

523 COLUMBIA AVE CHAPIN, SC



# CHAPIN PEACH CENTER

**OFFERED  
FOR SALE**

\$4,294,000 | 6.20% CAP  
NEW 2026 CONSTRUCTION



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™



Interstate 26  
0.37 Miles



48,200 VPD



WAFFLE  
HOUSE



CHAPIN  
FURNITURE

Lexington  
Health

Exxon

Bojangles

FARM BOY'S  
BARBEQUE

MCALISTER'S  
DELI  
AM Nail Bar  
Little Caesars

COLUMBIA AVE 13,200 VPD

Drive-Thru

Goodwill





Chapin High  
1,617 Students

Publix



Chapin Orthopedic  
Surgery Center

Brighton Development  
• 220-Acre Business & Technology Park  
• 300-400 Single Family Homes

CALIBER  
COLLISION  
America's Largest Collision Repair Company

McALISTER'S  
• DELI •  
AM Nail Bar  
Little Caesars

EXPRESS  
OIL CHANGE  
10 MINUTE SERVICE

Goodwill



Drive-Thru

FARM BOY'S  
BARBEQUE

COLUMBIA AVE 13,200 VPD





# CHAPIN PEACH CENTER

## EXECUTIVE SUMMARY

This offering presents the opportunity to acquire a newly constructed, multi-tenant NNN retail strip center located along Columbia Avenue in Chapin, South Carolina. The property features three executed leases with a complementary mix of fast-casual dining and personal services tenants, providing investors with diversified income in one of South Carolina’s fastest-growing suburban markets.

The center is anchored by McAlister’s Deli on a 15-year lease with 10% rental escalations every five years and three five-year renewal options. All tenants are responsible for their Pro Rata Share of real estate taxes, insurance, and common area maintenance, providing investors with minimal landlord expense exposure and predictable long-term net income.

The property is situated along Columbia Avenue, Chapin’s primary commercial corridor, serving the rapidly expanding Lexington County residential base surrounding Lake Murray. Chapin ranks among the fastest-growing communities in South Carolina.

<b>NOI</b>	<b>\$266,200</b>
<b>PRICE</b>	<b>\$4,294,000</b>



### ASSET SNAPSHOT

Address	523 Columbia Ave, Chapin, SC 29036
Building Size (GLA)	6,200 SF
Land Size	2.65 Acres
Year Built	2026
Tenants	McAlister’s, Little Caesars, & AM Nail Bar
Lease Type(s)	NN
WALT	12.5 Years
Occupancy	100%
Current NOI	\$266,200



 **26,028** PEOPLE  
IN 5 MILE RADIUS

 **\$133,538** AHHI  
IN 5 MILE RADIUS

 **13,200** VPD  
ON COLUMBIA AVE



**COMPLEMENTARY SERVICE-ORIENTED TENANCY**

The property is leased to a diverse mix of daily-needs and service-oriented tenants including McAlister's Deli, Little Caesars, and AM Nail Bar. This complementary tenant mix drives consistent customer traffic throughout the day and serves a broad consumer base within the growing Chapin trade area.



**RAPID GROWTH IN THE CHAPIN / LAKE MURRAY TRADE AREA**

Chapin is one of the fastest-growing communities in the Columbia metropolitan area, supported by continued residential development and strong household incomes. The property also benefits from its proximity to Lake Murray, a major regional recreation destination that drives year-round traffic and consumer demand.



**STRONG RETAIL CORRIDOR VISIBILITY**

Positioned along Columbia Avenue (US-76), one of Chapin's primary commercial corridors connecting the town directly to the Columbia MSA. The location benefits from strong commuter traffic, excellent frontage, and convenient access for surrounding residential neighborhoods.



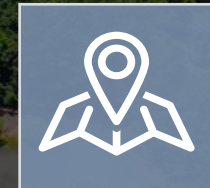
**BRAND-NEW CONSTRUCTION**

Brand-New, Purpose-Built Multi-Tenant Retail Center Delivering 100% Occupied with Zero Lease-Up Risk | 12.5 WALT | Constructed to Each Tenant's Current Prototype



**COLUMBIA MSA ECONOMIC ENGINE**

Columbia MSA has a growing population of approximately 850,000 and serves as South Carolina's primary inland logistics hub | The regional economy is anchored by state government, University of South Carolina and a growing advanced-manufacturing base | Industrial demand is supported by direct access to I-26 providing connectivity to the Port of Charleston



**CLOSE PROXIMITY TO I-26**

Less than 1 mile to I-26 (48K VPD) which is Columbia's primary interstate spine connecting Upstate SC to Lowcountry | 13K VPD on Columbia Ave is the sole commercial arterial with no competing bypass route





