

# OFFERED FOR SALE

\$2,684,000 | 7.10% CAP

2859 US-17 Bus Murrells Inlet, SC  
(Myrtle Beach MSA)



CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Bohemian Bull in Murrells Inlet, SC (Myrtle Beach MSA). Bohemian Bull has recently signed a 10 year lease and opened for business to a large crowd in February 2025. The Asset is well positioned in a large retail artery in Murrells Inlet, SC.



**10-YR  
LEASE**



**POSITIONED IN  
RETAIL NODE**



**HIGH GROWTH  
MYRTLE BEACH  
MSA**



**BRAND NEW  
PARKING  
LOT**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	Year 2	\$190,550
Current Term	Year 3	\$196,267
Current Term	Year 4	\$202,154
Current Term	Year 5	\$208,219
Current Term	Year 6	\$214,466
Current Term	Year 7	\$220,900
Current Term	Year 8	\$227,527
Current Term	Year 9	\$234,352
Current Term	Year 10	\$241,383
1st Option Term	Years 11-15	\$248,625
2nd Option Term	Years 16-20	\$288,224
3% Annual Increases Throughout		

**NOI** \$190,550

**CAP** 7.10%

**PRICE** \$2,684,000

## ASSET SNAPSHOT

Tenant Name	Bohemian Bull
Address	2859 US-17 Bus, Murrells Inlet, SC 29576
Building Size (GLA)	5,300 SF (Also has Additional 1,280 SF Enclosed Patio)
Land Size	0.81 Acres with cross-parking with shopping center
Year Built/Renovated	2017
Signatory/Guarantor	Franchisee (Personal Guarantee)
Rent Type	NN
Landlord Responsibilities	Roof & Structure
Rent Commencement Date	5/1/2025
Lease Expiration Date	4/30/2035
Rental Increases	3% Annual Increases
Remaining Term	10 Years
Current Annual Rent	\$190,550



**74,814** PEOPLE  
IN 5 MILE RADIUS



**\$95,425** AHHI  
IN 5 MILE RADIUS



**32,400** VPD  
ON US-17 BUS



## INVESTMENT HIGHLIGHTS

BOHEMIAN BULL MURRELLS INLET, SC 3



### STRONG LEASE FUNDAMENTALS

10 year term with 3% increases annually providing a strong inflation hedge | Two (2) five (5) year extensions



### POSITIONED IN A DENSE RETAIL NODE

More than 1.7M SF of retail space located within a 1-mile radius of the site | Nearby National Retail Tenants Include: Walmart Supercenter, Belk, Kroger, The Home Depot, and more | Retail vacancy in a 1-mile radius of the site is 0.1% according to CoStar



### FRONTING BUSY THOROUGHFARE WITH CROSS ACCESS

Property is fronting busy US-17 BUS (32.4K VPD) | US-17 runs along the coast of the Carolinas, connecting Charleston, SC with Myrtle Beach, SC and Wilmington, NC and up into Jacksonville, NC



### HIGH GROWTH MURRELLS INLET - A TOP VACATION MARKET

Murrells Inlet population increased by more than 6.21% in 2021-2022, while median HHI increased 4.47% in same time span (DataUSA) | Over 17.6M people visited Murrells Inlet in 2023, accounting for over \$12.5B in economic impact by direct visitor spending, a 4.7% increase from 2022



### DENSE RESIDENTIAL AREA

Located within a 1-mile radius of the site are 750 multifamily units and more than 3,500 homes | Located just half a mile from the site is the new single family development Middlebrooke - 338 single family houses and 150 duplexes



### RECENT RENOVATIONS

The Building has recently been converted to suit the tenant's specifications | Tenant has paid to add specific capital improvements to improve customer experience, improvements include outdoor patio, and beer garden with live music

