

FOR SALE
5.5% Cap Rate
NNN Corporate Lease

NAI Columbia



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WATCH VIDEO



**BUFFALO
WILD
WINGS**
WINGS. BEER. SPORTS.™

10056 Two Notch Road

Columbia, SC

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INVESTMENT OVERVIEW

Executive Summary

PROPERTY SUMMARY

Address	10056 Two Notch Road Columbia, SC
Total GLA	±6,448 SF
Total Land Size	±1.34 Acres
Year Built	2010

FINANCIAL SUMMARY

NOI	\$150,000
Cap Rate	5.5%
List Price	\$2,727,000

INVESTMENT HIGHLIGHTS

- Landlord is responsible for paying the property tax. Tenant reimburses the Landlord
- No other Landlord responsibilities
- Low rent relative to other Buffalo Wild Wings locations and similar “Class A” casual dining property
- “Blazin Wings, Inc” is a wholly owned subsidiary of Buffalo Wild Wings, which is a subsidiary of Inspire Brands.
- Lease Extension signed at height of Covid-19 pandemic, showing commitment to market

BUFFALO WILD WINGS SALE SUMMARY

Tenant	Blazin Wings, Inc
Lease Type	NNN
Taxes/CAM/Insurance	Tenant Responsibility
Roof/Structure	Tenant
Current Lease Term	5-Years
Lease Commencement	Q4 2020
Renewal Options	None



