

ANDY'S FROZEN CUSTARD - GREENVILLE MSA

1101 W WADE HAMPTON BLVD, GREER, SC 29650



INVESTMENT HIGHLIGHTS



1101 W WADE HAMPTON BLVD, GREER, SC 29650

- 15 year triple net ground lease that commenced 2/15/2019
- 10% rent bumps every 5 years including each of the 5 renewal options
- Largest dessert only franchise in the world - 50 locations in 13 states
- Traffic counts of approximately 27,300 VPD in front of the property
- Population over 96,600 in a 5 mile radius - 6.7% growth by 2024
- Average HH income over \$70,600 in a 1 mile radius - 19.7% growth by 2024



INVESTMENT PROFILE



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OFFERING INTRO

RealtyLink is proud to offer this newly developed Andy's Frozen Custard drive-thru and walk-up restaurant on a long term triple net ground lease in metro Greenville SC. Andy's is the largest dessert only franchise in the world with more than 50 locations in 13 states. The property is positioned at a highly visible signalized intersection on a heavily commuted corridor about 10 miles from downtown Greenville and 6 miles from Greenville-Spartanburg International Airport.

OFFERING SUMMARY

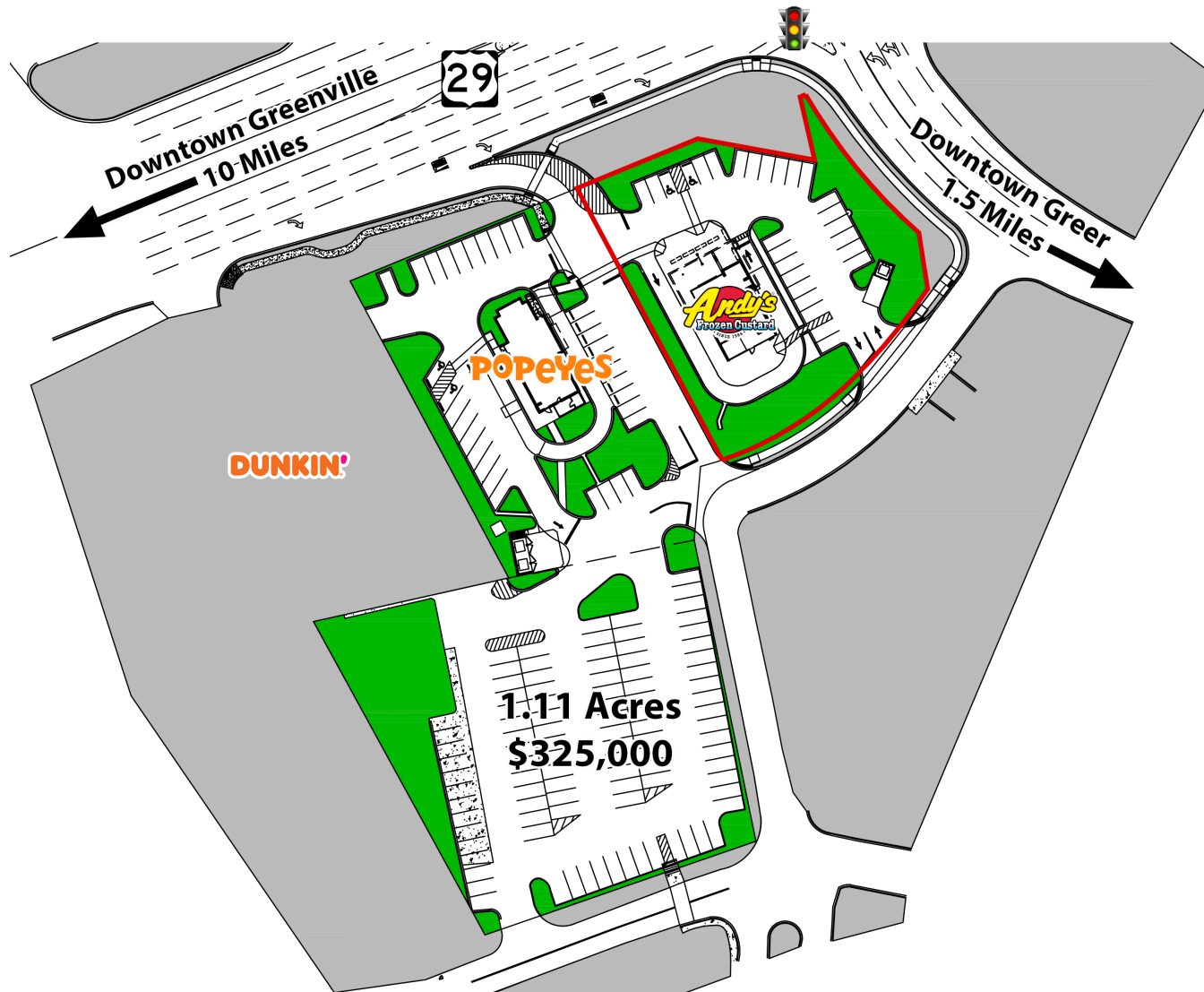
Purchase Price:	\$1,363,600
Going-In Cap Rate:	5.50% (Lease Years 1-5)
Average Cap Rate:	6.07% (Lease Years 1-15)
Annual Base Rent/NOI:	\$75,000 (Lease Years 1-5)
Rent Increases:	10% Every 5 Years
Lease Type:	Ground Lease
Lease Term:	15 Years
Renewal Options	5 Options 5 Years Each
Lease Commencement:	2/15/2019
Lease Expiration:	2/28/2034
Lease Guarantor:	Southern Custard Properties
Land Size:	0.66 Acres
Building Size:	1,396 Square Feet
Building Age:	Spring 2019
Parking:	27 Spaces
Zoning:	C-3, Commercial



