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Agency

All parties acknowledge that Sharon Thurner has a broker license in North Carolina and South Carolina. Terry Ball has a real estate license in Tennessee. Sharon Thurner and Terry Ball are partners in Brevard Partners of Tennessee, GP.

Aerial Photography

All aerial photos were provided by Bob Griffin.

Location	710 Main Street, Woodruff, SC 29388
Purchase Price	\$2,773,000
Cap Rate	5.85%
Building Age	New Construction – Delivery Feb, 2021
Annual Rent	\$162,221.47/year (\$13,518.45/month)
Lease Type	NNN Lease

Building Size	3,000 ± SF
Property Acres	1.6 Acres
Type	Quick Service with Drive-Thru
Lease Term	20 Years w/ 7% Increases Every 5 Years
Market Area	Spartanburg, SC
Traffic Count	20,000 VPD

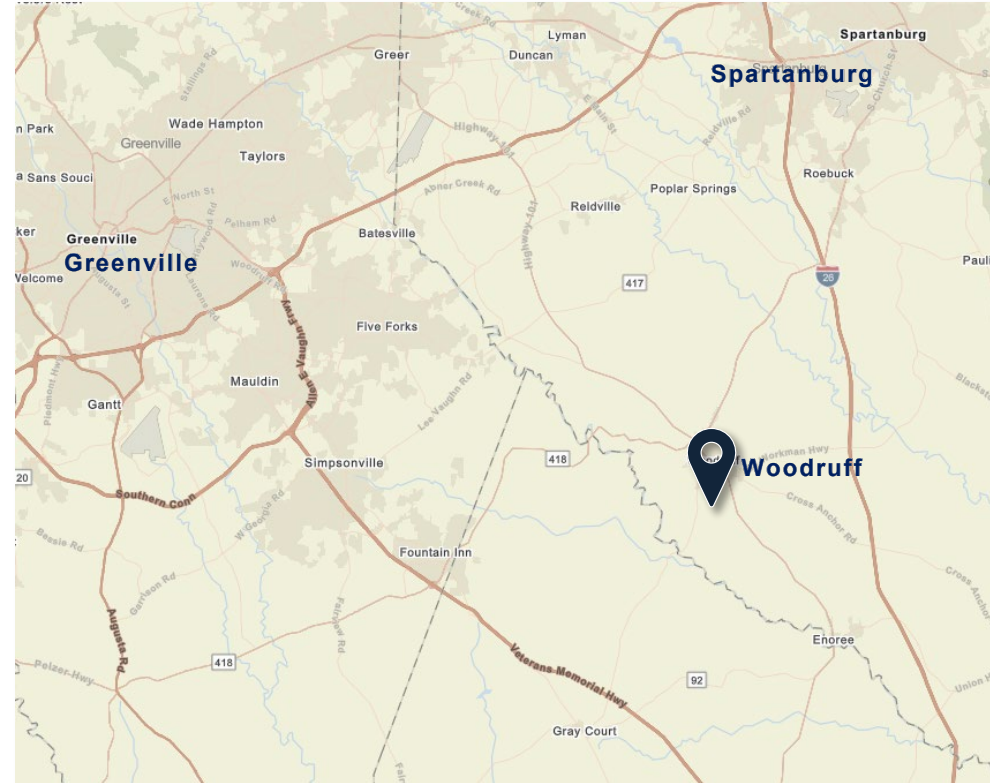
SITE INFORMATION

Bojangles largest franchisee, Boj of WNC, LLC. Largest and most successful in the chain that operates in six states including NC, SC, GA, TN, OH and KY. Property is part of the Brownfield Agreement program.



- Excellent Visibility
- Easy Access

DEMOGRAPHICS ('20)	3 MILES	5 MILES	10 MILES
Population	7,972	12,328	74,034
Households	3,065	4,714	26,934
Avg HH Income	\$55,515	\$60,286	\$86,165



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information should be obtained through independent verification.







Walgreens

O'Reilly
AUTO PARTS



Nationwide

SUBWAY

H&R BLOCK

ACE
Hardware

Exxon

Bojangles

Davis Auto Sales

N. Main Street

20,000 VPD

2.2 Acres
Under Contract

Site Plan for Adjacent Bojangle's

SONOMA
COMMERCIAL PROPERTIES INC.