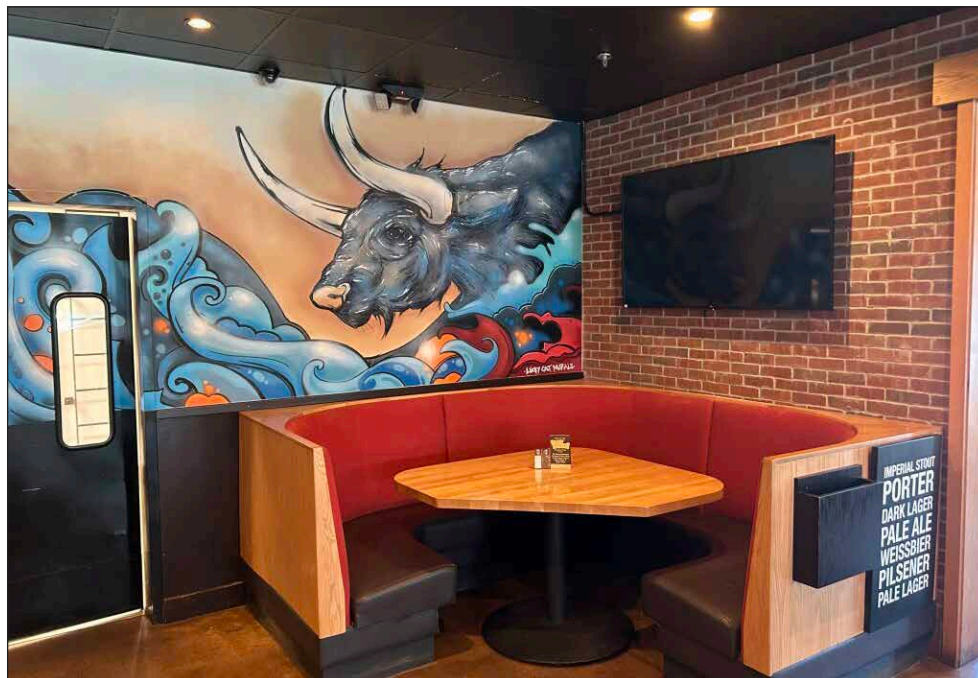
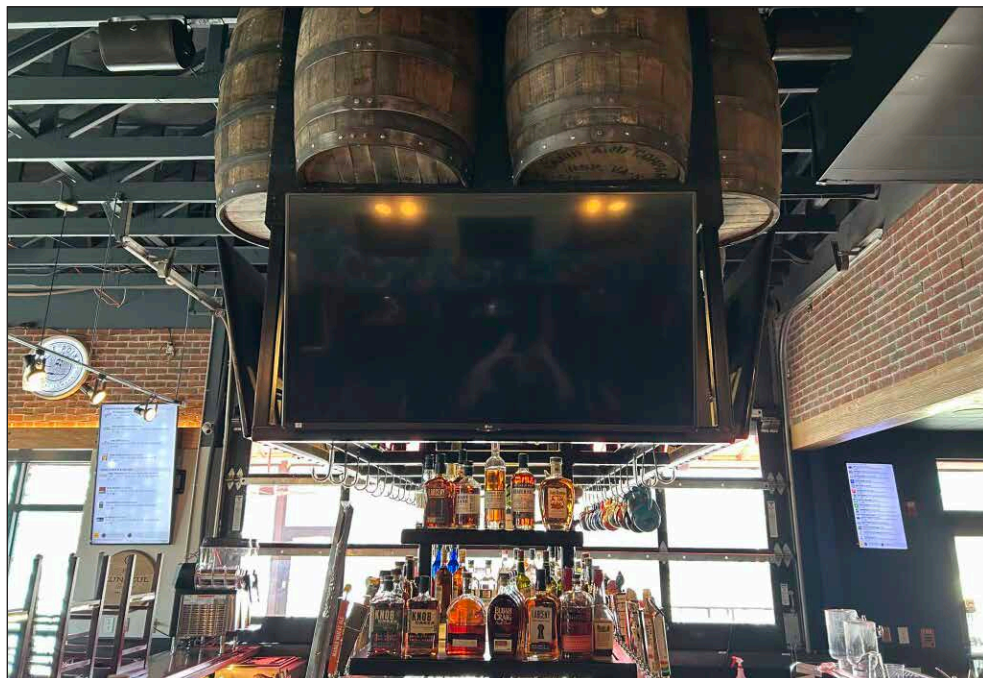




