



# SLIM CHICKENS®

**135 SAPWOOD DRIVE**  
Myrtle Beach, SC

**OFFERED FOR SALE**  
**\$3,533,000 | 6.75% CAP**



CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™



# SLIM CHICKENS®

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Slim Chickens in Myrtle Beach, SC. The Premises is leased to the Chicken QSR for a fifteen year initial term with three (3) Five (5) year extensions. The Asset has been operating for over a year and is located off of the busy Carolina Bays Pkwy (38K VPD) in the high growth Myrtle Beach MSA.



15-YR  
LEASE



POSITIONED IN  
RETAIL NODE



HIGH GROWTH  
MYRTLE BEACH, SC

LEASE YEARS	TERM	ANNUAL RENT
Current Term	2-10	\$238,500
Rent Escalation	11-15	\$250,425
1st Option Term	16-20	\$262,946
2nd Option Term	21-25	\$276,094
3rd Option Term	26-30	\$289,898

NOI	\$238,500
CAP	6.75%
PRICE	\$3,533,000

## ASSET SNAPSHOT

Tenant Name	Slim Chickens
Address	135 Sapwood Drive, Myrtle Beach, SC 29579
Building Size (GLA)	3,065 SF
Land Size	1.36 Acres
Year Built/Renovated	2024
Signator/Guarantor	Personal Guarantee
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	10/21/2024
Lease Expiration Date	10/31/2039
Remaining Term	14.5 Years
ROFR	Yes - 10 Days
Rent Escalations	5% Increases Every 5 Years and in Options
Current Annual Rent	\$238,500



ACTUAL PHOTO



69,247 PEOPLE  
IN 5 MILE RADIUS



\$100,894 AHHI  
IN 3 MILE RADIUS



38,000 VPD  
ON CAROLINA BAYS PKWY





## INVESTMENT HIGHLIGHTS

SLIM CHICKENS MYRTLE BEACH, SC

3



### STRONG LEASE FUNDAMENTALS

Slim Chickens signed a 15 Year Lease with 3 x 5 Year extensions | The lease is Abs. NNN with zero landlord responsibilities providing a hands-off long term investment



### FAST GROWING QSR BRAND

With over 204 locations across the United States, Slim Chickens is expanding quickly | With the goal of signing 150 new franchisee agreements and opening 50 more locations before years end growing brand recognition nationally



### TOURIST DESTINATION

Top Tourist Destination in the Country - The Grand Strand, which includes Myrtle Beach, hosts approximately 19 million tourists annually | Myrtle Beach ranked third on most popular tourist destinations for Americans by Trip Advisor in 2021 | Home to 25 international companies, in the top 10 for Foreign Direct Investment | The subject property is approximately 30 miles north of the Grand Strand



### POSITIONED IN BRAND NEW MIXED USE COMMUNITY

Outparcel to brand new Publix anchored center (66.4K SF) & Hawthorne at Mill, a 290 Unit Apartment Complex | Within a 1-mile radius of the site is more than 350K SF of retail space | Nearby National Retail Tenants Include: Food Lion, Lowe's Foods, CVS, Walmart Supercenter, Costco, and much more



### NEW CONSTRUCTION ON A HIGH TRAFFICKED CORRIDOR

Site was Constructed in 2024 with the tenants new prototype | Fronts Carolina Forest Blvd with cross access to River Oaks Dr



### MYRTLE BEACH MSA

Over 40K people live in a 3-mile radius, which has grown at an annual rate of 2.9% over the last 5 years (According to CoStar.com) | Myrtle Beach has been named fastest grown City in the US for 3rd straight year (U.S. News & World Report 2023) | 42% increases from 2010





# SITE PLAN







The Leo 55+  
185 Apartments

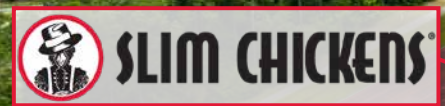


The Laurent  
305 Apartments

Indigo Senior  
Living Facility



Carolina Bays Pkwy (38,000 VPD)



