terminals, owned and operated by the South Carolina Ports Authority, which are part of the 4th-largest container seaport on the East Coast and the thirteenth largest container seaport in North America. Last year, the city received over 7 million visitors, which caused an economic impact of about \$7.37 billion.

Saint Stephen is about a 50-minute drive to downtown Charleston, which is the perfect place to spend the day. Known for its rich history, well-preserved architecture, distinguished restaurants and mannerly people, Charleston is a popular destination and has received a large number of accolades, including "America's Most Friendly City" by Travel + Leisure in 2011 through 2013 and 2014 by Condé Nast Traveler, and also "the most polite and hospitable city in America" by Southern Living magazine. According to US News, Charleston is ranked number 8 in the "25 Best Places People are Moving to in 2018" and is ranked 38 in the "Best Places to Live 2018". Charleston is a major tourist destination, with a considerable number of luxury hotels, hotel chains, inns, and bed and breakfasts, and a large number of restaurants serving Lowcountry cuisine and quality shopping. Charleston is also an important art destination, named a top-25 arts destination by AmericanStyle magazine.



BERKELEY COUNTY COURTHOUSE



CHARLESTON PORT



CHARLESTON, SC



(1,889 VPD)

State Rd S-8-52 (2,150 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	4,619	6,808	15,494
AVERAGE HH INCOME	\$49,081	\$48,194	\$54,094

TENANT PROFILE

Circle K Stores are owned by Alimentation Couche-Tard, the largest convenience store operator in Canada. Circle K's success in the convenience retailing industry spans more than 60 years. Back in 1951 when Fred Hervey purchased three Kay's Food Stores in El Paso, Texas, little did anyone know these stores would serve as the beginning of Circle K, now, a proudly Canadian company.

A new milestone was attained in 1999 when Alimentation Couche-Tard acquired Mac's Convenience Stores and became the largest national convenience store network in Canada – a distinction it still proudly holds today. Couche-Tard launched into the US market with the acquisition of Circle K stores in 2003 and has since developed into a global brand represented in over 10 countries.

Circle K has become one of the most widely recognized convenience store brands in the world, known for quality products and great customer service. We've come a long way since our humble beginnings, and we're proud of where we've been and where we're going. Under licensing agreements, more than 1,900 stores are operated under the Circle K banner in 14 other countries and territories (China, Costa Rica, Egypt, Guam, Honduras, Hong Kong, Indonesia, Macau, Malaysia, Mexico, the Philippines, Saudi Arabia, the United Arab Emirates and Vietnam), which brings the worldwide total network to more than 15,900 stores.



COMPANY TYPE
Subsidiary



FOUNDED
1951



OF LOCATIONS
15,900+



HEADQUARTERS
Tempe, AZ



WEBSITE
circlek.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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