



**ZAXBY'S**



**2889 Heckle Boulevard | Rock Hill, SC**

**OFFERING MEMORANDUM**



## EXCLUSIVELY LISTED BY

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### BROKER OF RECORD

Matthews Retail Group, Inc. (SC 22684)

Broker in Charge: Kyle B. Matthews (SC 105710)

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES





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# EXECUTIVE OVERVIEW

## INVESTMENT HIGHLIGHTS



**Absolute NNN Lease:** The tenant is responsible for all property related expenses providing an investor with passive income and zero landlord responsibilities.



**Inflation Resistant Asset:** The lease features rare 2.00% annual rental increases, providing an excellent hedge against inflation.



**Rapidly Expanding Tenant:** Following a \$2 Billion equity investment from Goldman Sachs in 2021, Zaxby's has accelerated their growth strategy with over 900 locations in the US.



**Growing Market:** Located in the Charlotte MSA, Rock Hill has experienced strong growth and new investment. The site is situated across from a brand new Class-A self storage facility and adjacent to a busy elementary school.



**Nearby Retailers:** Walmart, Aldi, Dollar Tree, Hwy 55 Burgers Shakes & Fries, Sam's Xpress Car Wash, Express Oil Change & Tire Engineers, AutoZone, Bojangles, Caliber Collision, Murphy Express, Service King Collision, Burger King, Go Store It Self Storage, U-Haul, and Founders Federal Credit Union among others.





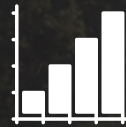


# FINANCIAL OVERVIEW



**\$2,720,000**

LIST PRICE



**5.85%**

CAP RATE



**\$159,120**

NOI

## BUILDING INFO

Property Address	2889 Heckle Blvd Rock Hill SC, 29732
County	York County
GLA (SF)	±3,305 SF
Lot (SF)	±44,431 SF
Lot (AC)	±1.02 AC
Year Built	2010



## LEASE SUMMARY

Tenant Trade Name	Zaxby's
Type of Ownership	Fee Simple
Lease Guarantor	A&D Boys, Inc. (Franchisee & Personal)
Lease Type	NNN
Original Lease Term	8 Years
Lease Commencement Date	8/30/2021
Lease Expiration Date	11/22/2029
Term Remaining	±7 Years
Increases	2% Annual
Options	Six (6); 5-Year Options
Right of First Refusal	Yes
Option to Purchase	Yes

## ANNUALIZED OPERATING DATA

Term	Annual Rent	Monthly Rent	Increase
Year 1	\$156,000.00	\$13,000.00	-
<b>Year 2 (Current)</b>	<b>\$159,120.00</b>	<b>\$13,260.00</b>	<b>2.00%</b>
Year 3	\$162,302.40	\$13,525.20	2.00%
Year 4	\$165,548.45	\$13,795.70	2.00%
Year 5	\$168,859.42	\$14,071.62	2.00%
Year 6	\$172,236.61	\$14,353.05	2.00%
Year 7	\$175,681.34	\$14,640.11	2.00%
Year 8	\$179,194.96	\$14,932.91	2.00%

## FINANCING INQUIRIES

For financing options reach out to:

Patrick Flanagan  
(214) 550-0277  
patrick.flanagan@matthews.com



# TENANT OVERVIEW



## ZAXBY'S



- |                          |                |
|--------------------------|----------------|
| » COMPANY NAME           | » INDUSTRY     |
| Zaxby's Franchising Inc. | QSR            |
| » OWNERSHIP              | » HEADQUARTERS |
| Private                  | Athens, GA     |
| » YEAR FOUNDED           | » LOCATIONS    |
| 1990                     | ±900           |

## ABOUT ZAXBY'S

Zaxby's is a privately owned company, headquartered in Athens, GA. Zaxby's owns about 70 locations, while the remaining locations are franchised. In total there are ±900 Zaxby's Restaurants in 17 southern states in the United States.

Founded in the 1990s by two childhood friends, Zach McLeroy and Tony Townley, the fast-casual Zaxby's chicken restaurants pride themselves on being the welcoming and friendly environment that the founders originally set out to be. The quirky restaurant offers a range of chicken options with names and spices unique to the Zaxby's brand.



Walmart

ALDI AutoZone Bojangles



DOLLAR TREE

CALIBER COLLISION



U-HAUL  
NEIGHBORHOOD DEALER

ServiceKing  
COLLISION

verizon  
T Mobile

GOStoreIt  
SELF STORAGE

U-HAUL



ZAXBY'S  
SUBJECT PROPERTY



HECKLE BLVD ± 19,000 VPD





IDEAL IMPORTS  
WEST



CAROLINA FRESH FARMS



T&H SNIPES AND SONS



HECKLE BLVD ± 19,000 VPD





## AREA OVERVIEW

### SUBJECT PROPERTY

±5.3 MILES TO DOWNTOWN

## ROCK HILL, SC

Rock Hill is the largest city in York County, South Carolina and the fifth-largest city in the state with a population of 75,000 people as of 2020. The city is located approximately 25 miles south of Charlotte and 70 miles north of Columbia. Rock Hill offers scenic riverfront views along the Catawba River and is home to numerous nature trails, restaurants, and 31 parks which are used for both national and local events. The historic downtown consists of twelve contiguous buildings built as early as 1840 offering dining and retail options. The city originally became popular because of their railroad station and post office, drawing in settlers to the area during the late 1800s. Since then, Rock Hill has only grown into the larger city that it is today.

## DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2027 Estimate	3,907	39,321	100,075
2022 Population	3,340	33,708	85,865
2010 Census	2,823	29,302	73,870
Growth: 2022-2027	3.4%	3.3%	3.3%
Growth: 2010-2022	1.5%	1.3%	1.4%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2027 Estimate	1,492	15,485	39,041
2022 Population	1,273	13,259	33,366
2010 Census	1,075	11,554	28,539
Growth: 2022-2027	3.4%	3.4%	3.4%
Growth: 2010-2022	1.1%	0.7%	0.6%
HH INCOME	1 - MILE	3 - MILE	5 - MILE
2022 Est Avg HH Income	\$92,689	\$91,435	\$81,463



## TOURISM

### FOUNTAIN PARK

Fountain Park officially opened in December of 2014 and has one of the tallest fountains in the world, reaching over 100 feet high. The park's contractors incorporated artistic elements conceived by Rock Hill school students into its design features, serving as a beautiful park with many things to look at for Rock Hill's residents and visitors.

### GLENCAIRN GARDEN

Glencairn Garden's beautifully landscaped lawns and walkways have made it a popular attraction among residents and visitors to Rock Hill for many years. What started as the backyard garden of David & Hazel Bigger in 1928 is now an 11-acre paradise located in the heart of Rock Hill. The Garden boasts a variety of blooms year-round. Azaleas, dogwoods, wisteria, camellias, and hardwood trees are just a few of the treasures awaiting visitors as they stroll the grounds.

### MAIN STREET CHILDREN'S MUSEUM

This museum offers fun, educational activities created for children of all ages. Enjoy memory-making family experiences and engage your young child in creative, developmental play.

### BLUES & JAZZ FESTIVAL

Produced by Bobby Blair, Jr., the Arts Council of York County Blues and Jazz Festival is a growing and thriving three-day festival that brings great opportunities for the community to come together and celebrate the music that America made.





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Zaxby's** located at **2889 Heckle Boulevard, Rock Hill, SC 29732** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this 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 Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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 Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services 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 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 this 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 Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes 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 date this Offering Memorandum.



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