

**OFFERED
FOR SALE**

\$4,095,000 | 5.25% CAP



**4576 DICK POND RD, SOCASTEE, SC
(MYRTLE BEACH MSA)**

**ADJACENT TO PULTE HOMES
2,000 HOME COMMUNITY!**



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 Socastee, SC. The Premises is leased to Freddy's for a 20 year initial term with four (4) - five (5) year options. The site is fronting highly trafficked Dick Pond Rd and is adjacent to Plute Homes 2K home Development.



**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
Address	4576 Dick Pond Rd, Socastee, SC 29588
Building Size (GLA)	2,610 SF
Land Size	0.96 Acres
Year Built/Renovated	2025
Signator/Guarantor	Carolina Brisa 544, LLC - Franchisee (50 Units & \$250M Balance Sheet)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	COE
ROFR	None
Rental Increases	2% Annually
Remaining Term	20 Years
Current Annual Rent	\$215,000.00



104,339 PEOPLE
IN 5 MILE RADIUS



\$95,596 AHHI
IN 3 MILE RADIUS



31,800 VPD
ON DICK POND RD



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



STRONG SURROUNDING DEMOGRAPHICS

Over 17K homes in a 3-mile radius | AHHI in a 3-mile radius exceeds \$95K, providing high discretionary spending



NEW CONSTRUCTION BY NEW RESIDENTIAL COMMUNITY

Newly constructed building built with Tenant's newest prototype in mind | Directly down the road from Pulte Home's 2K Home Development



POSITIONED IN HIGH DEMAND RETAIL TRADE AREA

Site fronts Dick Pond Rd (31.8K VPD) | Over 464K SF of retail space in a 1-mile radius, with over 10K of absorption in trailing 12 months and a 0% vacancy rate | nearby retailers include: Planet Fitness, Auto Zone, O'Reilly's, Ace, Subway



Socastee High
1,712 Students

FREDDY'S SOCASTEE, SC

4



DOLLAR GENERAL

Advance
Auto Parts

O'Reilly
AUTO PARTS



SmartStop
Self Storage

Lake Park Rd

Freddy's
FROZEN CUSTARD
STEAKBURGERS®

Seawinds Estates
123 SF Homes

DEL TACO

SC-544 (31,800 VPD)

Pulte Homes
2,000+ Homes



Calvary Christian
School

Seawinds Estates
123 Homes



SC-544 (31.800 VPD)

CHARLOTTE
150 MILES
3:25 DRIVE

RALEIGH
147 MILES
3:00 DRIVE

1 MILES

8,555
PEOPLE
\$85,302
AHHI
2,054
TOTAL
EMPLOYEES

3 MILES

46,337
PEOPLE
\$95,596
AHHI
13,186
TOTAL
EMPLOYEES

5 MILES

104,339
PEOPLE
\$92,134
AHHI
30,646
TOTAL
EMPLOYEES

WILMINGTON
73 MILES
1:40 DRIVE

Columbia

Freddy's
FROZEN CUSTARD &
STEAKBURGERS®

Socastee

CHARLESTON
81 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.

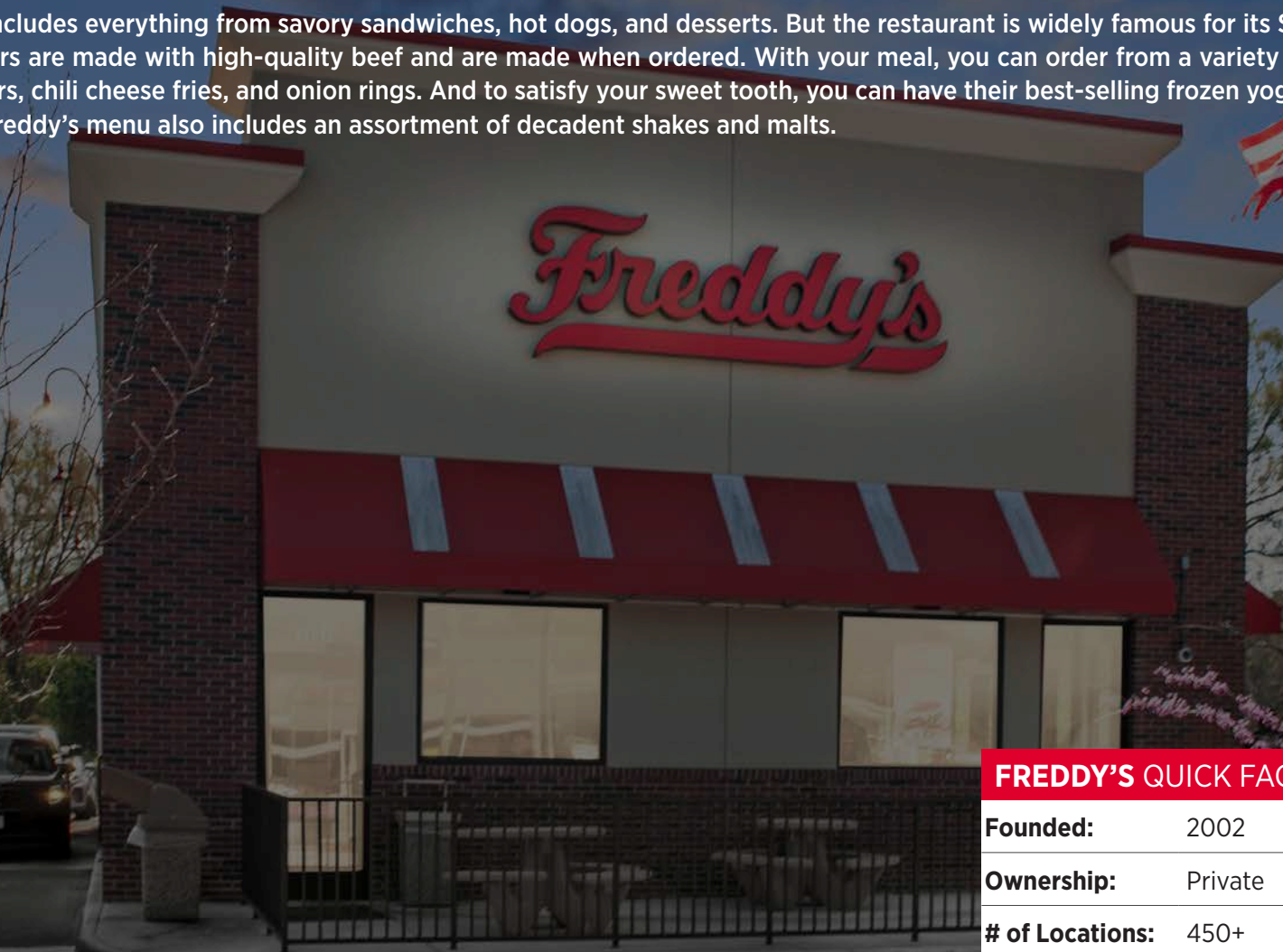


TENANT SUMMARY

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

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4576 DICK POND RD
SOCASTEE, SC

Exclusively Offered By



PRIMARY DEAL CONTACTS

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