



OFFERING MEMORANDUM



GREENVILLE MSA

7410 Augusta Road
Piedmont, SC 29673

SUBJECT PROPERTY



NEW ZAXBY'S
WITH 19+ YEARS
OF TERM



MULTI-UNIT OPERATOR
WITH STRONG SALES
PERFORMANCE



SURROUNDED
BY PLETHORA OF
EMPLOYMENT

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INVESTMENT HIGHLIGHTS

3RD LARGEST FRANCHISEE WITH 19+ YEARS OF TERM

- ✓ 20-year initial term with 19+ years remaining and 1.50% annual rent escalations
- ✓ Abs NNN lease structure with 1.5% annually increases over the initial term and option periods
- ✓ Multi-unit operator and 3rd largest Zaxby's franchisee across the entire chain
- ✓ Proven track record with strong store sales (reach out to brokers for more information)
- ✓ Superb QSR concept that has grown to nearly 1,000 locations across the US
- ✓ Zaxby's has shown ~25% sales growth since a 2020 investment from Goldman Sachs

PART OF THE GREENVILLE MSA & MINUTES TO DOWNTOWN GREENVILLE

- ✓ Piedmont is located 8 miles south of Downtown Greenville and 7 miles west of Simpsonville
- ✓ The city of Greenville population has grown 25% since 2010 and the Greenville-Anderson-Greer MSA is expected to reach a population of 1 million residents by 2027
- ✓ The Greenville MSA provides a strong medical and manufacturing footprint in the southeast with notable companies including:
 - Prisma Health - 15,000+ employees
 - BMW Manufacturing – 11,000+ employees
 - Michelin Manufacturing – 7,000+ employees
 - Bi-Lo LLC – 4,600+ employees
 - St. Francis Health System – 4,335+ employees
- ✓ The local Piedmont is supported by a high-quality school system:
 - Woodmont High School – 2,157 students
 - Woodmont Middle School – 891 students
 - Tanglewood Middle School – 745 students
 - Robert E. Cashion Elementary School – 856 students
 - Grove Elementary – 644 students
 - Sue Cleveland Elementary School – 531 students

PROMINENT LOCATION ACROSS LOCKHEED MARTIN & MICHELIN

- ✓ Situated along Augusta Rd (25,400 VPD) with traffic funneling from Interstate 185 and Downtown Greenville
- ✓ The SCTAC is directly across the street and has a \$6.1 billion annual economic impact on the state of \$5.9 billion | SCTAC supports 18,000 jobs
- ✓ Surrounded by major manufacturing, R&D and distribution facilities:
 - Michelin – 1,100+ employees
 - Lockheed Martin – 1,000+ employees
 - Stevens Aerospace and Defense Systems – 650 employees
 - Magna – 500 employees
 - Isuzu North America – 300 employees
 - Cytec Carbon Fibers – 240 employees
- ✓ Piedmont is in the path of growth as Greenville continues to expand and fill in between Easley/Powdersville and Simpsonville/Fountain Inn
- ✓ Recently developed industrial, residential and commercial in the immediate vicinity
 - Magna International 625,000 SF facility (\$200M combined investment and 200 new jobs)
 - Kimura Logistics 64,000 SF expansion and \$4M investment to existing facility creating 25 new jobs
 - Timberlab 75,000 SF facility has been an integral part of Greenville County's sustainable development (30+ employees)
 - Verdecos HQ moves to 217,000 SF facility with 60+ full-time employees
 - Nissin Foods \$228M investment and 640,000+ SF facility brings 300+ jobs to the area

INVESTMENT SUMMARY

TENANT	ZaxBax, LLC
ADDRESS	7410 Augusta Road, Piedmont, SC
INITIAL TERM	20 Years
REMAINING TERM	19+ Years
LEASE STRUCTURE	Absolute NNN
LAND AREA	1.73 AC
BUILDING SF	2,904
RENEWAL OPTIONS	Four, 5-year options
RENT INCREASES	1.5% annually