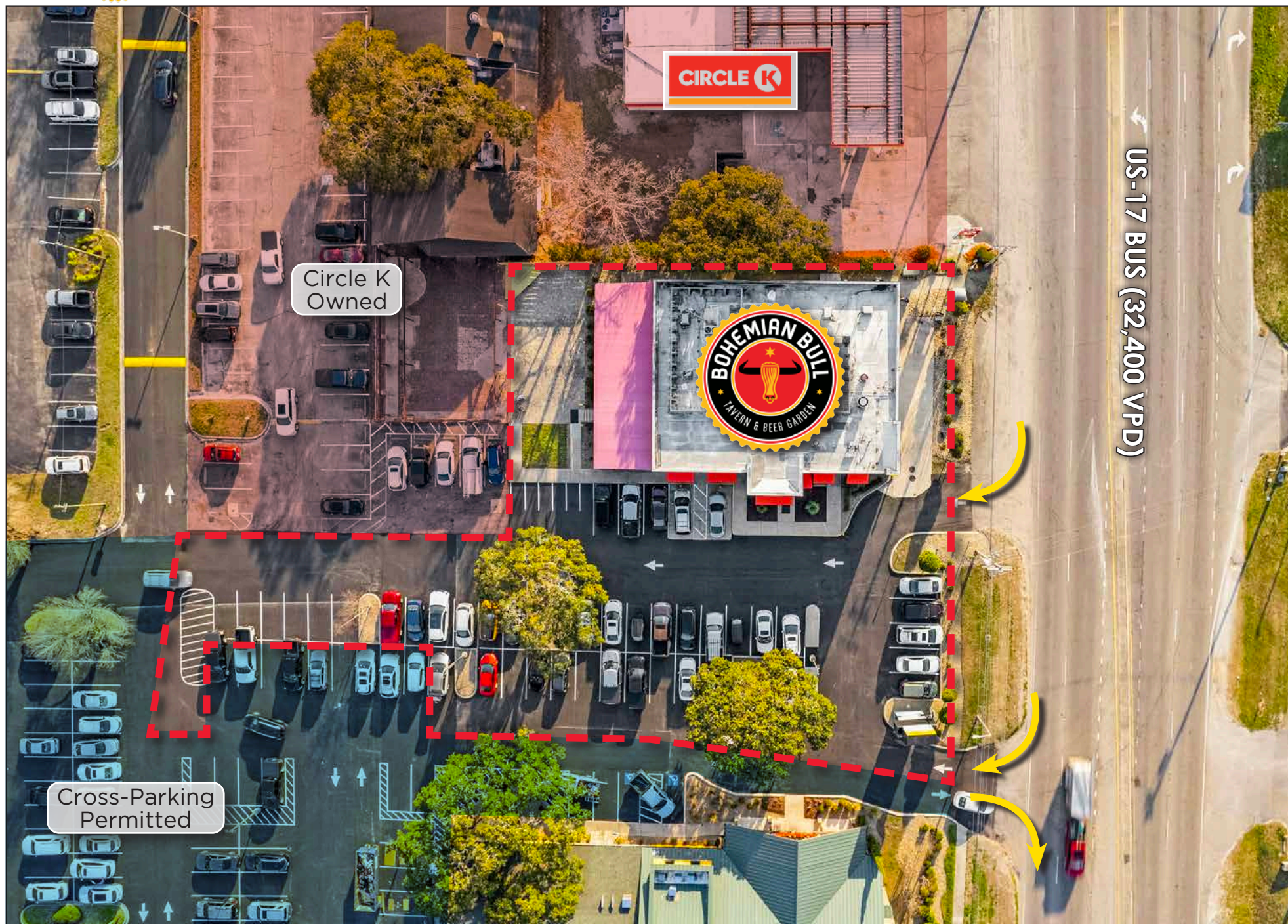
## INTERIOR PHOTOS

BOHEMIAN BULL MURRELLS INLET, SC

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