BP
BREVARD PARTNERS OF TENNESSEE
Commercial Real Estate Development & Acquisition

RECOMMENDED PAVING SPECIFICATIONS:

*VERIFY WITH GEOTECHNICAL REPORT/ENGINEER

LIGHT DUTY PAVEMENT: (LDP)
1.5" SURFACE COURSE, 59.50
1.5" INTERMEDIATE COURSE, 59.50
6" COMPACTED AGGREGATE BASE COURSE (CABC)

HEAVY DUTY PAVEMENT: (HDP)
1.5" SURFACE COURSE, 59.50
2.5" INTERMEDIATE COURSE, 119.00
8" COMPACTED AGGREGATE BASE COURSE (CABC)

CONCRETE SIDEWALK PAVEMENT:
4" 3,600 PSI CONCRETE
SURGRADE SHALL BE COMPACTED TO 98% MIN. OF THE
STANDARD MAXIMUM DRY DENSITY (ASTM D698).

CONCRETE DUMPER PAD AND PAD:
7" 4,000 PSI CONCRETE WITH 4" X 8" WIRE MESH
REINFORCEMENT (10 GAUGE WWF)
2.5" COMPACTED AGGREGATE BASE COURSE (CABC)
(SEE ASPHALT & CONCRETE TRANSITION DETAIL ON SHEET CS-2)

NOTES:

1. ALL FILL USED FOR RAISING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNDERCUT SHOULD BE UNIFORMLY COMPACTED IN TWIN LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). IN ADDITION, AT LEAST THE UPPER 18 INCHES OF SURGRADE FILL, BENEATH PAVEMENTS AND FLOOR SLABS AND 24 INCHES BELOW PAVEMENTS SUBJECT TO TRUCK TRAFFIC SHOULD BE COMPACTED TO 100 PERCENT OF THE SAME SPECIFICATION. THE ABOVE COMPACTIFICATION SPECIFICATION IS A RECOMMENDATION ONLY. SPECIFIC PAVEMENT OR FLOOR SLAB DESIGNS MAY REQUIRE A DIFFERENT COMPACTIFICATION STANDARD. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE WORK MEASURES IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN THE PROJECT SOILS REPORT AND/OR ON-SITE RECOMMENDATIONS PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
2. PAVEMENT SPECIFICATIONS LISTED ABOVE ARE RECOMMENDATIONS ONLY AND ARE SUBJECT TO CHANGE BASED UPON PROJECT CONDITIONS OR RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT. PRIOR TO COMMENCEMENT OF PAVING, THE OWNER OR CONTRACTOR SHOULD HIRE A GEOTECHNICAL ENGINEER TO PROVIDE A PAVEMENT DESIGN BASED UPON ANTICIPATED VEHICULAR TRAFFIC AND PROJECT SOIL CONDITIONS. THE ISSUES GROUP ASSUMES NO RESPONSIBILITY FOR THE ADEQUACY OF THE PAVEMENT SPECIFICATION PROVIDED ABOVE.
3. UNLESS SPECIFIED/DETAILED WITHIN THE CONTRACT DRAWINGS, CONTRACTOR SHALL PREPARE A CONCRETE JOINT LAYOUT PLAN IN ACCORDANCE WITH ACI 224.3R-85 OR ACI 308.1-03 FOR CONCRETE SURFACES AND PROVIDE TO ENGINEER, OWNER AND ARCHITECT FOR SHOP DRAWING APPROVAL PRIOR TO CONCRETE INSTALLATION.

