

**OFFERED
FOR SALE**

\$4,095,000 | 5.25% CAP



**1934 HWY 544
CONWAY, SC**



 **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 Myrtle Beach, SC. The Premises is leased to Freddy's for a 20 year initial term with four (4) - five (5) year options. The site is an out-parcel to Ryan Homes new Meadows Edge Townhomes and fronts highly trafficked SC-544.



**20-YR
LEASE**



**LOCATED IN
RETAIL NODE**



**HIGH GROWTH
MYRTLE BEACH, SC**

LEASE YEARS	TERM	ANNUAL RENT
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Current Term	1-20	\$215,000
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2% Increases

1st Extension	21-25	\$319,479
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2nd Extension	25-30	\$352,730
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3rd Extension	31-35	\$389,443
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4th Extension	36-40	\$429,976
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NOI	\$215,000
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CAP	5.25%
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PRICE	\$4,095,000
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ASSET SNAPSHOT

Tenant Name	Freddy's Frozen Custard & Steakburgers
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Address	1934 Hwy 544, Conway, SC 29526
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Building Size (GLA)	2,610 SF
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Land Size	0.91 Acres
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Year Built/Renovated	2025
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Signator/Guarantor	Custard Witch 544, LLC - Franchisee (50 Units & \$250M Balance Sheet)
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Rent Type	Abs. NNN
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Landlord Responsibilities	None
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Rent Commencement Date	COE
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ROFR	None
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Rental Increases	2% Annually
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Remaining Term	20 Years
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Current Annual Rent	\$215,000
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62,149 PEOPLE
IN 5 MILE RADIUS



\$92,409 AHFI
IN 5 MILE RADIUS



35,200 VPD
ON SC-544



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



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



HIGHLY VISIBLE ON A RETAIL CORRIDOR

Fronting SC-544 (35.2K VPD) | Over 213K SF of retail space located in a 1-mile radius boasting a 0% vacancy rate | Nearby national tenants include: Food Lion, Walmart Supercenter, Publix, Kroger, Dollar General, and more



NEW CONSTRUCTION ON OUTPARCEL TO RYAN HOMES DEVELOPMENT

Building is being built to suit Freddy's concept | Warranties will be assigned to new owner | Outparcel to Ryan Home's Meadows Edge Townhomes, a 120 Townhome Community



COASTAL CAROLINA UNIVERSITY

Under 2-miles from the site is Coastal Carolina University which has more than 11K students and 922 staff members | With the school growing every year the economic impact of Coastal Carolina exceeds \$565 Million annually





DOLLAR GENERAL



Meadows Edge
120 Townhomes



SC-544 (35,200 VPD)

Freddy's
FROZEN CUSTARD &
STEAKBURGERS

POPEYES

Palm Meadows Way

Meadows Edge Ave



CHARLOTTE
145 MILES
3:15 DRIVE

RALEIGH
140 MILES
2:55 DRIVE

1 MILES

5,754
PEOPLE
\$75,554
AHHI
1,179
TOTAL
EMPLOYEES

3 MILES

25,964
PEOPLE
\$85,087
AHHI
10,673
TOTAL
EMPLOYEES

5 MILES

62,149
PEOPLE
\$92,409
AHHI
20,773
TOTAL
EMPLOYEES

WILMINGTON
71 MILES
1:40 DRIVE

Columbia

Freddy's
FROZEN CUSTARD &
STEAKBURGERS®
Myrtle Beach

CHARLESTON
85 MILES
2:10 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.

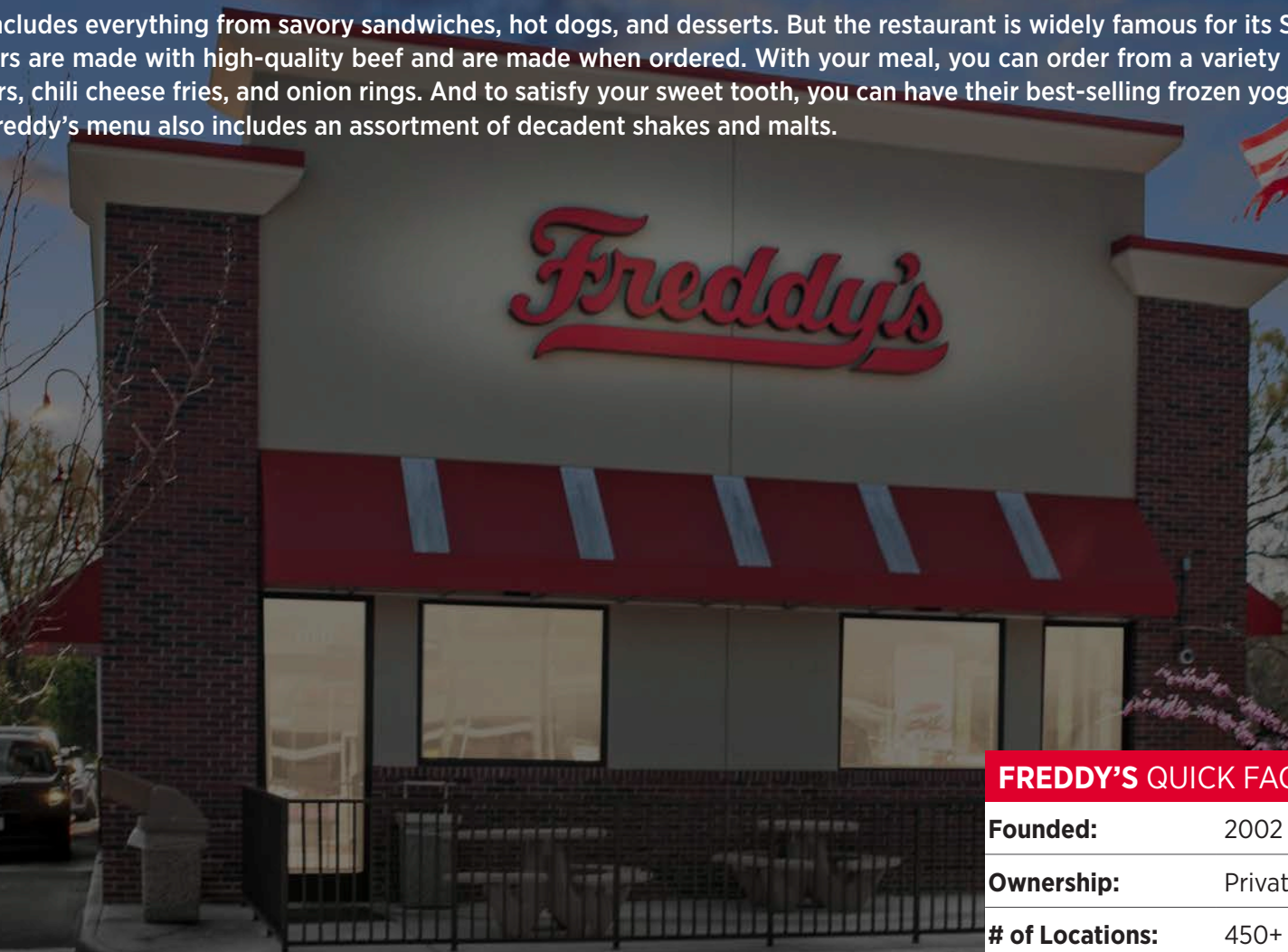


TENANT SUMMARY

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 (50 Units & \$250M Balance Sheet)

OFFERED FOR SALE

\$4,095,000 | 5.25% CAP



1934 HWY 544
CONWAY, SC

Exclusively Offered By



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