River Oaks Dr

Carolina Forest Pkwy



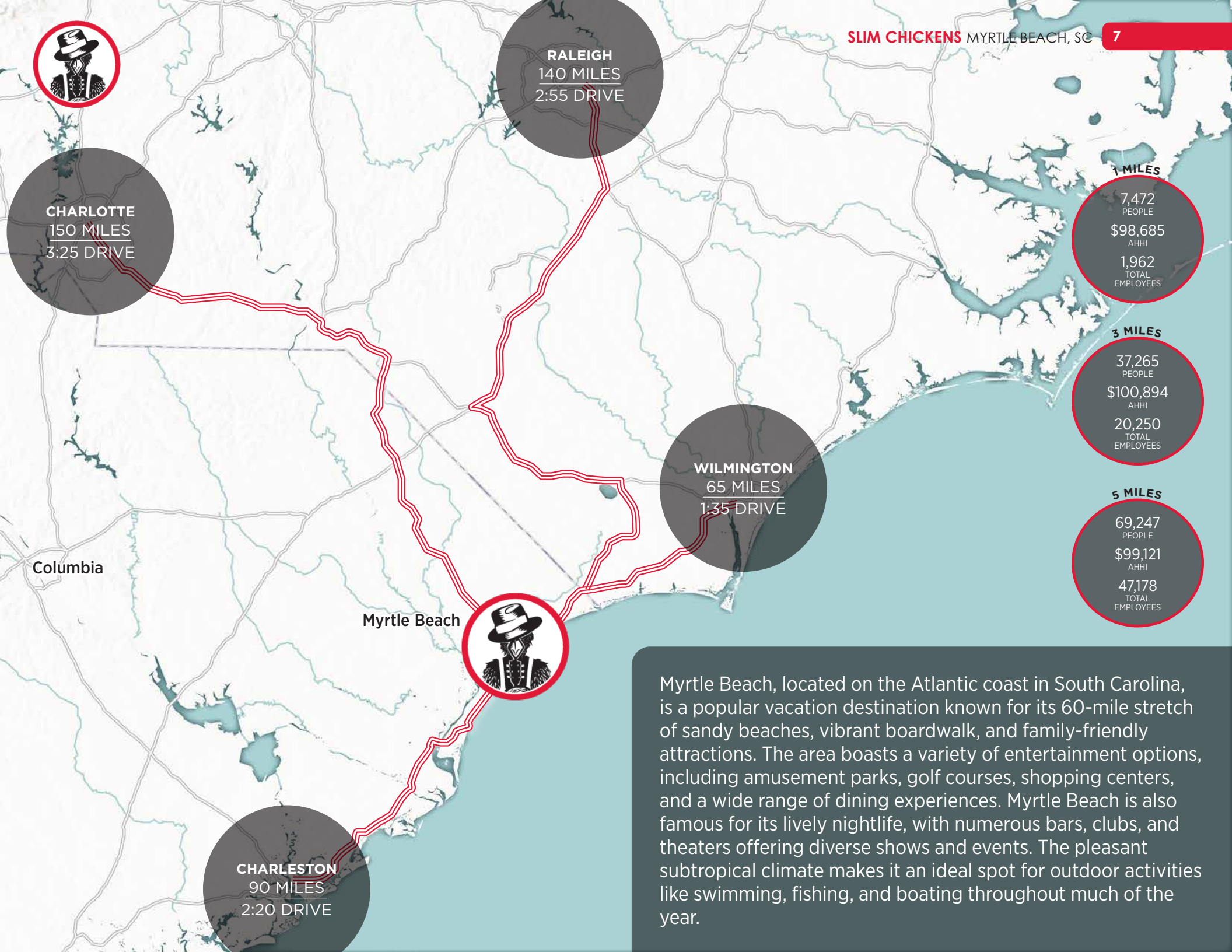
Sapwood Dr











Myrtle Beach

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 OVERVIEW

Founded by Greg Smart and Tom Gordon, the first Slim Chickens restaurant was launched in Fayetteville, Arkansas in 2003. Now over 20 years and tens of thousands of happy customers later, they know that there's something special about their hand-breaded chicken tenders, fresh hot chicken sandwiches, made-to-order wings, and their house-made dipping sauces that keep our loyal fans coming back over and over again. Slim Chickens is on a mission to bring a dose of that southern hospitality to a fast, casual setting—serving Fresh Delicious Chicken to the communities they serve.

Their service model sets them apart from quick service restaurants. Whether you're dining in, driving through, or carrying out, their people will greet you with a warm smile and a desire to please. When dining in, they bring your food to your table and provide you with that extra touch of hospitality. They strive to return that enthusiasm by giving back to the communities they serve—helping local non-profits with fundraisers, donating food to community events, and doing everything they can to improve the lives of people in the communities where they live and work.



SLIM CHICKENS QUICK FACTS	
Founded:	2003
Ownership:	Private
# of Locations:	204+
Team Members:	2,000 +
Headquarters:	Fayetteville, AR
Guaranty:	Personal





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Exclusively Offered By



## PRIMARY DEAL CONTACTS

### DAVID HOPPE

Head of Net Lease Sales  
980.498.3293  
dhoppe@atlanticretail.com

### BEN OLMSTEAD

Associate  
980.498.3296  
bolmstead@atlanticretail.com

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