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 Households	2,207	15,773	37,247
2024 Households	2,305	16,780	39,708
% Increase	4.44%	6.38%	6.61%
2019 Population	4,868	40,537	96,682
2024 Population	5,086	43,183	103,136
% Increase	4.48%	6.53%	6.68%
2019 Avg HH Income	\$70,630	\$68,226	\$77,782
2024 Avg HH Income	\$84,507	\$80,187	\$89,732
2019 Med HH Income	\$50,000	\$51,129	\$58,182
2024 Med HH Income	\$62,490	\$59,446	\$67,647

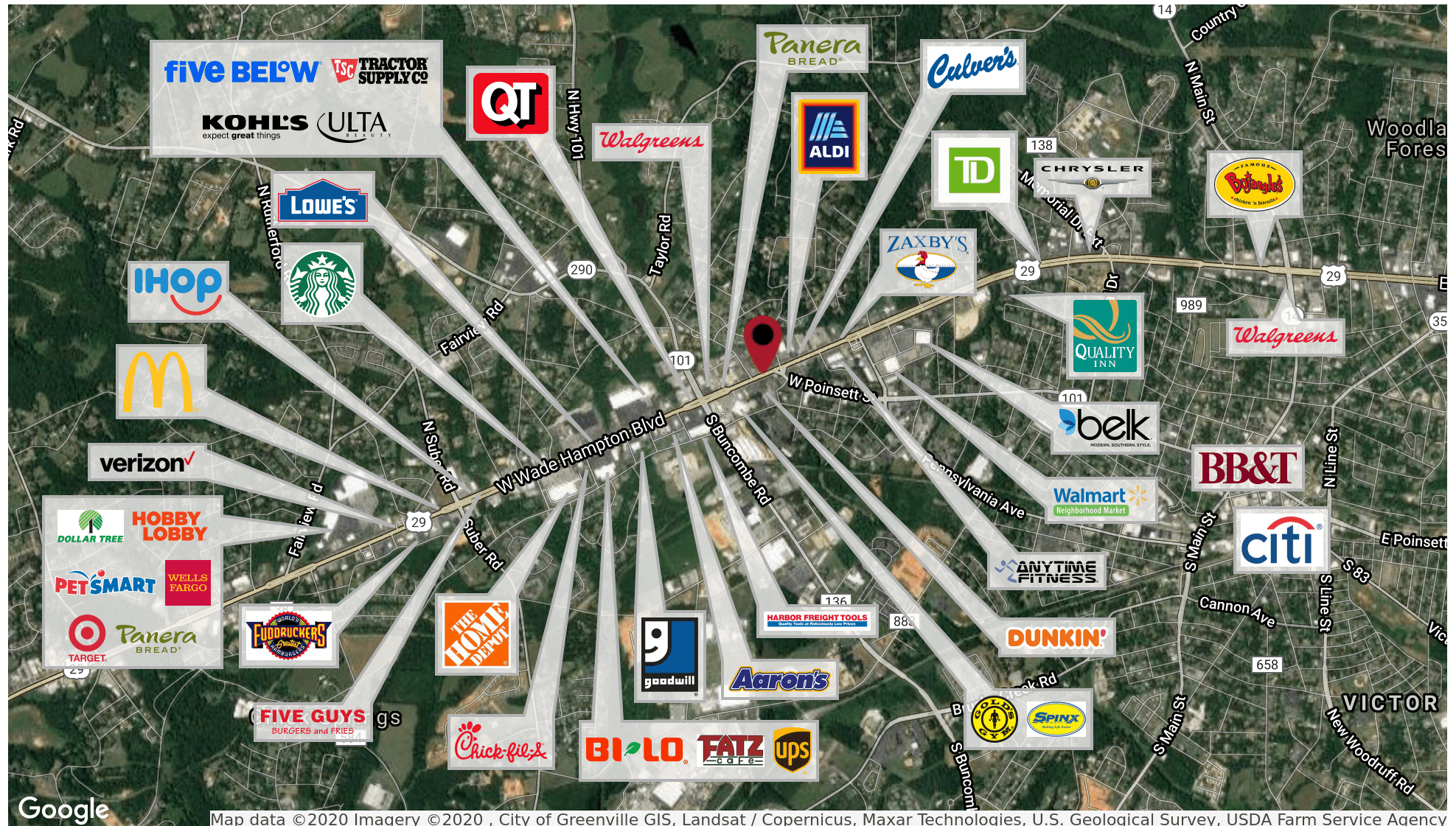
SITE PLAN

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RETAILER MAP

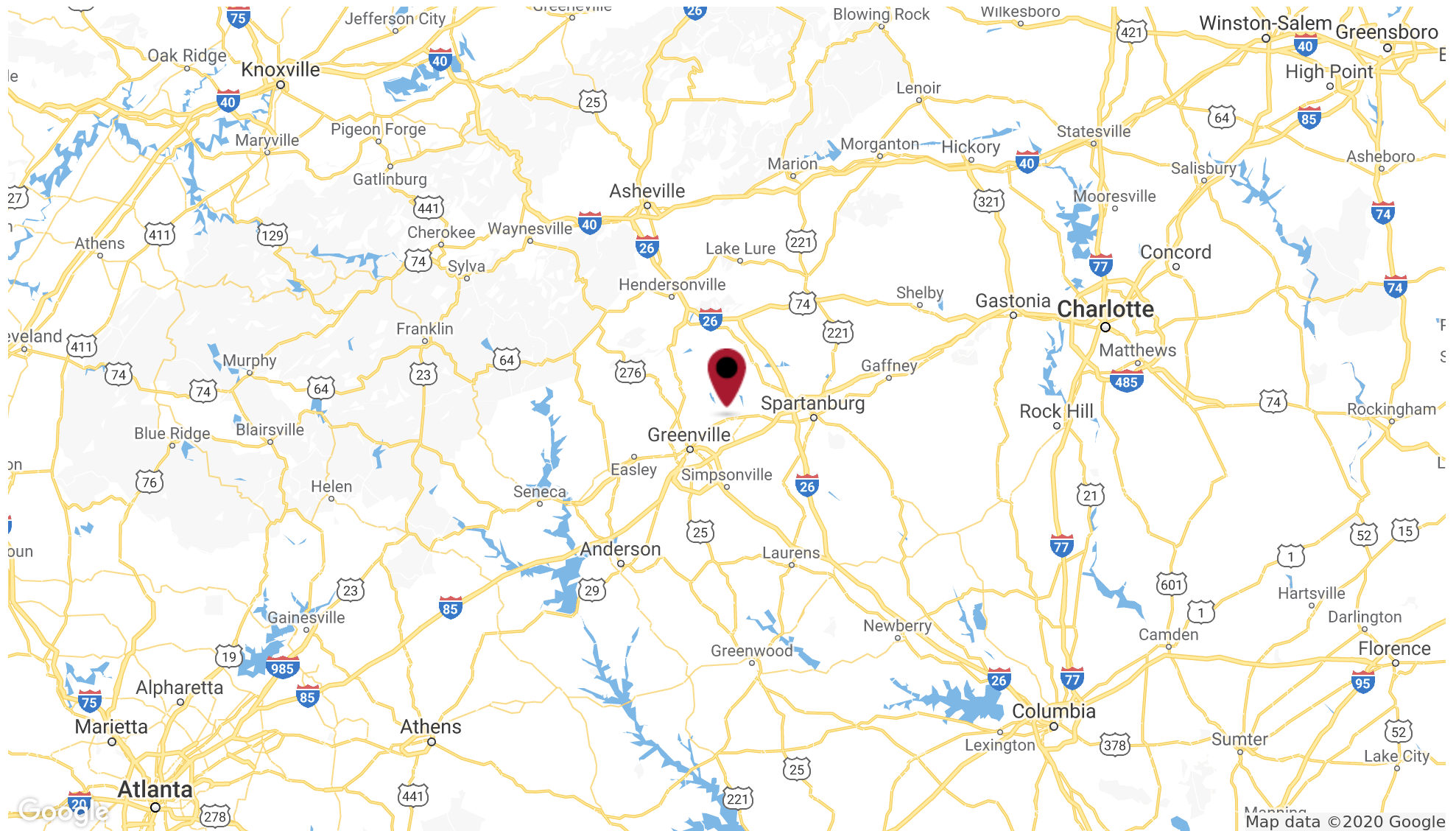
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REGIONAL MAP