PAVEMENT STRIPING SPECIFICATION:

PAVING LINES AND MARKINGS:

- A. ALLOW ASPHALT PAVING TO CURE AND SWEEP CLEAN PRIOR TO PAINTING.
- B. PROVIDE PAINTED LINES AND MARKINGS FOR ASPHALT PAVING AS FOLLOWS:
 1. PARKING SPACES FOR AUTOMOBILES IN PARKING AREAS.
 2. HANDICAP SYMBOL, AT EACH HANDICAP PARKING SPACE.
- C. LINES AND MARKINGS SHALL BE WHITE AND NON-REFLECTIVE.
- D. LINES SHALL BE 4" WIDE, UNIFORM, STRAIGHT, EVENLY SPACED AND ACCURATELY ALIGNED, WITH SHARPLY DEFINED EDGES.
- E. APPLY LINES AT A WET FILM THICKNESS OF .015" (15 MILS) BY MEANS OF CONVENTIONAL TRAFFIC LINE STRIPING EQUIPMENT. USE TEMPLATES OR EMPLOY SKILLED SIGN PERSONNEL FOR HANDICAP SPACE MARKINGS TO BE PROVIDED AT EACH HANDICAP PARKING SPACE.
- F. CLEAN UP DEBRIS GENERATED BY PAVING OPERATIONS ON A DAILY BASIS.
- G. REMOVE FROM SITE AT COMPLETION OF PAVING WORK ALL REMAINING DEBRIS, EXCESS MATERIAL, AND WASTE CREATED BY PAVING.

PROTECTION:

- A. DO NOT PERMIT VEHICULAR TRAFFIC ON NEWLY COMPLETED ASPHALT SURFACES FOR AT LEAST TWELVE HOURS AFTER PLACING.
- B. PROTECT PAVING FROM DAMAGE BY CONSTRUCTION EQUIPMENT AND/OR SUBSEQUENT CONSTRUCTION OPERATIONS. PERMIT ONLY RUBBER-TYRE WHEELED VEHICLES ON PAVEMENT.
- C. AFTER APPLICATION OF LINES AND MARKINGS, BARRICADE AREAS UNTIL PAINT HAS THOROUGHLY DRIED.

VEHICLE PARKING REQUIREMENTS:

PARKING STALLS REQUIRED: 1 PER 3 SEATS (50 SEATS), AND: = 20 STALLS
1 PER 2 EMPLOYEES (12 EMPLOYEES/SHIFT) = 6 STALLS
TOTAL STALLS REQUIRED: 26 STALLS

PARKING STALLS PROVIDED: = 48 STALLS
ADA STALLS REQUIRED: = 2 STALLS (1 VAN ACCESSIBLE)
ADA STALLS PROVIDED: = 2 STALLS

SIGN SCHEDULE:

- A. VAN ACCESSIBLE HANDICAPPED PARKING SIGN (MUTCD R7-8, R7-8A, & R7-8D)
- B. "NO PARKING ANY TIME" (MUTCD R7-1)
- C. HANDICAPPED RESERVED PARKING-MAX PENALTY \$250 (MUTCD R7-8 & R7-8D)

BUILDING NOTE:

REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.