ZAXBY'S RENT SCHEDULE			
INITIAL TERM	MONTHLY	ANNUAL	% INCREASE
11/6/2024	\$21,666.67	\$260,000	
12/1/2025	\$21,991.67	\$263,900	1.50%
12/1/2026	\$22,321.54	\$267,859	1.50%
12/1/2027	\$22,656.36	\$271,876	1.50%
12/1/2028	\$22,996.21	\$275,955	1.50%
12/1/2029	\$23,341.15	\$280,094	1.50%
12/1/2030	\$23,691.27	\$284,295	1.50%
12/1/2031	\$24,046.64	\$288,560	1.50%
12/1/2032	\$24,407.34	\$292,888	1.50%
12/1/2033	\$24,773.45	\$297,281	1.50%
12/1/2034	\$25,145.05	\$301,741	1.50%
12/1/2035	\$25,522.23	\$306,267	1.50%
12/1/2036	\$25,905.06	\$310,861	1.50%
12/1/2037	\$26,293.64	\$315,524	1.50%
12/1/2038	\$26,688.04	\$320,256	1.50%
12/1/2039	\$27,088.36	\$325,060	1.50%
12/1/2040	\$27,494.69	\$329,936	1.50%
12/1/2041	\$27,907.11	\$334,885	1.50%
12/1/2042	\$28,325.71	\$339,909	1.50%
12/1/2043	\$28,750.60	\$345,007	1.50%

ZAXBYS



PRICE
\$4,326,000
CAP RATE
6.10%



BUILDING SF
~2,904 SF



REMAINING TERM
19 YEARS



NOI
\$263,900


100 Employees




500 Employees


300 Employees

















AUGUSTA RD (25,700 VPD)


Little Caesars Pizza









Future
 TACO BELL



Easley
14 Miles



Downtown Greenville
8 Miles



Donaldson Field
Airport



AUGUSTA RD (25,700 VPD)



Simpsonville
7 Miles



AUGUSTA RD (25,700 VPD)