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TENANT PROFILE



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ANDY'S FROZEN CUSTARD

Andy's Frozen Custard is a quick service frozen dessert business. They are a freestanding restaurant with drive through and walk-up service windows and exclusively sell frozen custard treats. Andy's has always been fanatical about custard and has served it with pride since March 19, 1986. The tradition started in Osage Beach, Missouri when John and Carol Kuntz embarked on a new frozen custard endeavor. Their treat quickly became a legend at the lake and soon took nearby Springfield, Missouri by storm. It was at the original Springfield location where John and Carol's son, Andy, and his wife, Dana, worked long hours learning the business from the ground up. Their fanaticism for a supreme product and unmatched customer service never wavered. Always striving to expand and improve the brand, they have taken it to new heights with locations throughout Missouri, Arizona, Arkansas, Colorado, Florida, Illinois, Kansas, Louisiana, North Carolina, Oklahoma, South Carolina, Tennessee and Texas. John, Carol, Andy and Dana have been able to make Andy's Frozen Custard the largest dessert only franchise in the world. Andy's can now be found in 13 states and has more than 50 locations open with several more under construction. For more information, visit www.eatandys.com.

ADDITIONAL PHOTOS

1101 W WADE HAMPTON BLVD, GREER, SC 29650



MARKET PROFILE



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GREENVILLE, SOUTH CAROLINA RANKINGS

