

ANDY'S FROZEN CUSTARD - GREENVILLE MSA



1101 W WADE HAMPTON BLVD, GREER, SC 29650



OFFERING SUMMARY

Purchase Price	\$1,282,000
Going-In Cap Rate	5.85% (Yrs 1-5)
Average Cap Rate	6.45% (Yrs 1-15)
Base Rent/NOI (Yrs 1-5)	\$75,000
Rental Increases	10% Every 5 Yrs
Renewal Options	5 - 5 Yrs Each
Lease Type	Ground
Lease Term	15 Years
Tenant/Guarantor	Franchisee
Land Size	0.66 Acres
Building Size	1,396 Sq Ft

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 90 locations in 14 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.

INVESTMENT HIGHLIGHTS

- 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 - 90+ locations in 14 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

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