



Colliers

Bojangles

1125 S 4th Street, Hartsville, SC 29550

Offering Memorandum



Accelerating success.

Confidentiality & Disclaimer Statement

This is a confidential Offering Memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Site and has been prepared by Colliers International Florida, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Colliers International Florida, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

Prospective offerors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Site from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Colliers International Florida, LLC.

Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

Contact Us

Christopher Twist

Senior Vice President
+1 561 602 8390
christopher.twist@colliers.com

Colliers International Florida, LLC

200 E Broward Boulevard, Suite 120
Fort Lauderdale, FL 33301
colliers.com



Table of Contents

04	Executive Summary
05	Aerial Map Overview
07	Property Overview
08	Tenant Overview
09	Location Overview
10	Demographic Overview
12	Market Overview

Executive Summary


The Twist Capital Team of Colliers is pleased to offer for sale, to qualified investors, the opportunity to acquire a Bojangles fast food asset located at 1125 S 4th Street in Hartsville, SC 29550.

This asset is a 3,160± SF NNN leased investment with a long-term lease with five 5-year renewal options. The property is a high-visibility asset on a major thoroughfare with high traffic counts and strong demographics.



NNN Investment Opportunity

Investment Summary

Tenant	
Address	1125 S 4th Street Hartsville, SC 29550
Asking Price	\$2,977,000
NOI	\$178,620
Cap Rate	6.0%

Lease Guarantor	Franchisee 18 unit operator
Lease Type	Absolute NNN
Annual Rent	\$178,620
Rent Commencement	April 20, 2020
Expiration Date	April 19, 2035
Options to Renew	Five, 5-year options
Rental Increases	1.5% Annually

Retailer Map



Highlights

- Long-term NNN lease
- Across the street from a dominant Walmart shopping center
- New construction
- Solid traffic count
- Excellent access and visibility
- Strong operator
- Zero Landlord responsibility



Property Overview

Address	1125 S 4th Street, Hartsville, SC 29550
Tenant	Bojangles - Franchise 18-unit operator
Building Type	Restaurant
Year Built	2020
Type of Ownership	Fee Simple
Stories	One
Gross Leasable Area	3,160± SF
Lot Size	1.377± acres
Annual Rent (NOI)	\$178,620



Tenant Profile



Bojangles

(NASDAQ: BOJA)

