



**CHIPOTLE**

**3678 LADSON RD**  
Ladson, SC (Charleston MSA)

**OFFERED FOR SALE**  
**\$3,408,000 | 4.90% CAP**



 **Atlantic**  
CAPITAL PARTNERS™

**CONFIDENTIAL**  
**OFFERING MEMORANDUM**



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Chipotle Mexican Grill in Ladson, SC. Chipotle signed a 15 year lease with Four (4) Five (5) year extensions. The Asset is well positioned in a dense retail artery outside of Charleston, SC on the busy connector route Ladson Rd (50K VPD).



**15-YR LEASE**



**POSITIONED IN RETAIL CORRIDOR**



**HIGH GROWTH MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$167,000
Rent Escalation	6-10	\$183,700
Rent Escalation	11-15	\$202,070
1st Option Term	16-20	\$222,277
2nd Option Term	21-25	\$244,505
3rd Option Term	26-30	\$268,955
4th Option Term	31-35	\$295,851

<b>NOI</b>	<b>\$167,000</b>
<b>CAP</b>	<b>4.90%</b>
<b>PRICE</b>	<b>\$3,408,000</b>

## ASSET SNAPSHOT

<b>Tenant Name</b>	Chipotle
<b>Address</b>	3678 Ladson Rd, Ladson, SC 29456
<b>Building Size (GLA)</b>	2,325 SF
<b>Land Size</b>	0.92 Acres
<b>Year Built/Renovated</b>	2025
<b>Signator/Guarantor</b>	Chipotle Mexican Grill (Corporate)
<b>Rent Type</b>	Abs. NNN
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	TBD
<b>Lease Expiration Date</b>	TBD
<b>Remaining Term</b>	15 Years
<b>Rent Escalations</b>	10% Every 5 Years and in Options
<b>Current Annual Rent</b>	\$167,000



**175,094** PEOPLE  
IN 5 MILE RADIUS

**\$102,750** AHHI  
IN 5 MILE RADIUS

**50,000** VPD  
LADSON RD



## STRONG LEASE FUNDAMENTALS

15 Year Abs. NNN Lease with zero landlord responsibilities | Four (4) five (5) year extensions remaining | 10% Increases every 5 years in base rent and extension periods



## CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

Chipotle has a Market Cap of \$82B (NYSE: CMG) with over 3,750+ locations across the country | Chipotle opened 304 new restaurants in 2024 with 257 of those locations utilizing a Chipotlane



## HIGH-TRAFFIC CORRIDOR

Positioned along Ladson Road, a major retail and commuter corridor serving the North Charleston / Summerville trade area | Strong visibility and access with consistent daily traffic counts connecting residential density to regional retail | Located on Ladson Rd (50K VPD)



## NEW CONSTRUCTION WITH "CHIPOTLANE" FORMAT

The Building has recently been built to suit the tenant's specifications | Tenant has paid to add the new feature "Chipotlane" drive thru concept with multiple spaces put in for curbside pickup