**STEVENS AEROSPACE AND
DEFENSE SYSTEMS**
650 Employees

LOCKHEED MARTIN
1,000 Employees

DCS
150 Employees

PAI Pharma
175 Employees

MICHELIN
1,000 Employees

CYTEC CARBON FIBERS
240 Employees

**ETW
OX**
150 Employees

verdeco
60+ Employees



**Future
TACO BELL**

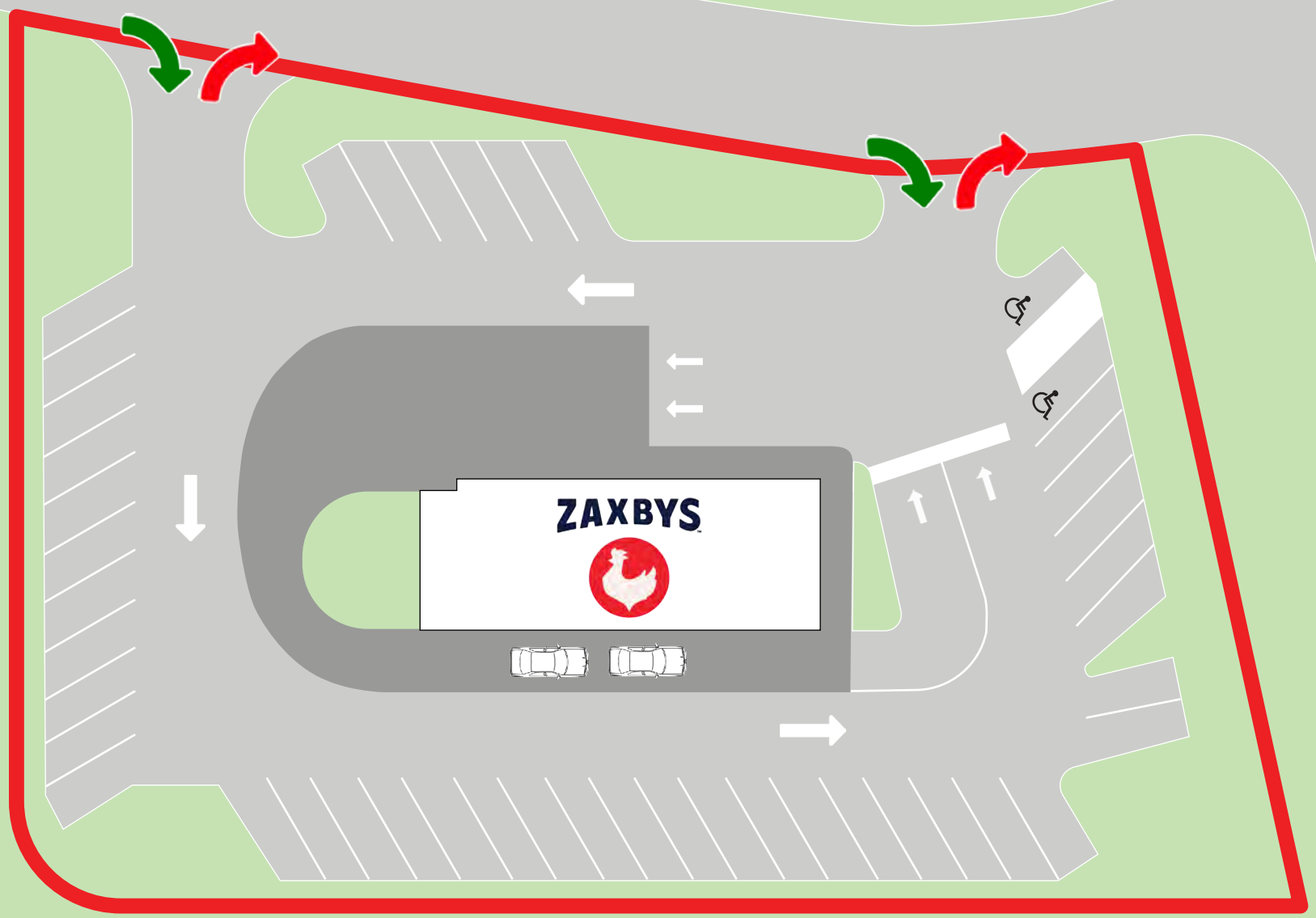
AUGUSTA RD (25,700 VPD)

ZAXBYS



25

Augusta Rd (25,400 VPD)



BRAND OVERVIEW & PROFILE

TENANT NAME	Zaxby's
PROPERTY TYPE	Fast Food
OWNERSHIP	Private
NUMBER OF LOCATIONS	Over 900
HEADQUARTERS	Athens, GA
WEBSITE	www.zaxby's.com
YEAR FOUNDED	1990

Zaxby's was founded in 1990 in Statesboro, GA by Zach McLeroy and Tony Townley, and is a popular American fast-casual restaurant chain primarily known for its chicken-centric menu and Southern-style food. As of April 2025, the company operates over 900 restaurants across the United States. In 2020, Goldman Sachs became a significant investor, valued at roughly \$2 billion, to take the company nationwide, demonstrating institutional confidence. Zaxby's marketing initiatives like "The Beast Box" and the re-release of their milkshake have made them a formidable adversary to competitive chicken brands.

