

**OFFERED
FOR SALE**

\$4,095,000 | 5.25% CAP



**2526 HWY 9 E, LITTLE RIVER, SC
(MYRTLE BEACH MSA)**

**NEARBY THOUSANDS
OF NEW HOMES!**



 **Atlantic**
CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM

Representative Photo



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Freddy's Frozen Custard & Steakburgers in Little River, SC. The Premises is leased to Freddy's for a 20 year initial term with four (4) - five (5) year options. The Asset is well positioned on the main commuter & retail thoroughfare through Little River, SC



**20-YR
LEASE**



**LOCATED IN
RETAIL NODE**



**HIGH GROWTH
MYRTLE BEACH, SC**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-20	\$215,000
		2% Increases
1st Extension	21-25	\$319,479
2nd Extension	25-30	\$352,730
3rd Extension	31-35	\$389,443
4th Extension	36-40	\$429,976

NOI \$215,000

CAP 5.25%

PRICE \$4,095,000

ASSET SNAPSHOT

Tenant Name	Freddy's Frozen Custard & Steakburgers
Address	2526 Hwy 9 E, Little River, SC 29566
Building Size (GLA)	2,610 SF
Land Size	0.62 Acres
Year Built/Renovated	2025
Signator/Guarantor	Franchisee (50 Units)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	COE
ROFR	None
Rental Increases	2% Annually
Remaining Term	20 Years
Current Annual Rent	\$215,000



46,274 PEOPLE
IN 5 MILE RADIUS



\$90,655 AHHI
IN 5 MILE RADIUS



30,700 VPD
ON HWY 9 E



ATTRACTIVE LEASE FUNDAMENTALS

New 20 year Abs. NNN | 2% Annual Increases | Zero Landlord Responsibilities | 4 x 5 year extensions providing a long term investment



FAST GROWING BRAND

Freddy's currently has over 550 locations across 36 states | The company goal is to reach 800 restaurants by 2026 with 130 locations in development for the next two years



HIGHLY VISIBLE ON MAIN COMMUTER & RETAIL THOROUGHFARE

Site is fronting major commuter highway to the Myrtle Beach coast | Over 30K cars travel the highway per day | Over 266K SF of retail is located in a 1-mile radius, boasting a 0% vacancy rate



NEW RESIDENTIAL COMMUNITES

Across the street from the site is the new residential development Beazer Homes at Sunset Landing | With 194 homes recently built in this community starting at \$300,000 | Under a half mile from the site is another new residential development, Bridgewater Community | This community has over 1,500 houses which are spread across 950 acres with a resort style



NEW STATE OF THE ART BUILDING

Building is being built to suit Freddy's concept | Warranties will be assigned to new owner



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



ANYTIME FITNESS



North Strand Recreation Center

MINI MALL STORAGE

TSC TRACTOR SUPPLY CO



DUNKIN'

CVS

CNB



Bojangles



Freddy's FROZEN CUSTARD STEAKBURGERS

POPEYES



Hwy 9 E (30,700 VPD)

CHARLOTTE
152 MILES
3:10 DRIVE

RALEIGH
130 MILES
2:35 DRIVE

1 MILES

3,255
PEOPLE
\$81,481
AHHI
1,315
TOTAL
EMPLOYEES

3 MILES

19,887
PEOPLE
\$80,916
AHHI
5,747
TOTAL
EMPLOYEES

5 MILES

46,274
PEOPLE
\$90,655
AHHI
17,669
TOTAL
EMPLOYEES

WILMINGTON
51 MILES
1:15 DRIVE

Freddy's
FROZEN CUSTARD &
STEAKBURGERS®

Little River

CHARLESTON
104 MILES
2:30 DRIVE

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

Freddy's Frozen Custard & Steakburgers was co-founded in 2002 by brothers Bill and Randy Simon with their friend and business partner, Scott Redler. It was named in honor of Bill and Randy's father. Together, they built a brand focused on quality, hospitality, cleanliness, and timeless traditions.

Freddy's has become one of the fastest growing franchises in the U.S. starting in 2002 with a single restaurant in Wichita, Kansas to more than 450 locations and 11,000+ employees today. Despite this growth, many Freddy's franchise opportunities exist nationwide with key regions targeted for expansion.

Freddy's menu includes everything from savory sandwiches, hot dogs, and desserts. But the restaurant is widely famous for its Steakburgers. Their steakburgers are made with high-quality beef and are made when ordered. With your meal, you can order from a variety of sides such as chicken tenders, chili cheese fries, and onion rings. And to satisfy your sweet tooth, you can have their best-selling frozen yogurt, sundaes, and concretes. Freddy's menu also includes an assortment of decadent shakes and malts.



FREDDY'S QUICK FACTS

Founded:	2002
Ownership:	Private
# of Locations:	450+
Headquarters:	Wichita, KS
Guaranty:	Franchisee

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2526 HWY 9 E
LITTLE RIVER, SC

Exclusively Offered By



PRIMARY DEAL CONTACTS

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