PROPERTY Features

10056 Two Notch Road - Buffalo Wild Wings

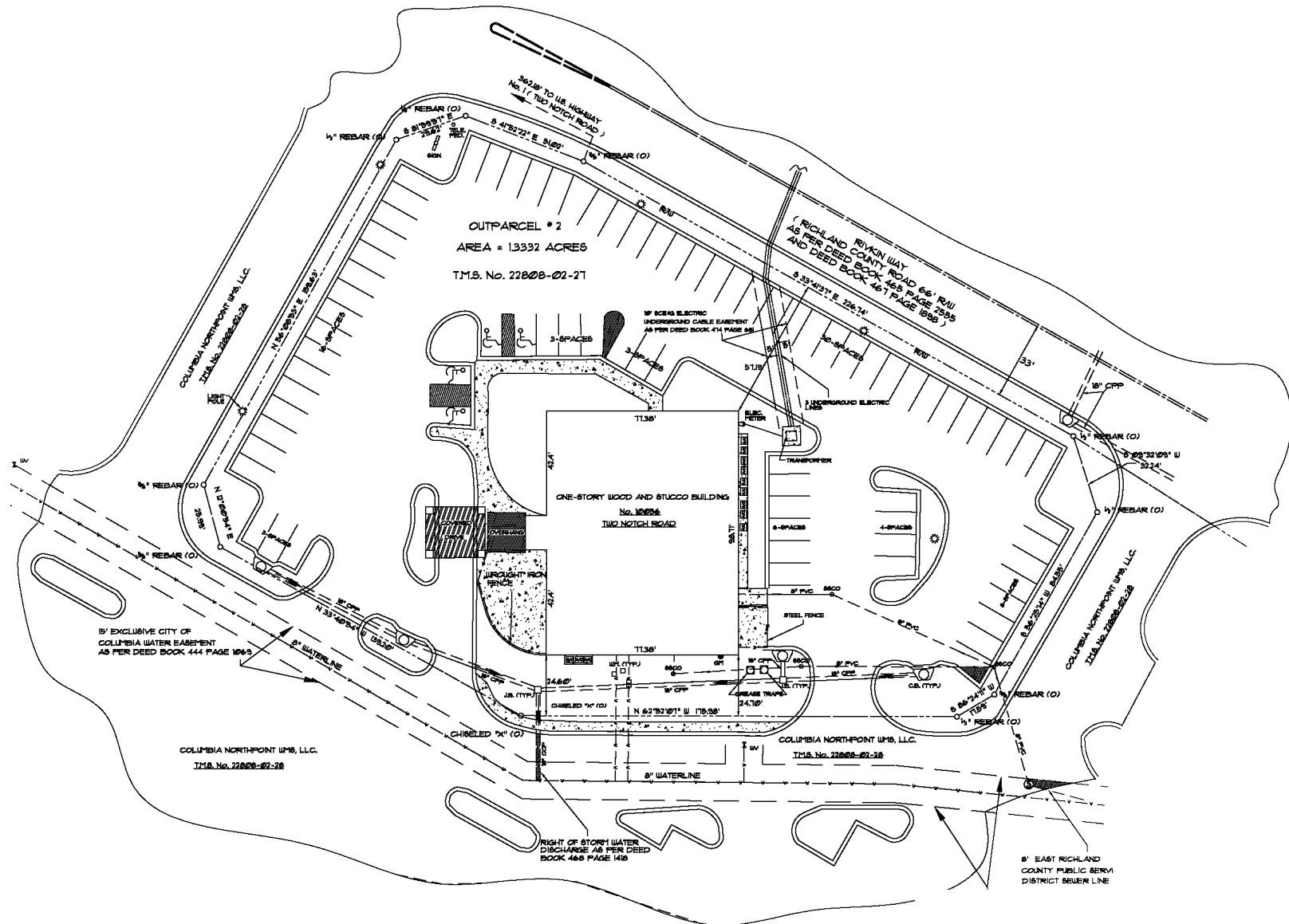


- A 24-hour Walmart Supercenter anchored outparcel site in one of Columbia's most desirable retail corridors
- Corridor Retail Tenants include Walmart, Regal Cinemas, Kohl's, Sam's, Lowe's, Dick's, Target, Kroger, Hobby Lobby, Publix, Best Buy and more
- ±6,448 SF Buffalo Wild Wings restaurant
- Seating Capacity - 300
- Occupancy Capacity - 384
- Parking ratio - 11.64/1000 (75 spaces)
- Multiple access points including signalized interchange
- Traffic Count: 36,900 VPD on US-1 (Station 11) - Increase of 5,000 VPD since 2015
- Equipment includes 6,000 gallon grease trap, 24' hood, two walk in coolers, walk in freezer, walk in keg cooler

SITE PLAN OVERVIEW

10056 Two Notch Road - Buffalo Wild Wings

NAIColumbia



TENANT OVERVIEW

Buffalo Wild Wings

BUFFALO WILD WINGS

Founded - 1982 as Buffalo Wild Wings

Headquarters - Sandy Springs, Georgia

Number of Locations:

- 1,237 (As of 2017)
- Roughly 1/2 owned directly & 1/2 owned by franchisees

Parent Company - Inspire Brands, Inc.



INSPIRE BRANDS

Founded - 2018

Headquarters - Sandy Springs Georgia

Locations - Over 11,000 (4th Largest restaurant group in U.S.)

Owner - Roark Capital Group

Subsidiaries - Arby's, Buffalo Wild Wings, Jimmy John's, Rusty Taco, Sonic



\$14.6B in System Sales

325,000 Team Members & Franchise Employees

1,400 Franchisees

\$16M Raised in 2019 for Philanthropy

Inspire Brands is in talks to acquire Dunkin Donuts

ABOUT BLAZIN WINGS, INC.

Blazin Wings, Inc is a corporately owned and backed subsidiary of Buffalo Wild Wings. Buffalo Wild Wings has been operating at this location since 2010. Corporate acquired the site due to strong performance in 2012 from the original franchisee. Roark Capital Group acquired Buffalo Wild Wings in 2018 and formed Inspired Brands. Their portfolio includes national footprint brands like Arby's, Sonic, Jimmy John's and Rusty Taco, with restaurants in 15 countries and 47 states.