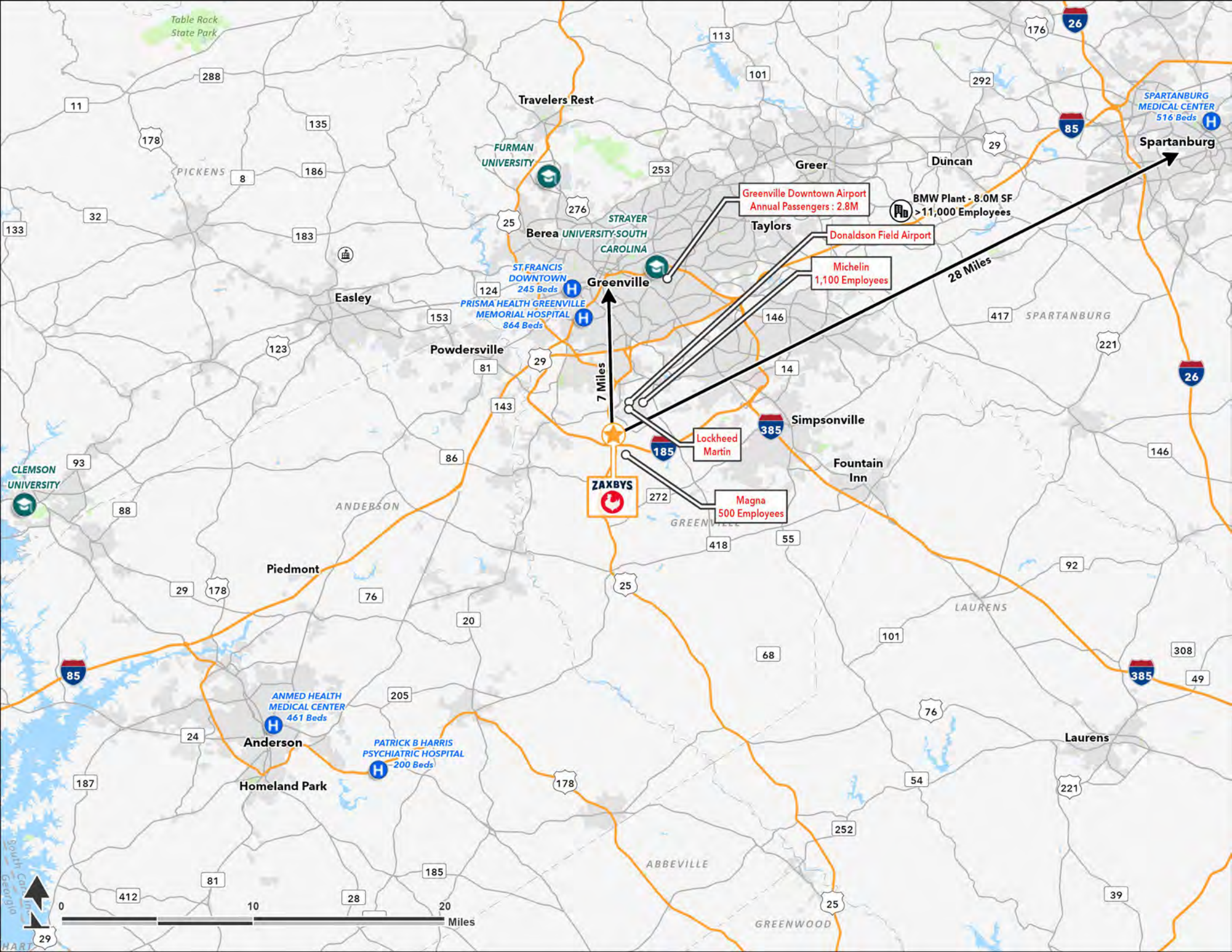


LEASE ABSTRACT

LEASE ABSTRACT	
TENANT	ZaxBax, LLC
INITIAL TERM	20 years
BUILDING SF	2,904
LAND AREA	1.73 AC
RCD	11/6/2024
LXD	11/30/2044
OPTIONS	Four, 5-year options
REPAIRS & MAINTENANCE	Tenant shall at its expenses make all necessary repairs and replacements to the Improvements and Premises.
UTILITIES	Tenant shall pay make arrangements for obtaining and paying directly for all utility services.
TAXES	Tenant shall pay real property taxes and all assessments directly to the taxing authority.
INSURANCE	Tenant shall obtain commercial general liability insurance and name Landlord as an additional insured.
ASSIGNMENT & SUBLETTING	Tenant may not assign or sublet without the prior written consent of Landlord.



ZAXBY'S RENT SCHEDULE			
Initial Term	Monthly	Annual	% Increase
11/6/2024	\$21,666.67	\$260,000	
12/1/2025	\$21,991.67	\$263,900	1.50%
12/1/2026	\$22,321.54	\$267,859	1.50%
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CITY OVERVIEW

Piedmont, South Carolina, is a growing community located along the Saluda River, straddling the borders of Anderson and Greenville counties. Once a thriving textile town, Piedmont has retained its small-town charm while becoming increasingly relevant in the broader economic landscape of the Upstate region. With its historical roots and emerging development opportunities, Piedmont serves as a unique blend of legacy and growth.