# RENT ROLL

TENANT	SF	EST. LEASE START	EST. LEASE END	RENT PSF	ANNUAL RENT	ESCALATION DATE	ESCALATIONS	RECOVERY TYPE	RENEWAL OPTIONS	OPTION RENT
McAlister's	3,200	9/1/2026	8/31/2041	\$46.00	\$147,200	7/31/2031	\$161,920	- PRS CAM - MGMT Fee capped 5% of CAM	3 x 5 Years Option 1 Option 2 Option 3	\$195,936 \$215,488 \$237,036
AM Nail Bar	1,600	9/1/2026	8/31/2036	\$35.00	\$56,000	7/31/2031	\$60,804	- PRS CAM - No MGMT Fee Cap	1 x 5 Years Option 1	Market
Little Caesars	1,400	6/1/2026	12/31/2036	\$45.00	\$63,000	7/31/2031	\$65,800	- PRS CAM - No MGMT Fee Cap	2 x 5 Years Option 1 Option 2	Market Market





TENANT	SF	START	END	PSF	RENT		REIMBURSEMENTS		TOTAL RECOV	TOTAL ANNUAL
					MONTH	YR	CAM	MGMT		
McAlister's	3,200	9/1/2026	8/31/2041	\$46.00	\$12,267	\$147,200	\$25,600	\$1,280	\$26,880	\$174,080
AM Nail Bar	1,600	9/1/2026	8/31/2036	\$35.00	\$4,667	\$56,000	\$10,800	\$540	\$11,340	\$67,340
Little Caesars	1,400	6/1/2026	12/31/2036	\$45.00	\$5,250	\$63,000	\$13,650	\$683	\$14,333	\$77,333
<b>PROPERTY TOTAL</b>	<b>6,200</b>				<b>\$22,183</b>	<b>\$266,200</b>	<b>\$50,050</b>	<b>\$2,503</b>	<b>\$52,553</b>	<b>\$318,753</b>

CASH FLOW	
<b>INCOME</b>	
Base Rent	\$266,200
Expense Recovery	\$50,050
MGMT Fee	\$2,503
<b>Effective Gross Revenue</b>	<b>\$318,753</b>
<b>EXPENSES</b>	
TICAM	\$50,050
MGMT Fee	\$2,503
<b>Total Expenses</b>	<b>\$52,553</b>
<b>NET OPERATING INCOME</b>	<b>\$266,200</b>

**UNDERWRITING ASSUMPTIONS**

- 1) Used a 5% management fee for all tenants
- 2) TICAM estimated by the lease





**MCALISTER'S DELI QUICK FACTS**

FOUNDED:	1989
OWNERSHIP:	FOCUS BRANDS (ROARK CAPITAL)
# OF LOCATIONS:	600+
HEADQUARTERS:	ATLANTA, GA
GUARANTY:	DMAC81, LLC (80 LOCATIONS)

McAlister's Deli is a fast-casual restaurant chain specializing in deli-style sandwiches, soups, salads, baked potatoes ("spuds"), and its signature Sweet Tea. Founded in 1989 in Oxford, Mississippi, the brand has grown into one of the largest fast-casual deli concepts in the United States, known for generous portions and a relaxed dining experience that includes table service.

The chain operates under FOCUS Brands, whose portfolio includes Schlotzsky's, Cinnabon, Jamba, Moe's Southwest Grill, Auntie Anne's, and Carvel. FOCUS Brands is backed by Roark Capital Group, an Atlanta-based private equity firm specializing in franchised and licensed businesses.