PROPERTY Pictures

10056 Two Notch Road - Buffalo Wild Wings



PROPERTY Pictures

10056 Two Notch Road - Buffalo Wild Wings



Retail Aerial

111 Restaurant Locations



Retail Aerial

Wildewood
881 Homes

Walmart

Spring Valley High School
±2,100 Students

Subject

JO-ANN

SHOE DEPT.

CATO

GameStop

Office
DEPOT

SONIC

COOK-OUT

PAPA JOHN'S

POPEYES

Dick Smith
of Columbia

TD
Bank

AutoZone

O'Reilly
AUTO PARTS

ZAXBY'S

Lowe's

Magnolia Buffet

Applebee's

Publix

36,900 VPD

Two Notch Rd

KFC

FIRST
HORIZON

WELLS
FARGO

Chick-fil-E

MEDcare

Kroger

FIREHOUSE
SUBS

Sparkleberry Ln



Aerial

Rivkin Blvd



NAI Columbia

Demographic Profile

Demographic Profile

Two Notch Rd & Polo Rd | Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2020 Age Dist.				Median Household Income			
2010 Census	2,289	47,123	102,477	0 - 4	4.6%	6.1%	6.6%	2020 Estimate	\$80,366	\$59,904	\$59,397
2020 Estimate	2,413	52,506	116,998	5 - 9	5.1%	6.3%	6.9%	2025 Projection	\$85,077	\$64,051	\$63,476
2025 Projection	2,505	55,438	124,390	10 - 14	5.7%	6.5%	6.9%				
% Chg. 2020-2025	3.8%	5.6%	6.3%	15 - 19	6.5%	6.1%	6.2%	Average Household Income			
				20 - 24	4.5%	6.1%	6.3%	2020 Estimate	\$108,786	\$80,596	\$78,233
Households				25 - 34	9.7%	14.5%	15.1%	2025 Projection	\$119,980	\$89,245	\$86,883
2010 Census	867	18,553	39,474	35 - 44	11.4%	14.4%	14.8%				
2020 Estimate	906	20,614	44,658	45 - 54	11.9%	12.5%	12.6%	Per Capita Household Income			
2025 Projection	940	21,755	47,401	55 - 64	14.1%	12.4%	11.7%	2020 Estimate	\$42,341	\$31,729	\$29,781
				65 - 74	14.4%	9.6%	8.3%	2025 Projection	\$46,709	\$35,114	\$33,011
Families				75 - 84	9.1%	4.0%	3.4%				
2010 Census	665	12,798	27,545	85+	3.1%	1.4%	1.3%	2020 Household Income Dist.			
2020 Estimate	683	13,863	30,517					Less than \$15,000	6.4%	8.6%	8.9%
2025 Projection	705	14,529	32,186	Median Age				\$15,000 - \$24,999	6.1%	6.7%	6.7%
				2010 Census	45.5	35.5	34.3	\$25,000 - \$34,999	6.1%	8.9%	9.4%
2020 Housing Data				2020 Estimate	47.3	37.9	36.3	\$35,000 - \$49,999	10.9%	14.5%	14.2%
Owner Occ. Housing Units	729	12,703	28,230	2025 Projection	48.1	38.2	36.1	\$50,000 - \$74,999	16.8%	22.6%	22.5%
Renter Occ. Housing Units	177	7,911	16,428					\$75,000 - \$99,999	13.8%	14.4%	14.5%
				Average Household Size				\$100,000 - \$149,999	18.1%	13.4%	13.4%
2020 Business Data				2010 Census	2.63	2.53	2.57	\$150,000 - \$199,999	11.6%	6.3%	6.3%
Total Businesses:	459	17,966	35,502	2020 Estimate	2.66	2.53	2.60	\$200,000 and Up	10.2%	4.7%	4.1%
Total Employees:	2,413	52,506	116,998	2025 Projection	2.66	2.54	2.60				

DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 10056 Two Notch Road ("Property"). It has been prepared by NAI Columbia ("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.