



GREENVILLE MSA

OFFERING
MEMORANDIUM

TSCG[®]

7410 AUGUSTA RD
PIEDMONT, SC 29673

- NEW ZAXBY'S LOCATION WITH 18.6 YEARS OF TERM
- MULTI-UNIT OPERATOR WITH STRONG SALES (6.6% RENT TO SALES)
- LARGE DAYTIME POPULATION & 105,000+ AHHI IN 1 MILE

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REPRESENTATIVE PHOTO

The logo for TSCG, consisting of the letters "TSCG" in a bold, orange, sans-serif font, with a registered trademark symbol (®) to the upper right. The logo is set against a dark grey square background, which is itself framed by a thin orange border.

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18.5+ YEARS REMAINING | 6.6% RENT TO SALES | 22+ UNIT GUARANTEE

- 20-year initial term with 18.5+ years of term remaining and 1.50% annual rent escalations
- Abs NNN lease structure with 1.5% annually increases over the initial term and option periods
- Omnipotent Chicken Holdings, LLC is an experienced fast food and fast casual operator and top 5 Zaxby's franchisee with a multi-state presence across FL, SC, and NC, generating over \$60 million in annual revenue across 22+ locations
- This location boasts Top Line Revenue of \$3.98 million, which is 51% greater than the Zaxby's national average
- 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

HIGH GROWTH GREENVILLE SUBURB | \$105,000+ AHHI IN 1 MILE

- 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

MAJOR EMPLOYMENT CORRIDOR | 25,000+ VPD | I-185 PROXIMITY

- Situated along Augusta Rd (25,700 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)
 - Verdeco 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

ZAXBYS



PROPERTY AND LEASE DETAILS

TENANT	ZaxBax, LLC
ADDRESS	7410 Augusta Road, Piedmont, SC
INITIAL TERM	20 Years
REMAINING TERM	18.6 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
GUARANTOR	Omnipotent Chicken Holdings, LLC

PRICE
\$ 4,355,000
CAP RATE
6.15%

RENT SCHEDULE

YEAR	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%

*Seller to credit rent difference between close of escrow and future rent increase

STEVENS AEROSPACE AND DEFENSE SYSTEMS
650 Employees

LOCKHEED MARTIN
1,000 Employees

DCS
DIVERSIFIED COATINGS SYSTEMS
150 Employees

3M
500+ Employees

THE SHOPS AT ARDEN WOODS
Publix
QDOBA
MEXICAN EATS
Great Clips

PAI Pharma
175 Employees

MICHELIN
1,000 Employees

CYTEC CARBON FIBERS
240 Employees

verdeco
60+ Employees

ETHOX
150 Employees



Waffle House

Arby's

O'Reilly
AUTO PARTS

Future
TACO BELL



Proposed Development

ZAXBYS

AUGUSTA RD (25,700 VPD)

Bojangles
Famous Chicken 'n Biscuits

KFC

Wendy's



Easley
14 Miles



Downtown Greenville
8 Miles



Donaldson Field
Airport



Proposed
Development



AUGUSTA RD (25,700 VPD)



THE SHOPS AT ARDEN WOODS
Publix
QDOBA
MEXICAN EATS
Great Clips

Berry
100 Employees

PAI Pharma
175 Employees

THERMO KING


Simpsonville
7 Miles


MICHELIN
1,000 Employees


Harrington Homes
750+ New Homes

**SOUTHEASTERN
PAPERBOARD**
100 Employees

ETHOX
150 Employees

verdeco
60+ Employees

americola

GFL



**WAFLE
HOUSE**

Arby's

O'Reilly
AUTO PARTS

Bojangles'
Famous Chicken 'n Biscuits

**BURGER
KING**

AUGUSTA RD (25,700 VPD)

Future
TACO BELL


Proposed
Development

ZAXBYS


KFC

Wendy's

ISUZU
300 Employees

ingles

MAGNA
500 Employees

SOUTHEASTERN PAPERBOARD
100 Employees

GOLD STAR FOODS

americold

CVS pharmacy

185
INTERSTATE

SPINX
Baking & Ice Cream

BURGER KING

SUBWAY

Little Caesars Pizza

Bojangles
Famous Chicken 'n Biscuits

Wendy's

O'Reilly
AUTO PARTS

ZAXBYS

KFC

Arby's

Starbucks

AUGUSTA RD (25,700 VPD)



Proposed Development

Future TACO BELL

SITE PLAN



TENANT PROFILE

ZAXBYS



TENANT	Zaxby's
PROPERTY TYPE	QSR
OWNERSHIP	Private
LOCATIONS	Over 900
HEADQUARTERS	Athens, GA
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.