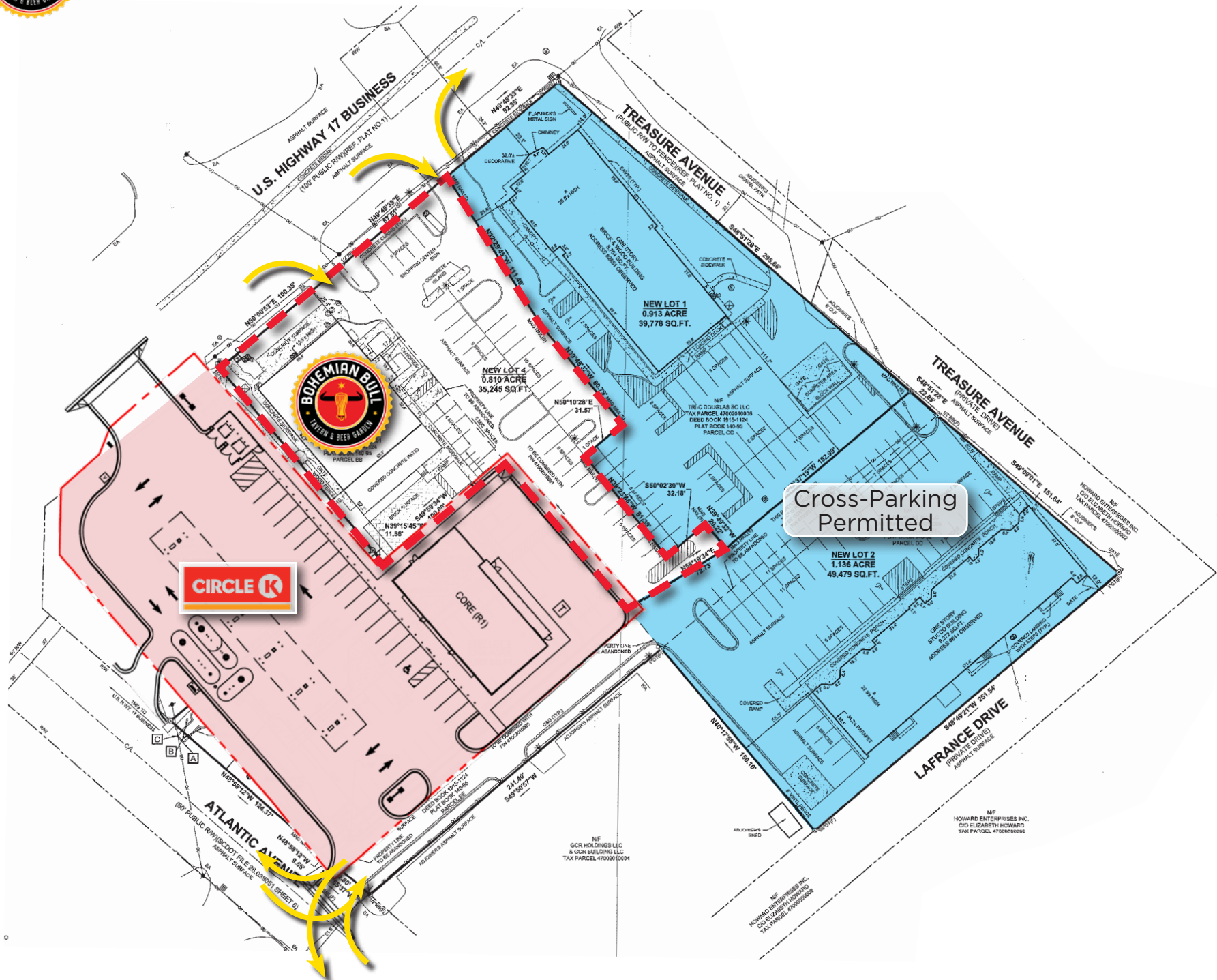








# SITE PLAN







Atlantic Ave (10,800 VPD)



US-17 BUS (32,400 VPD)