9432 Southern Pine Boulevard
Charlotte, NC 28273
United States

www.bojangles.com

Tenant Facts

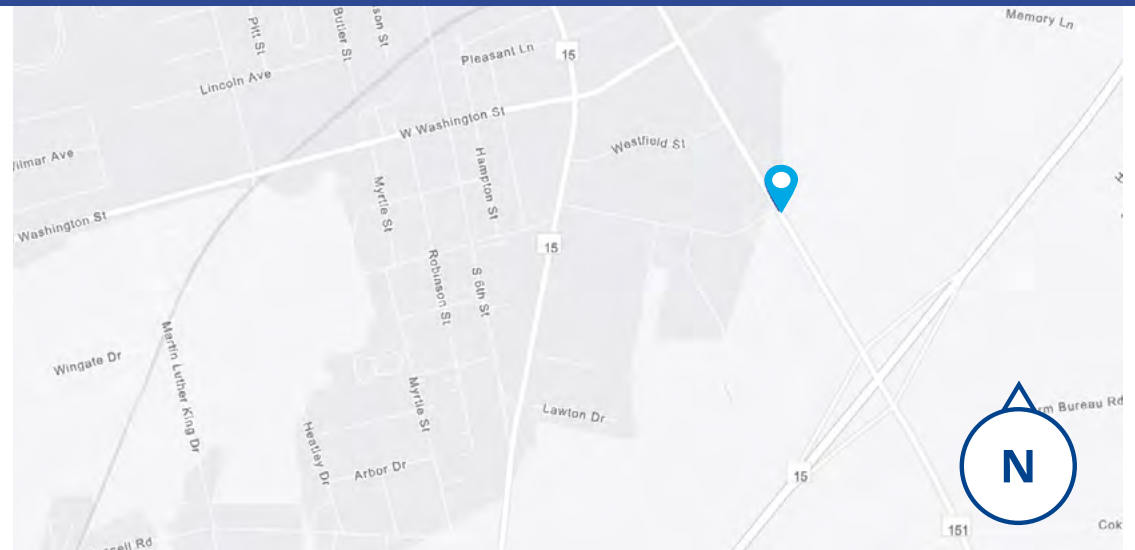
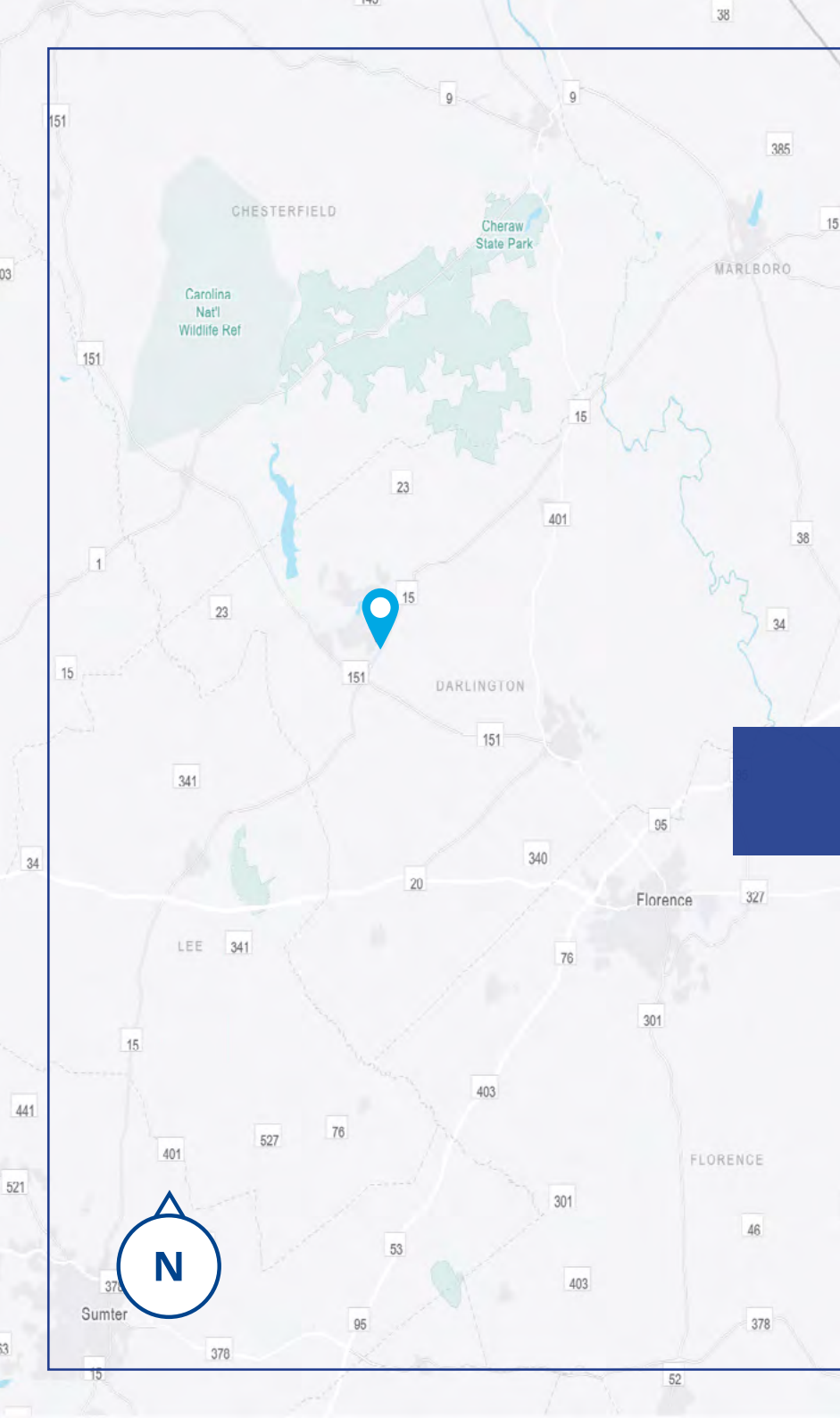
Founded In:	1977
Locations	15,000±
Employees	5,192±
Industry:	Eating Places
Headquarters:	Charlotte, NC
Revenue:	±\$547.44 million

Founded in 1977 in Charlotte, N.C., Bojangles', Inc. is a highly differentiated and growing restaurant operator and franchisor dedicated to serving customers high-quality, craveable food made from Southern recipes. Bojangles' prepares all of its proprietary menu items from scratch and there are no microwaves in its restaurants. A special blend of seasonings gives the food its unique Bojangles' flavor. The restaurants core menu features Bojangles' famous chicken, made-from-scratch buttermilk biscuits, flavorful fixings and Legendary Iced Tea® steeped the old-fashioned way. Bojangles' broad breakfast menu is served fresh all day, every day and features biscuit sandwiches such as Cajun Filet, steak and country ham. Bojangles' menu also features unique fixings such as Dirty Rice, Cajun Pintos and Green Beans. First franchised in 1978, Bojangles' has more than 690 locations throughout the southeast U.S. For more information, visit www.Bojangles.com.