KEY LEASE TERMS



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 expense make all necessary repairs and replacements to the Improvements and Premises.

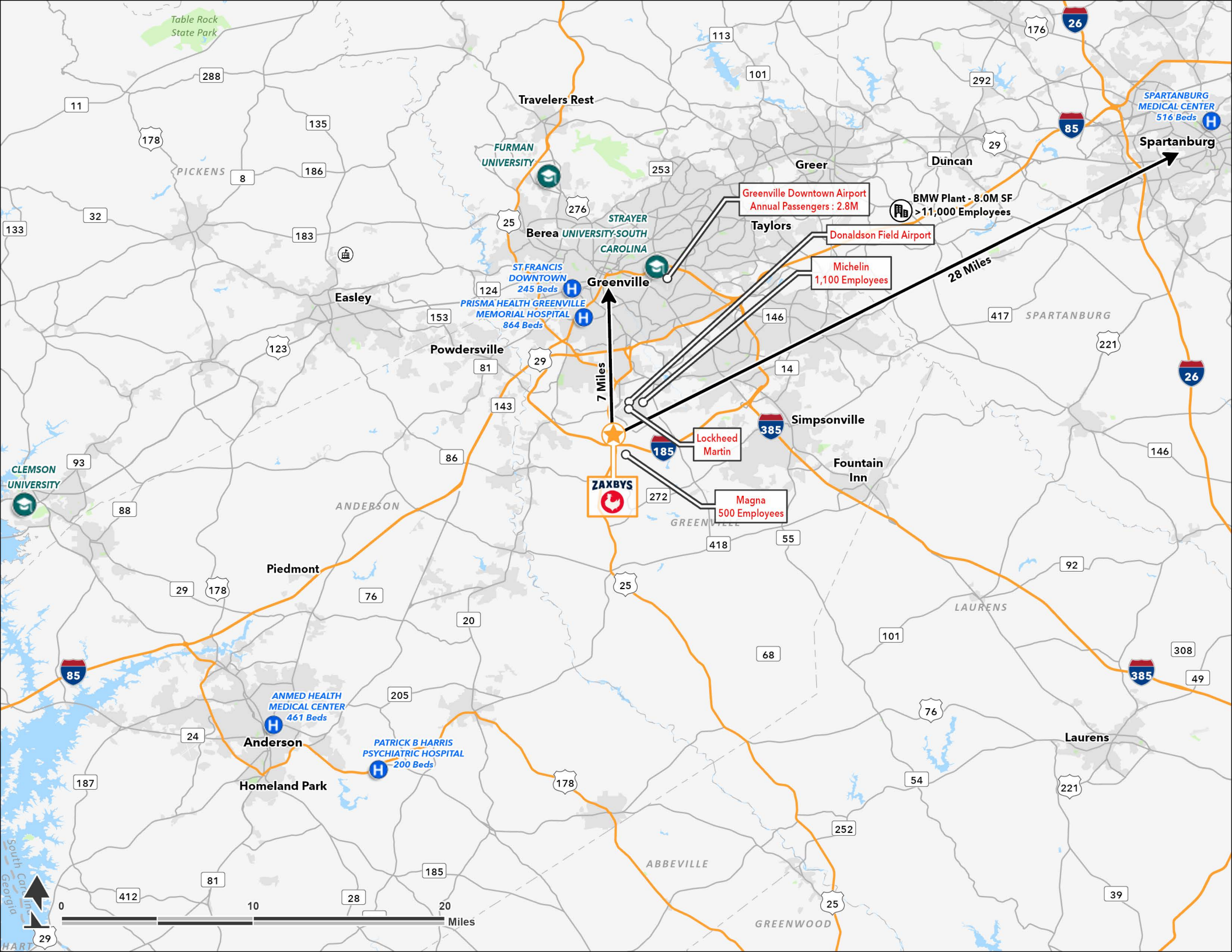
UTILITIES Tenant shall pay for all utilities servicing the Premises.