Proximity to Downtown Greenville

Piedmont lies just **15–20 minutes southwest of downtown Greenville**, one of the most dynamic urban centers in the Southeast. This close proximity gives residents and businesses quick access to Greenville’s vibrant downtown, cultural amenities, and employment centers. The daily commute into the city is supported by major transportation routes like **I-85 and SC Highway 153**, making Piedmont a desirable location for professionals seeking a balance between urban access and suburban peace.

Industrial Development & Economic Engines

The area around Piedmont is seeing a surge in industrial activity, particularly due to its accessibility to major distribution corridors. Multiple logistics and light manufacturing facilities have located nearby, creating jobs and driving infrastructure enhancements. This includes industrial parks that support **automotive suppliers, packaging firms, and third-party logistics (3PL) providers**.

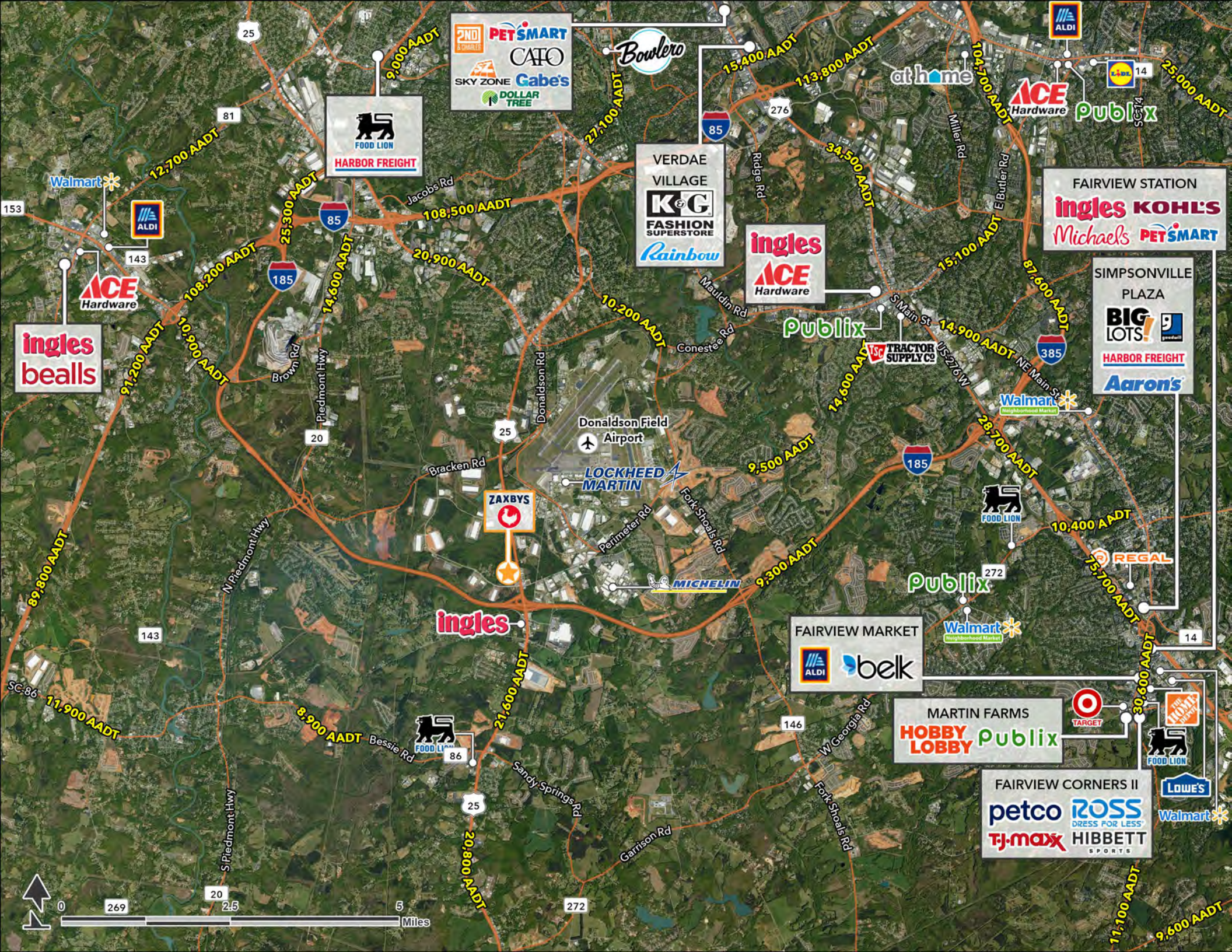
One key economic engine is the **South Carolina Technology and Aviation Center (SCTAC)**, located approximately 20–25 minutes northeast of Piedmont. SCTAC is home to over 100 companies, including Lockheed Martin’s F-16 production facility and the SC Army National Guard. The presence of SCTAC enhances the region’s appeal for advanced manufacturing and aerospace investment.