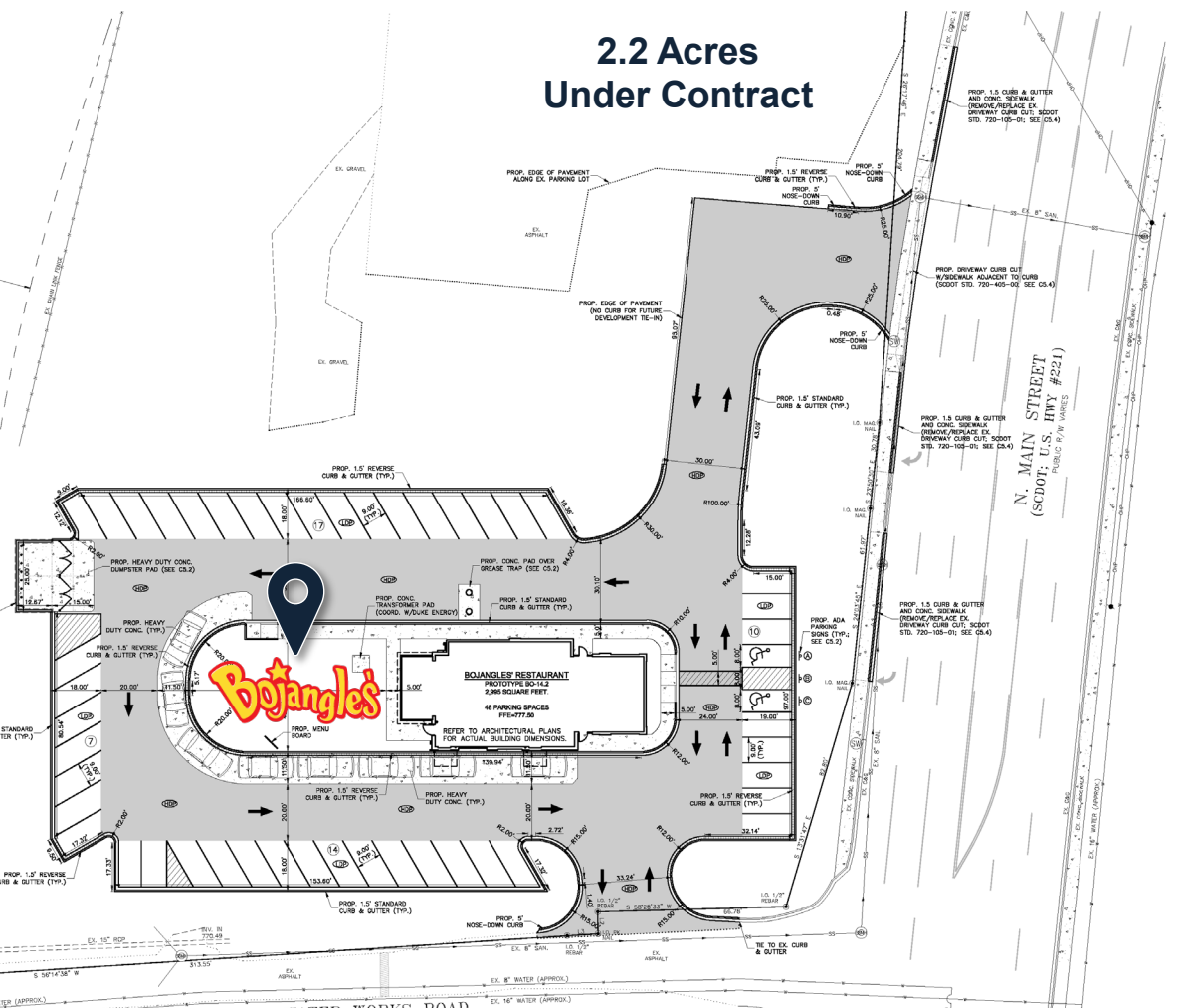
SIGNAGE NOTE:

CONTRACTOR TO COORDINATE FINAL SIGN LOCATIONS WITH OWNER PRIOR TO INSTALLATION. ALL SIGNAGE TO BE PERMITTED SEPARATELY.

LIGHTING NOTE:

CONTRACTOR TO VERIFY FINAL LIGHT POLE LOCATIONS AND FIXTURE SPECIFICATIONS WITH OWNER PRIOR TO INSTALLATION.

**2.2 Acres
Under Contract**



SITE LEGEND	
	LIGHT DUTY PAVEMENT (LDP)
	HEAVY DUTY ASPHALT PAVEMENT (HDP)
	HEAVY DUTY CONCRETE PAVEMENT (DUMPER PAD)
	CONCRETE SIDEWALK
	PROPOSED ADA PARKING STALL
	PROPOSED SIGN (SEE SIGN SCHEDULE AND SHEET CS-2 FOR DETAIL)
	PROPOSED BOLLARD (SEE SHEET CS-2 FOR DETAIL)
	PROPOSED LIGHT POLE
	PROPOSED PARKING ROW COUNT
	1.5' STANDARD CURB AND GUTTER (SEE SHEET CS-2 FOR DETAIL)
	1.5' REVERSE CURB AND GUTTER (SEE SHEET CS-2 FOR DETAIL)



Call before you dig.