TAXES Tenant shall pay real property taxes and all assessments directly to the taxing authority.

INSURANCE Tenant shall obtain and maintain insurance at its expense.

ASSIGNMENT & SUBLETTING Tenant may not assign or sublet without the prior written consent of Landlord.

GUARANTOR Omnipotent Chicken Holdings, LLC



ZAXBYS

Lockheed Martin

Magna
500 Employees

Michelin
1,100 Employees

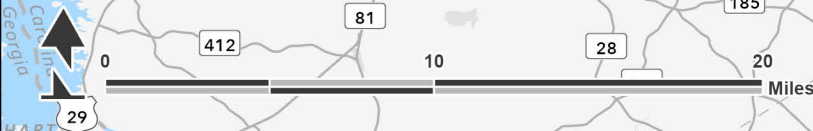
Donaldson Field Airport

Greenville Downtown Airport
Annual Passengers : 2.8M

BMW Plant - 8.0M SF
>11,000 Employees

7 Miles

28 Miles



CITY OVERVIEW



REPRESENTATIVE PHOTO

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.

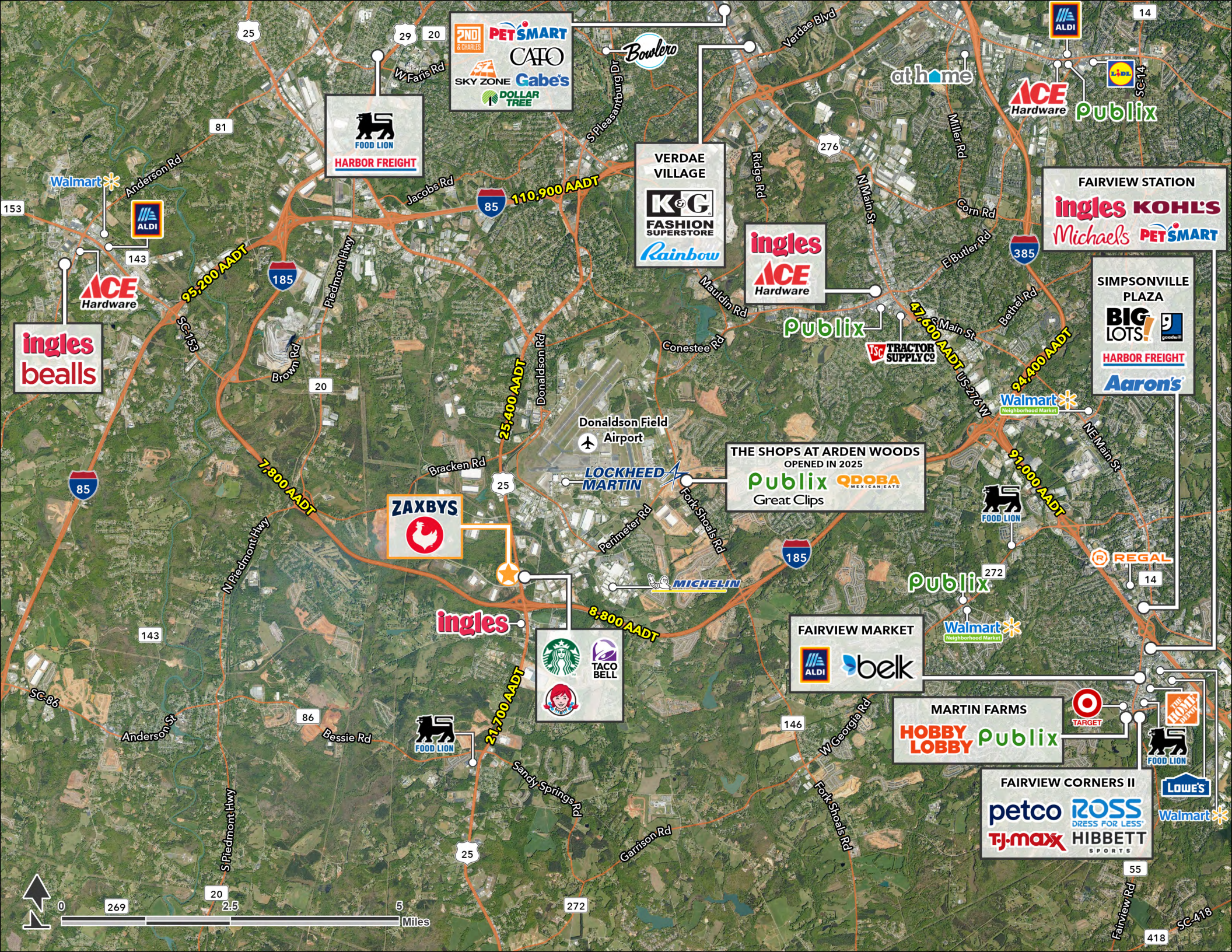
Industrial Development & Economic Engines