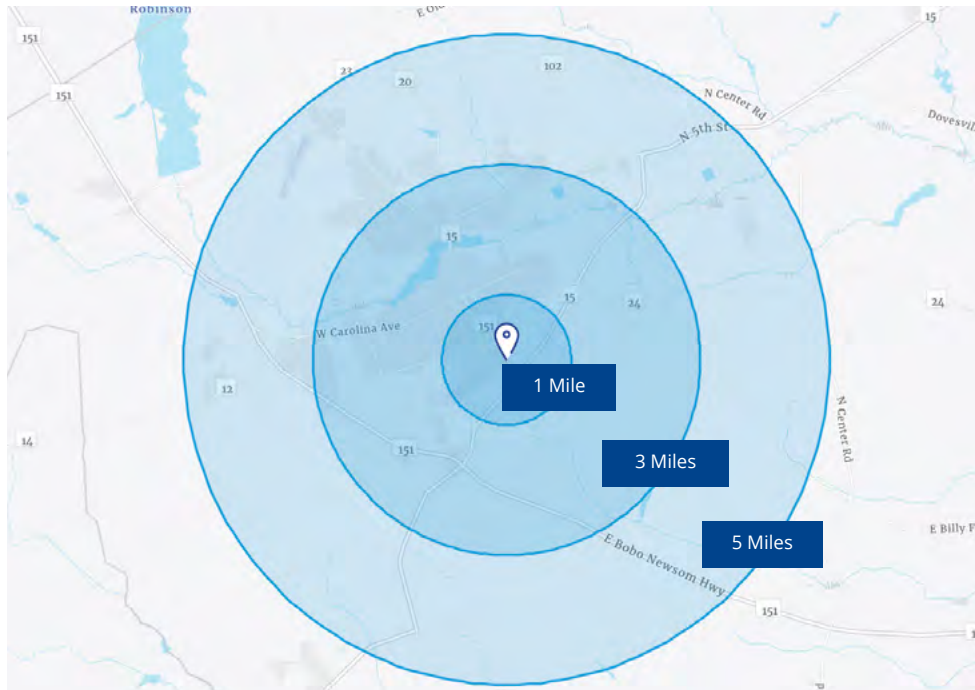
Location Overview

The Property is strategically positioned in the southeast quadrant of Hartsville, in the retail corridor located directly off South Carolina Highway 151. The Property is easily accessible from U.S. Route 15, a primary thoroughfare which bisects Highway 151, offering easy connectivity to the Downtown Hartsville area and Interstate-20, which allows easy access to the nearby major city of Columbia, South Carolina. The Property sits in an established neighborhood with high traffic counts, and benefits from proximity to a Walmart Supercenter and Coker University.

Local Street Map View



Demographic Overview - 5 Mile Radius

**20,167**

Total Population in 2021

**8,391**

Total Households in 2021

**\$82,870**

Average Household Income in 2021

Demographic Summary

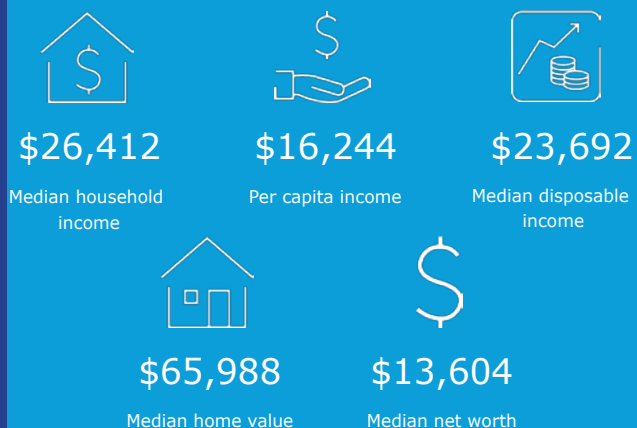
The population within a three-mile radius of the subject property is approximately 12,525 residents. However, the population increases substantially at a five-mile radius to reflect a total of 20,167 residents. The current average household income for the population within a five-mile radius of the property is estimated at over \$82,800 per household and is expected to grow by more than fifteen percent to \$95,352 over the next five years.