NO.	BY	DATE	REVISION

GRAPHIC SCALE
1 INCH = 20 FEET

NO.	BY	DATE	REVISION

Bojangles'

BOJANGLES'
NORTH MAIN STREET
WOODRUFF, SOUTH CAROLINA

SITE PLAN

Project: BOJANGLES'
Date: 5/20/2020
Drawn By: BTJ
Check By: BTJ
Scale: 1" = 20'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

ISAACS
CIVIL ENGINEERING DESIGN AND SURVEYING

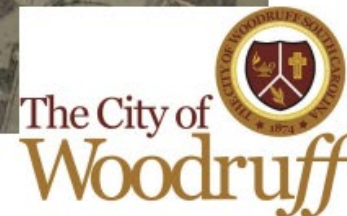
C1.0

Over 1,300 Total Homes



Read More:

<https://www.goupstate.com/news/20200724/woodruff-named-no-1-up-and-coming-sc-housing-market-spartanburg-unemployment--down>



	3 miles	5 miles	10 miles
Population			
2000 Population	7,222	11,142	46,103
2010 Population	7,233	11,215	58,968
2020 Population	7,972	12,328	74,034
2025 Population	8,372	12,923	80,711
2000-2010 Annual Rate	0.02%	0.07%	2.49%
2010-2020 Annual Rate	0.95%	0.93%	2.24%
2020-2025 Annual Rate	0.98%	0.95%	1.74%
2020 Male Population	49.1%	49.4%	49.4%
2020 Female Population	50.9%	50.6%	50.6%
2020 Median Age	41.7	42.4	39.5

In the identified area, the current year population is 74,034. In 2010, the Census count in the area was 58,968. The rate of change since 2010 was 2.24% annually. The five-year projection for the population in the area is 80,711 representing a change of 1.74% annually from 2020 to 2025. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 41.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	73.5%	78.1%	80.3%
2020 Black Alone	17.8%	14.3%	13.0%
2020 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2020 Asian Alone	0.6%	0.5%	1.9%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	4.6%	3.8%	2.3%
2020 Two or More Races	3.3%	3.0%	2.2%
2020 Hispanic Origin (Any Race)	7.4%	6.3%	5.5%

Persons of Hispanic origin represent 5.5% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 40.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	48	55	92
2000 Households	2,805	4,251	17,127
2010 Households	2,786	4,291	21,676
2020 Total Households	3,065	4,714	26,934
2025 Total Households	3,216	4,941	29,277
2000-2010 Annual Rate	-0.07%	0.09%	2.38%
2010-2020 Annual Rate	0.94%	0.92%	2.14%
2020-2025 Annual Rate	0.97%	0.95%	1.68%
2020 Average Household Size	2.54	2.57	2.73



	3 miles	5 miles	10 miles
Mortgage Income			
2020 Percent of Income for Mortgage	10.1%	10.2%	11.1%
Median Household Income			
2020 Median Household Income	\$42,905	\$47,042	\$71,469
2025 Median Household Income	\$45,746	\$50,653	\$77,117
2020-2025 Annual Rate	1.29%	1.49%	1.53%
Average Household Income			
2020 Average Household Income	\$55,515	\$60,286	\$86,165
2025 Average Household Income	\$60,531	\$65,777	\$96,980
2020-2025 Annual Rate	1.75%	1.76%	2.39%
Per Capita Income			
2020 Per Capita Income	\$21,214	\$22,963	\$31,508
2025 Per Capita Income	\$23,106	\$25,051	\$35,376
2020-2025 Annual Rate	1.72%	1.76%	2.34%

Households by Income

Current median household income is \$71,469 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$77,117 in five years, compared to \$67,325 for all U.S. households