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.

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.



ingles bealls

ACE Hardware

ALDI

FOOD LION
HARBOR FREIGHT

PET SMART
CATO
Gabe's
DOLLAR TREE

VERDAE VILLAGE
K&G FASHION SUPERSTORE
Rainbow

ingles ACE Hardware

Publix

TRACTOR SUPPLY CO.

FAIRVIEW STATION
ingles KOHL'S
Michael's PET SMART

SIMPSONVILLE PLAZA
BIG LOTS!
HARBOR FREIGHT
Aaron's

THE SHOPS AT ARDEN WOODS
OPENED IN 2025
Publix QDOBA
Great Clips

ZAXBY'S

LOCKHEED MARTIN

MICHELIN

ingles

Starbucks
TACO BELL
McDonald's

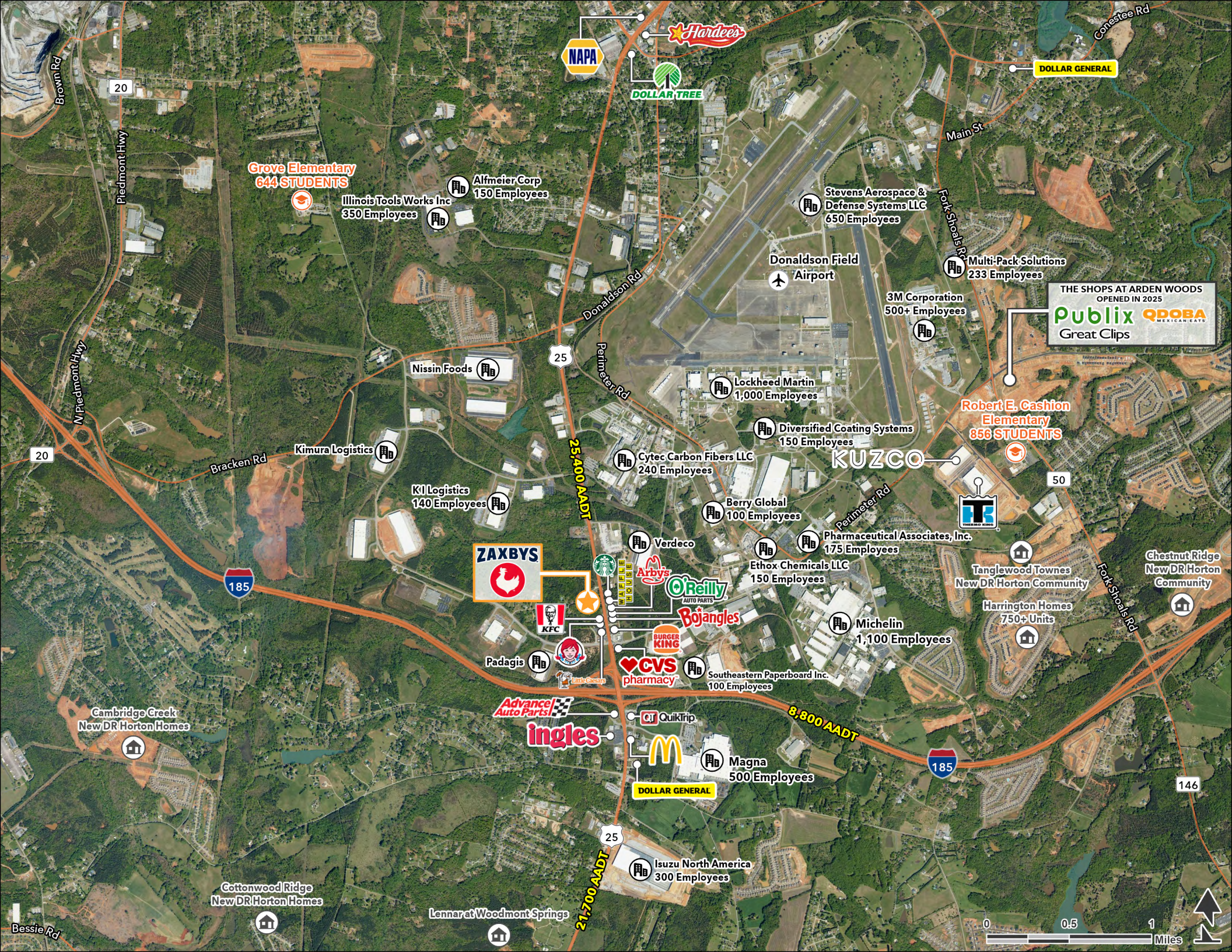
FAIRVIEW MARKET
ALDI **belk**

MARTIN FARMS
HOBBY LOBBY **Publix** **TARGET**

FAIRVIEW CORNERS II
petco ROSS
TJ-maxx HIBBETT

LOWE'S
Walmart





Grove Elementary
644 STUDENTS

Illinois Tools Works Inc
350 Employees

Alfmeier Corp
150 Employees

Stevens Aerospace &
Defense Systems LLC
650 Employees

Donaldson Field
Airport

Multi-Pack Solutions
233 Employees

3M Corporation
500+ Employees

THE SHOPS AT ARDEN WOODS
OPENED IN 2025
Publix QDOBA
Great Clips MEXICAN EATS

Nissin Foods

Perimeter Rd
25,400 AADT

Lockheed Martin
1,000 Employees

Diversified Coating Systems
150 Employees

Robert E. Cashion
Elementary
856 STUDENTS

Kimura Logistics

KII Logistics
140 Employees

Cytec Carbon Fibers LLC
240 Employees

Berry Global
100 Employees

KUZCO

Verdeco

Pharmaceutical Associates, Inc.
175 Employees

Ethox Chemicals LLC
150 Employees

Tanglewood Townes
New DR Horton Community

ZAXBYS

KFC

Arby's

O'Reilly
AUTO PARTS

Bojangles

BURGER KING

Michelin
1,100 Employees

Harrington Homes
750+ Units

Advance
Auto Parts