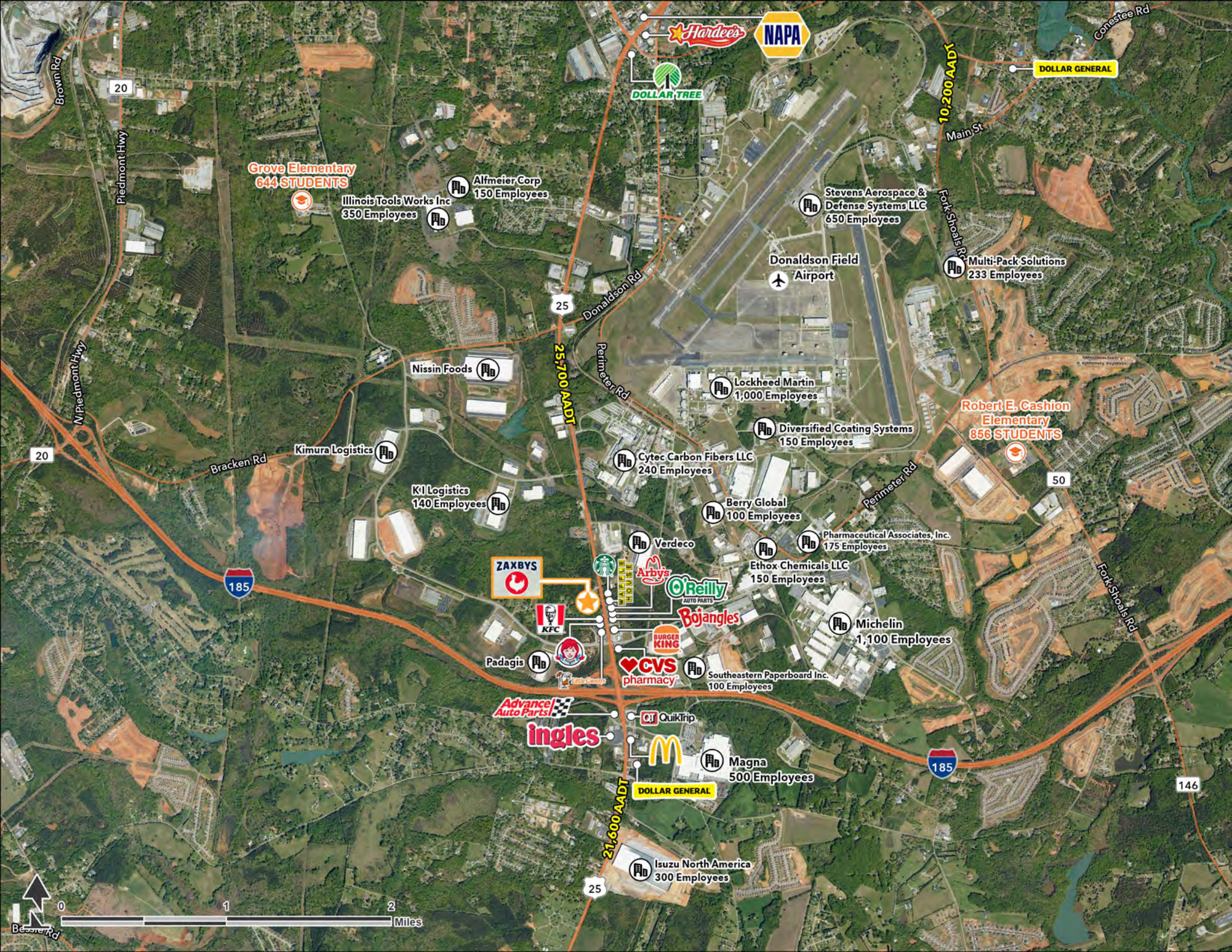


Photo Courtesy Adobe Photostock

Proximity to Greenville-Spartanburg International Airport (GSP)

Located **about 30 minutes northeast**, GSP Airport provides a logistical advantage for freight operations and business travel. The airport’s cargo capabilities and growing network of direct flights make it a strategic asset for companies and professionals in Piedmont.