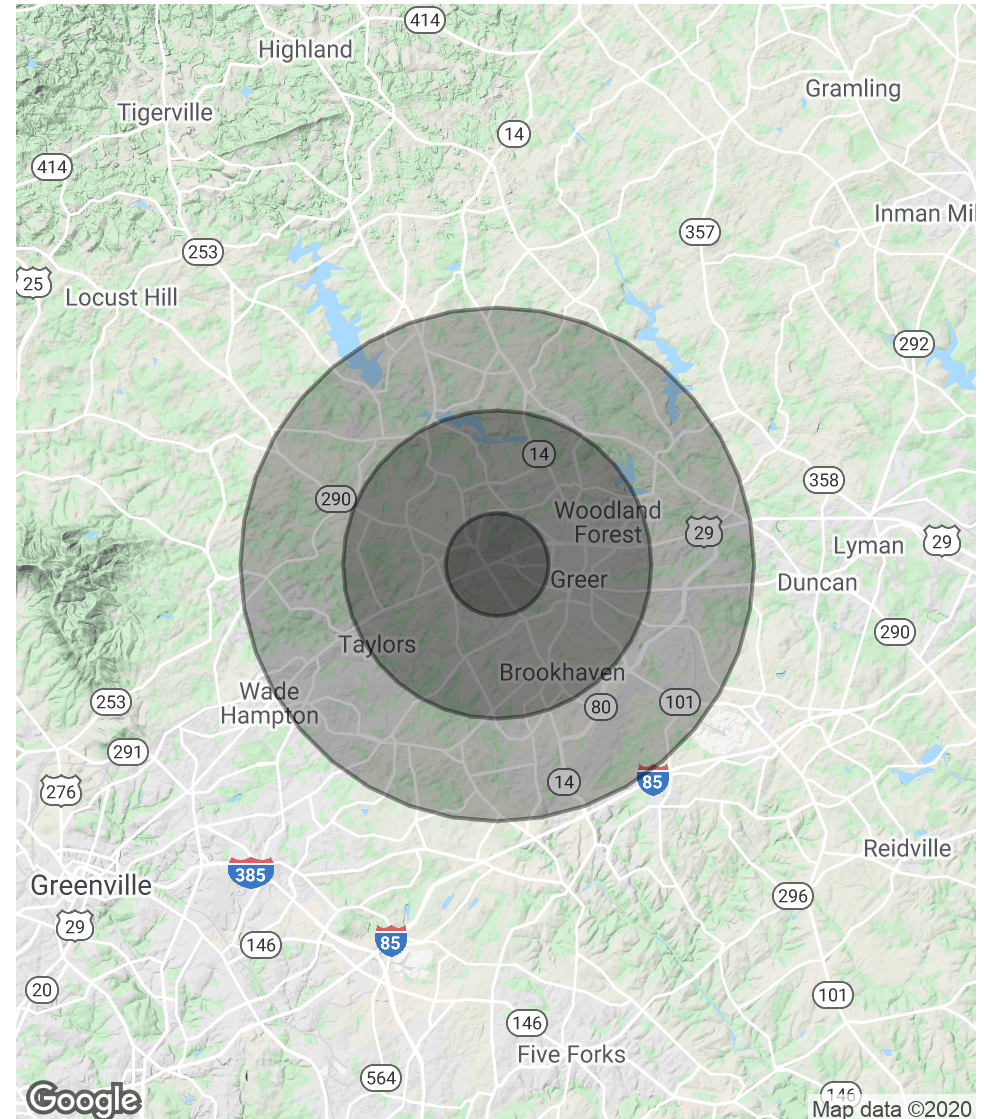
- Business Climate
 - - Greenville ranked #2 best city in America to start a business - Xome 2016
 - - Greenville listed as Top 10 Small Cities Where Business is Thriving - Nerdwallet and Entrepreneur study 2016
 - - #1 Micro City of the Future, #1 City for Economic Potential, #2 City for Business Friendliness - fDi's American Cities of the Future 2015/16
 - - Best Cities for Jobs - Manpower Survey as reported in Forbes Magazine 2013
 - - South Carolina's workforce ranked #6 in the nation and 14th best for "cost of doing business" - CNBC's 2011 Top States for Business
 - - South Carolina is #9 in the rankings of Pro-Business States - Pollina Corporate Real Estate 2011
 - - South Carolina ranked 11th most entrepreneur-friendly state in the Nation - Small Business and Entrepreneurial Council 2011
 - - Greenville/Spartanburg area ranked #1 for Emerging Logistics / Distribution Growth Centers - Business Facilities 2011
 - - Greenville ranked in "30 Best Cities for Jobs" - Manpower Economic Outlook Survey 2011
 - - Greenville ranked #43 out of 1,261 "Best Cities to Start a Business" - WalletHub 2018
- Cost of Living
 - - Affordable Quality of Life - 90.3 - ACCRA, Annual Average for 2010
 - - Top 10 Most Affordable Cities for 2010 (City of Greenville) - Relocate America
- Education
 - - 9 Greenville County Public High Schools plus the Governor's School for Arts and Humanities in Top 6% Nationally - Newsweek Magazine 2013-2014
 - - Clemson ranked as 20th Best National Public University - US News & World Report 2015
- Quality of Life
 - - Downtown Greenville Chosen As A 'Top 10 Transformed Neighborhood' - Forbes, July 2013
 - - Greenville, SC "The Next Big Food City of the South?" - Esquire Magazine 2013
 - - The 25 Best US Small Cities to Spend the Weekend - Thrillist 2016
 - - 16 Under-the-Radar Southern Food Destinations - Zagat 2016
 - - Top 10 Best Places to Live - Men's Journal 2016
 - - #35 Best Place to Live - U.S. News & World Report 2016
 - - Top 4 Best Places to Raise a Family - MarketWatch 2016
 - - Top 10 Cycling Cities in the United States - Global Cycling Network
 - - TD Saturday Market: The South's Best Farmers' Markets - Southern Living 2015
 - - Caesars Head State Park: SC's #1 Hidden Gem to Visit - USA Today Travel 2015
 - - GHS Swamp Rabbit Trail: #3 Best Urban Trail - 10 Best/USA Today 2015
 - - 7 Surprising Walkable Cities - Rejuvenate 2015
 - - GHS Swamp Rabbit Trail: #1 America's Best Urban Bike Paths - Fodor's Travel 2015
 - - Artisphere: #3 Best Art Festival - 10Best/USA Today 2015
 - - Favorite Destination for Community Engagement - 2018 Readers' Choice Awards
 - - 23 Places to Go Summer of 2018 - Cheap Summer Travel
 - - #5 - South's Best Cities
 - - #31 Best Cities to Live in the United States - Best Places US News

DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,868	40,537	96,682
Median age	40.1	38.8	38.2
Median age (Male)	39.7	38.1	36.9
Median age (Female)	39.4	39.1	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,207	15,773	37,247
# of persons per HH	2.20	2.55	2.59
Average HH income	\$70,630	\$68,226	\$77,782
Average house value	\$83,428	\$148,976	\$167,777



DISCLAIMER



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