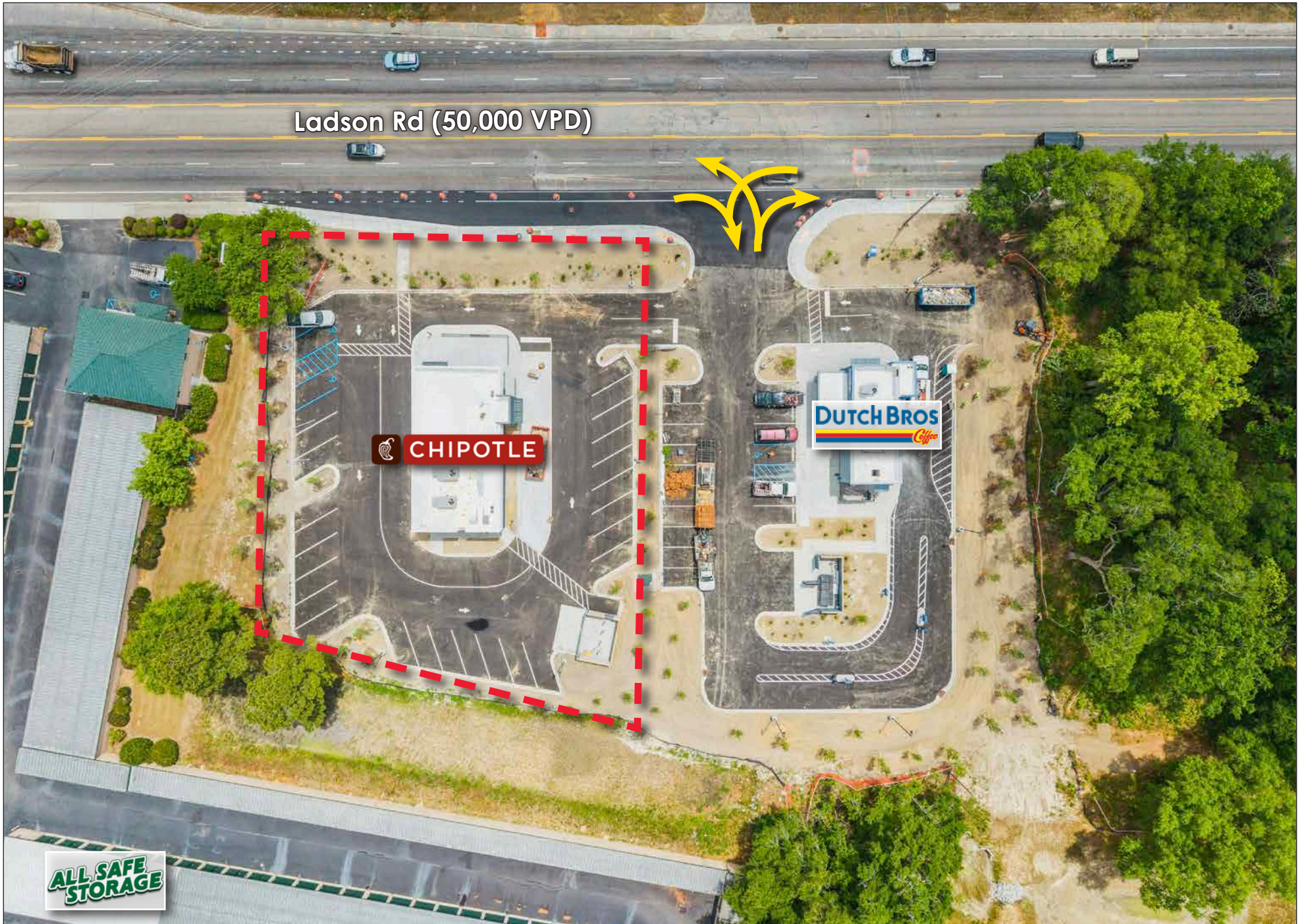
## AFFLUENT RETAIL CORRIDOR

Surrounded by a dense concentration of national and regional retailers within a 1-mile radius | Nearby tenants include Walmart Supercenter, Publix, Lowe's, Food Lion, Starbucks, Chick-fil-A, McDonald's, and additional quick-service and necessity-based retail | AHHI exceeds 100K in a 1-mile radius



## CHARLESTON, SC MSA

Located within the Charleston-North Charleston MSA, one of the fastest-growing MSAs in the Southeast | The region continues to benefit from population growth, job expansion, and limited new retail supply



MAA Commerce Park  
312 Apartments

DOLLAR GENERAL

Culver's

FOOD LION

FAMILY DOLLAR

morningstar STORAGE

Walmart  
Neighborhood Market

7-ELEVEN

Valvoline

EGGS UP GRILL

Ladson Rd (50,000 VPD)

DUTCH BROS  
Coffee

CHIPOTLE  
MEXICAN GRILL

ALL SAFE STORAGE





Chick-fil-A

Krispy Kreme  
DOUGHNUTS

Bojangles

SPINX  
Making Life Easier

AutoZone

CHIPOTLE  
MEXICAN GRILL

ALL SAFE  
STORAGE

Ladson Rd (50,000 VPD)

Dutch Bros  
Coffee



**CHARLOTTE**  
160 MILES  
3:00 DRIVE

**GREENVILLE**  
183 MILES  
3:00 DRIVE

**COLUMBIA**  
88 MILES  
1:30 DRIVE

**1 MILES**

7,221  
PEOPLE  
\$100,818  
AHHI  
1,257  
TOTAL  
EMPLOYEES

**3 MILES**

69,619  
PEOPLE  
\$98,621  
AHHI  
14,960  
TOTAL  
EMPLOYEES

**5 MILES**

175,094  
PEOPLE  
\$102,750  
AHHI  
49,570  
TOTAL  
EMPLOYEES

**CHARLESTON**  
17 MILES  
0:28 DRIVE

Ladson



The Charleston–North Charleston MSA is one of the fastest-growing markets in the Southeast, driven by strong population growth, a diversified economy, and sustained consumer demand. The region is anchored by aerospace, advanced manufacturing, port logistics, healthcare, and tourism, with major employers including Boeing, Volvo Cars, Mercedes-Benz Vans, and MUSC. Retail fundamentals remain strong, supported by high occupancy levels, limited new supply, and rising replacement costs. Ongoing residential growth and in-migration continue to drive demand for necessity-based and quick-service retail. With high barriers to entry and a business-friendly environment, Charleston offers investors long-term stability, consistent cash flow, and durable retail performance.