Ingles

QuikTrip

McDonald's

Magna
500 Employees

DOLLAR GENERAL

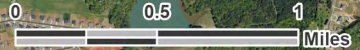
8,800 AADT

Cambridge Creek
New DR Horton Homes

Cottonwood Ridge
New DR Horton Homes

Lennar at Woodmont Springs

Isuzu North America
300 Employees



WITHIN 7 MILES



138,290
2025 Population



149,224
2030 Population



143,525
2025 Daytime Population



55,745
2025 Total Households



\$114,412
2025 Average Household Income

	3 MILES	5 MILES	7 MILES
2025 Total Population	17,058	62,473	138,290
2030 Total Population	18,952	67,876	149,224
2025-2030 Population: Annual Growth Rate	2.13%	1.67%	1.53%
2025 Median Age	37.7	38.5	38.8
2025 Total Households	6,500	24,628	55,745
2030 Total Households	7,344	27,238	61,235
Average Household Income	\$94,291	\$92,003	\$114,421
2025 Total Daytime Population	19,910	56,923	143,525

Source: Esri, Esri-Data Axle, U.S. Census
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WITHIN 15 MINS



153,571
2025 Population



165,469
2030 Population



173,732
2025 Daytime Population



63,423
2025 Total Households



\$112,320
2025 Average Household Income

	5 MINUTES	10 MINUTES	15 MINUTES
2025 Total Population	2,737	38,246	153,571
2030 Total Population	2,956	41,971	165,469
2025-2030 Population: Annual Growth Rate	1.55%	1.88%	1.50%
2025 Median Age	36.1	38.2	38.9
2025 Total Households	1,021	14,706	63,423
2030 Total Households	1,118	16,406	69,680
2025 Average Household Income	\$82,479	\$85,309	\$112,320
2025 Total Daytime Population	5,597	38,638	173,732

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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