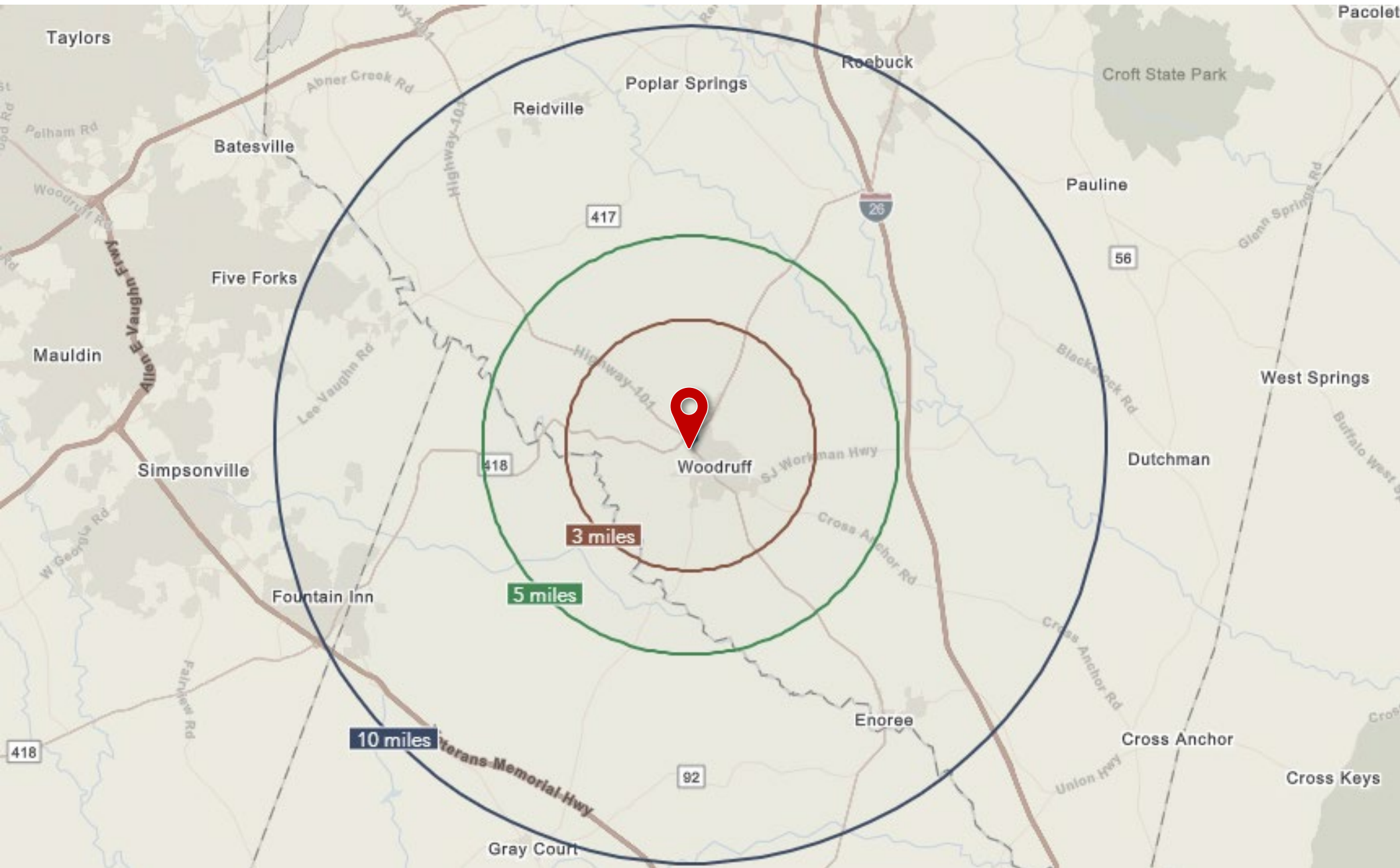
Current average household income is \$86,165 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$96,980 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$31,508 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$35,376 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	247	245	222
2000 Total Housing Units	3,093	4,662	18,546
2000 Owner Occupied Housing Units	2,017	3,255	14,434
2000 Renter Occupied Housing Units	788	996	2,693
2000 Vacant Housing Units	288	411	1,419
2010 Total Housing Units	3,235	4,909	24,039
2010 Owner Occupied Housing Units	1,877	3,119	17,676
2010 Renter Occupied Housing Units	909	1,172	4,000
2010 Vacant Housing Units	449	618	2,363
2020 Total Housing Units	3,516	5,331	29,368
2020 Owner Occupied Housing Units	2,039	3,379	21,882
2020 Renter Occupied Housing Units	1,025	1,335	5,052
2020 Vacant Housing Units	451	617	2,434
2025 Total Housing Units	3,674	5,563	31,787
2025 Owner Occupied Housing Units	2,123	3,519	23,864
2025 Renter Occupied Housing Units	1,093	1,422	5,413
2025 Vacant Housing Units	458	622	2,510



Demographic Radius Map





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