20

Piedmont Hwy

Brown Rd

20

N Piedmont Hwy

20

Bracken Rd

185

20

25

Perimeter Rd

25

25

25

25

25

25

25

25

Grove Elementary
644 STUDENTS

Illinois Tools Works Inc
350 Employees

Alfmeier Corp
150 Employees

Nissin Foods

Kimura Logistics

Kil Logistics
140 Employees

ZAXBY'S

KFC

Padagis

Advance Auto Parts

Ingles

Hardee's

NAPA

DOLLAR TREE

Stevens Aerospace & Defense Systems LLC
650 Employees

Donaldson Field
Airport

Lockheed Martin
1,000 Employees

Diversified Coating Systems
150 Employees

Cytec Carbon Fibers LLC
240 Employees

Berry Global
100 Employees

Verdeco

O'Reilly
AUTO PARTS

Bojangles

BURGER KING

CVS
pharmacy

Southeastern Paperboard Inc.
100 Employees

QuikTrip

McDonald's

DOLLAR GENERAL

Isuzu North America
300 Employees

Magna
500 Employees

Michelin
1,100 Employees

Pharmaceutical Associates, Inc.
175 Employees

Ethox Chemicals LLC
150 Employees

Robert E. Cashion
Elementary
856 STUDENTS

Multi-Pack Solutions
233 Employees

10,200 AADT

Fork Shoals Rd

DOLLAR GENERAL

Conestee Rd

50

Fork Shoals Rd

146



WITHIN 5 MILES



62,404

2025 Population



56,797

2025 Daytime Population



24,616

2025 Total Households



\$91,987

2025 Average Household Income

RADII	1 MILES	3 MILES	5 MILES
2025 Total Population	751	17,079	62,404
2025 Median Age	38.1	37.7	38.5
2025 Total Households	314	6,514	24,616
2025-2030 Annual Growth Rate	0.66	2.13	1.67
2025 Median Home Value	\$325,625	\$276,811	\$275,430
2025 Average Household Income	\$105,398	\$94,232	\$91,987
2025 Total Daytime Population	3,291	19,976	56,797

SOURCE: ESRI, ESRI-DATA AXLE, U.S. CENSUS
© 2025 ESRI

WITHIN 15 MINS



71,684

2025 Population



51,858

2025 Daytime Population



27,287

2025 Total Households



\$143,099

2025 Average Household Income

DRIVETIME	5 MINS	10 MINS	15 MINS
2025 Total Population	6,127	43,860	177,156
2025 Median Age	35.7	38.4	38.9
2025 Total Households	2,234	17,026	72,896
2025-2030 Annual Growth Rate	1.61	1.81	1.48
2025 Median Home Value	\$298,963	\$266,612	\$321,177
2025 Average Household Income	\$94,330	\$88,087	\$114,996
2025 Total Daytime Population	8,921	43,999	196,545

SOURCE: ESRI, ESRI-DATA AXLE, U.S. CENSUS
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DISCLAIMER

This Offering Memorandum has been prepared by TSCG for use by interested parties to evaluate the potential acquisition of Zaxby's located at 7410 Augusta Road, Piedmont, SC (the "Property"). All projections have been developed by TSCG, Owner and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond the control of TSCG and Owner, and therefore are subject to variation. No representation is made by TSCG or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein has been obtained from sources deemed to be reliable and believed to be correct, TSCG, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, TSCG, Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the property will be made available to interested and qualified prospective investors upon written request. Owner and TSCG each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or TSCG and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the property and you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or TSCG. If you have no interest in the property, please return the Offering Memorandum to TSCG.

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