Cross-Parking Permitted

Dunes Realty  
Opening with New  
Renovation in 2026





**Walmart**  
Supercenter



**Dunes Realty**  
Opening with New  
Renovation in 2026

Cross-Parking  
Permitted

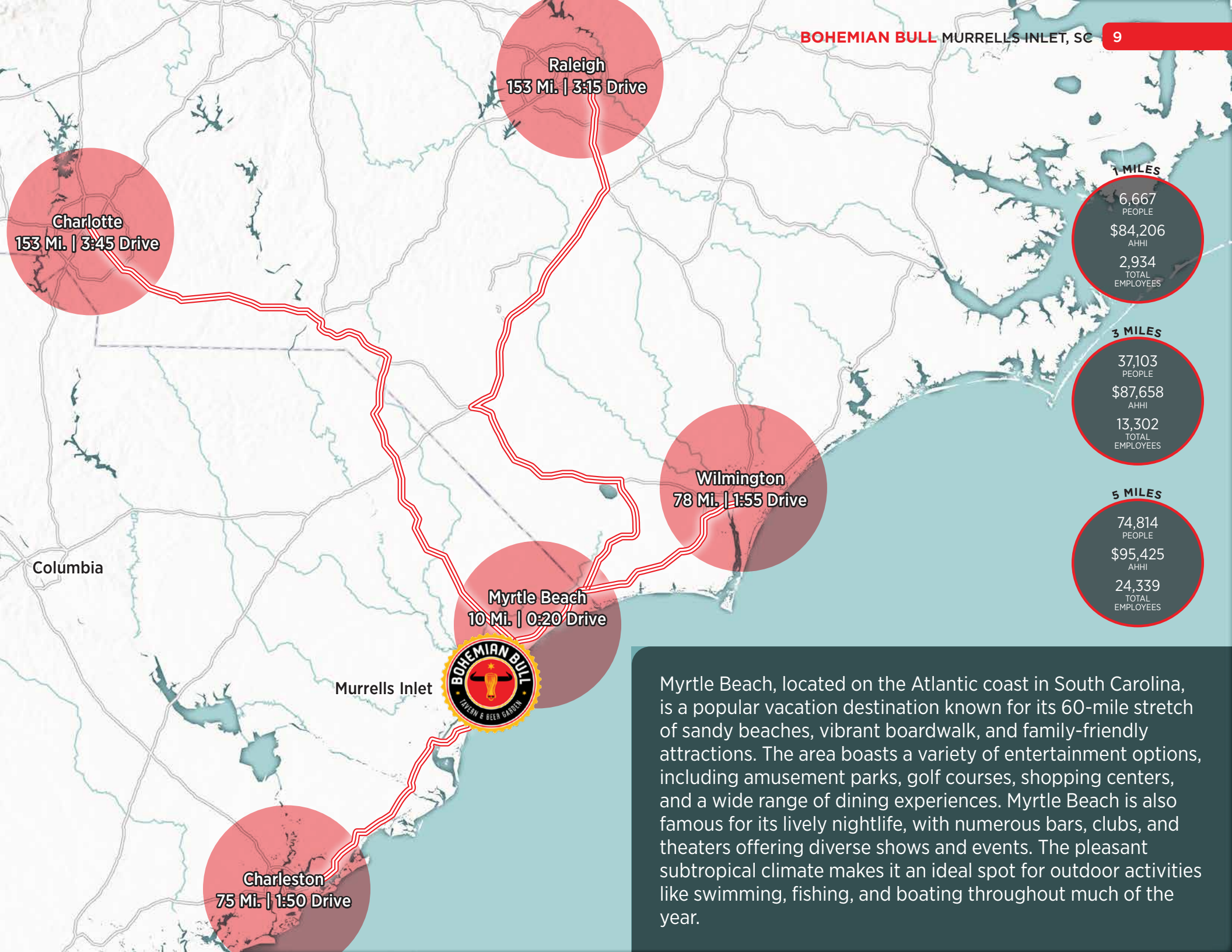


New Circle K Prototype  
Coming Spring 2027



US-17 BUS (32,400 VPD)





Myrtle Beach, located on the Atlantic coast in South Carolina, is a popular vacation destination known for its 60-mile stretch of sandy beaches, vibrant boardwalk, and family-friendly attractions. The area boasts a variety of entertainment options, including amusement parks, golf courses, shopping centers, and a wide range of dining experiences. Myrtle Beach is also famous for its lively nightlife, with numerous bars, clubs, and theaters offering diverse shows and events. The pleasant subtropical climate makes it an ideal spot for outdoor activities like swimming, fishing, and boating throughout much of the year.





## TENANT SUMMARY

Bohemian Bull, founded in 2013 in James Island, SC, is a privately owned restaurant chain with three or more locations, including a popular spot in Mount Pleasant. The name reflects both the burger-centric menu and the laid-back, bohemian culture of the area. Known for its freshly ground black Angus beef burgers, Bohemian Bull also offers dishes like steak frites, Reubens, fried chicken, and wings, along with a full bar featuring 80 bourbons, craft cocktails, and 27 rotating craft beers. The restaurant's atmosphere is family-friendly, with a spacious indoor dining area, a screened porch, and outdoor seating shaded by an oak tree. A local favorite, the onion rings are considered some of the best in Charleston. Live music adds to the lively ambiance, making it a popular destination for both locals and tourists. The venue is expanding with plans for Bocce ball courts, a stage for live performances, and a biergarten deck. With its successful model and growing reputation, Bohemian Bull is a standout in the Charleston dining scene.

### BOHEMIAN BULL QUICK FACTS

<b>Founded:</b>	2013
<b>Ownership:</b>	Private
<b># of Locations:</b>	7
<b>Headquarters:</b>	James Island, SC
<b>Guaranty:</b>	Personal Guaranty



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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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