Augusta

GA

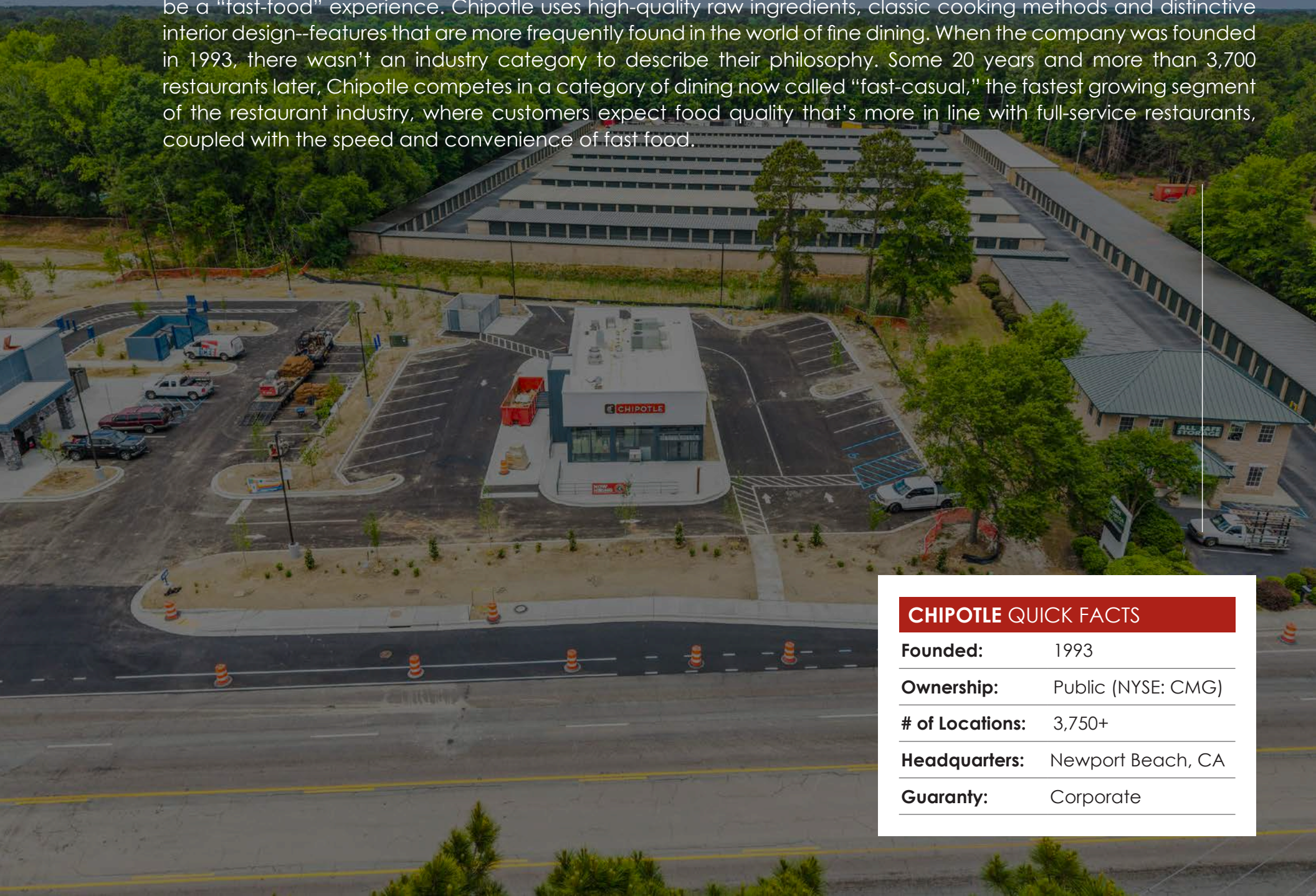
NC

SC





When Chipotle opened its first store in 1993, the idea was simple: demonstrate that food served fast didn't have to be a "fast-food" experience. Chipotle uses high-quality raw ingredients, classic cooking methods and distinctive interior design--features that are more frequently found in the world of fine dining. When the company was founded in 1993, there wasn't an industry category to describe their philosophy. Some 20 years and more than 3,700 restaurants later, Chipotle competes in a category of dining now called "fast-casual," the fastest growing segment of the restaurant industry, where customers expect food quality that's more in line with full-service restaurants, coupled with the speed and convenience of fast food.



### CHIPOTLE QUICK FACTS

<b>Founded:</b>	1993
<b>Ownership:</b>	Public (NYSE: CMG)
<b># of Locations:</b>	3,750+
<b>Headquarters:</b>	Newport Beach, CA
<b>Guaranty:</b>	Corporate



# CHIPOTLE

**3678 LADSON RD**  
Ladson, SC (Charleston MSA)

**OFFERED FOR SALE**  
**\$3,408,000 | 4.90% CAP**

Exclusively Offered By



## PRIMARY DEAL CONTACTS

### DAVID HOPPE

Head of Net Lease Sales  
980.498.3293  
dhoppe@atlanticretail.com

### MIKE LUCIER

Executive Vice President  
980.377.4469  
mlucier@atlanticretail.com

### BEN OLMSTEAD

Associate  
980.498.3296  
bolmstead@atlanticretail.com



This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Chipotle - Ladson, SC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient, ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.