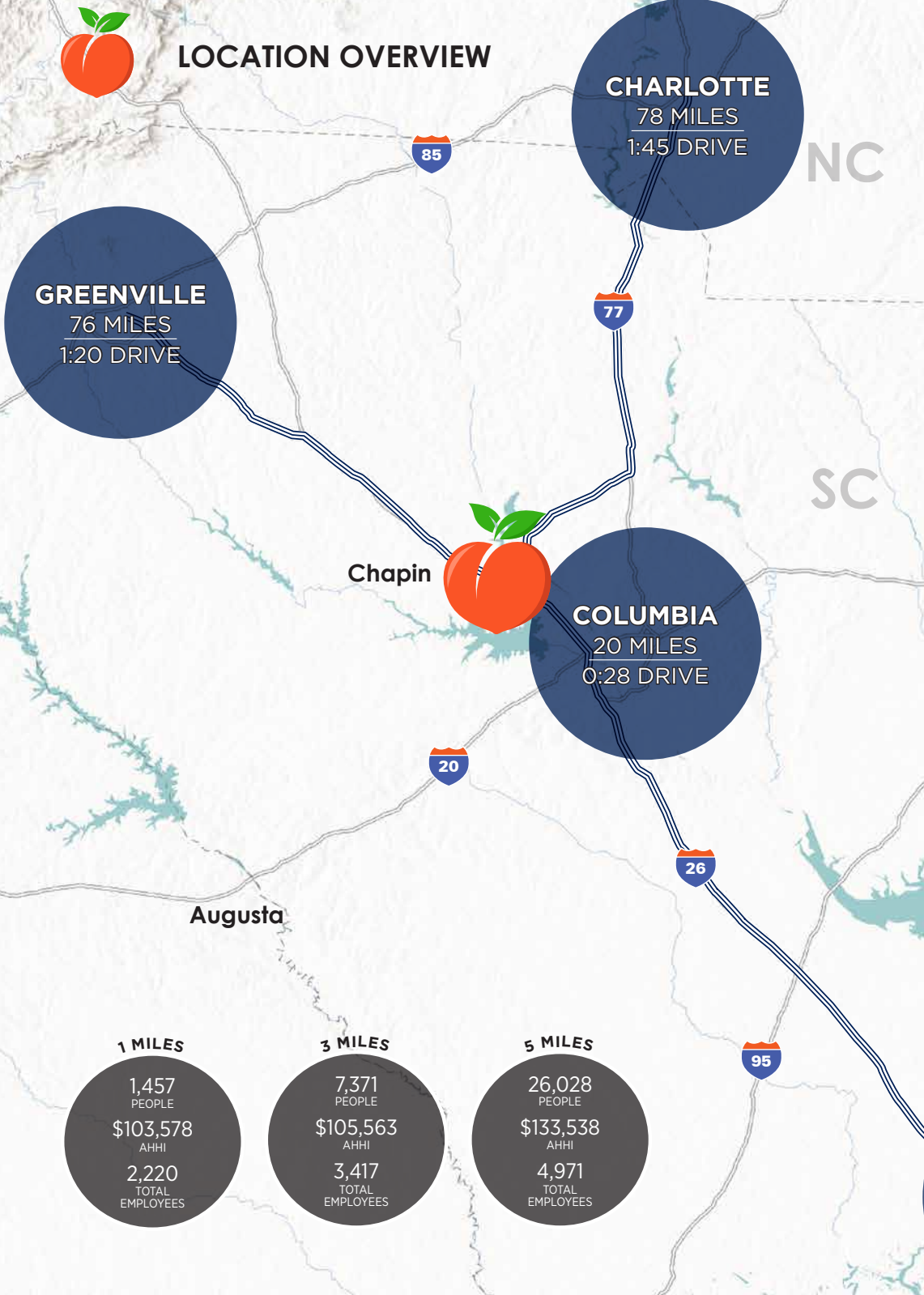


**LITTLE CAESARS QUICK FACTS**

FOUNDED:	1959
OWNERSHIP:	PRIVATE
# OF LOCATIONS:	5,500+
HEADQUARTERS:	DETROIT, MI
GUARANTY:	A&E MANAGEMENT (19 LOCATIONS)

Little Caesars Pizza is one of the world's largest and fastest-growing pizza chains, known for its "HOT-N-READY" model that allows customers to walk in and receive a fresh pizza without waiting. Founded in 1959 in Garden City, Michigan, the brand has grown to over 5,500 locations across more than 27 countries. Little Caesars is privately held by the Ilitch family, making it one of the largest family-owned restaurant companies in the United States. The brand's low price point, simple menu, and efficient carryout model have proven resilient across economic cycles, driving consistent consumer demand and operator profitability.

LOCATION OVERVIEW



Columbia, South Carolina, the state’s capital, is a vibrant city nestled in the heart of the Palmetto State. Boasting a rich history dating back to its founding in 1786, Columbia offers a blend of Southern charm and modern amenities. The city is renowned for its cultural attractions, including the Columbia Museum of Art, which showcases a diverse collection ranging from Renaissance masterpieces to contemporary works. Nature enthusiasts can explore the scenic beauty of Congaree National Park, home to one of the largest intact old-growth bottomland hardwood forests in the southeastern United States. With its bustling downtown district, burgeoning culinary scene, and lively entertainment options, Columbia provides residents and visitors alike with a dynamic urban experience set against the backdrop of the South Carolina Midlands.

- Chapin, SC is located in Lexington County, ~20 miles northwest of Columbia, SC
- Direct access via I-26, connecting to Columbia, Spartanburg, and Charleston
- Positioned along Columbia Avenue (US-76) – the primary retail corridor through Chapin
- Serves as a gateway to Lake Murray



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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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