Source: Esri

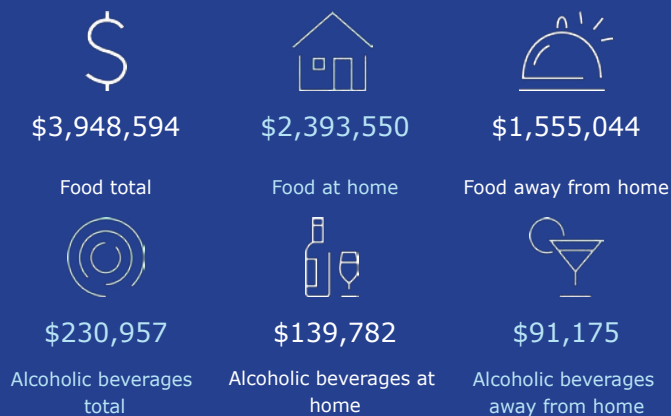


Consumer Expenditures - 5 mile radius

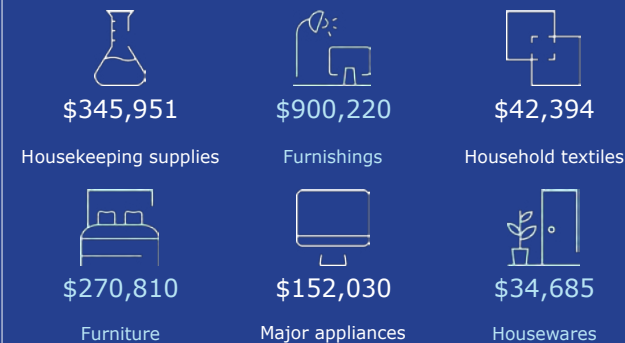
Wealth & income



2019 Annual food & alcohol spending



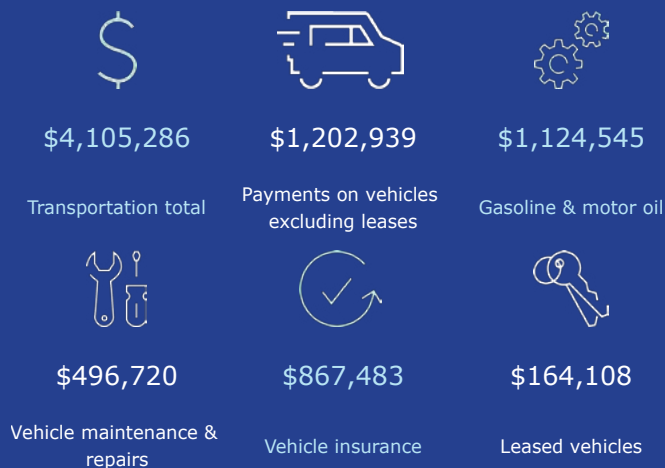
Annual household goods spending



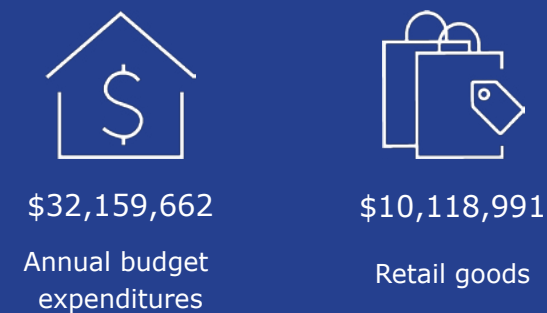
Annual entertainment/recreation spending



Annual transportation spending



Annual spending total



Area Overview

Hartsville Overview

Hartsville, South Carolina is a dynamic small town, with big city energy. It is one of the smallest cities to host a Fortune 500 company and offers a culture that nurtures multi-national corporations to locally owned upstarts. Hartsville is known as the center of industry and education and is proudly home to the South Carolina Governor's School for Science and Mathematics and Coker University. The city has seven outdoor parks and recreational facilities for visitors and residents alike, including Byerly Park, Burry Park, Centennial Park, Lawton Park and Pavilion, Pride Park, The Vista, and The Hartsville Dog Park.

South Carolina Overview

Located on the Southeastern Coast of the U.S., it is the easternmost State in the Deep South bordered by North Carolina to the north, Georgia to the Southwest and the Atlantic to the southeast. South Carolina is split into three regions, the mountains, the midlands and the coast and islands. This diversity in terrain allows visitors to enjoy a variety of attractions and outdoor activities

South Carolina is the 23rd most populous state in the U.S. with a population of 5.3 million residents. As of May 2022, the unemployment rate fell to 3.3 percent which is 30-basis points lower than the national average. The economy in South Carolina was ranked the 25th largest in the United States based on Gross Domestic Product (GDP) in 2020. The leading industries in South Carolina include agriculture, aerospace and aviation, automotive, advanced manufacturing and tourism. The top five exports include transpiration equipment, chemicals, plastics and rubber products, machinery (except electrical), and computer and electronic products.



Photo credits: ajc.com, aspensquare.com



Photo credit: ajc.com





Contact us:

Christopher Twist

Senior Vice President
+1 561 602 8390
christopher.twist@colliers.com

Colliers International Florida, LLC

200 E Broward Boulevard, Suite 120
Fort Lauderdale, FL 33301
colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.