



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

**OFFERED
FOR SALE**

\$4,095,000 | 5.25% CAP

**4570 DICK POND RD
SOCASTEE, SC
(MYRTLE BEACH MSA)**



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Del Taco in Socastee, SC. The Premises is leased to Del Taco 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	Del Taco
Address	4570 Dick Pond Rd, Socastee, SC 29588
Building Size (GLA)	2,200 SF
Land Size	0.97 Acres
Year Built/Renovated	2025
Signator/Guarantor	Taco Brisa, 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



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 Rental Increases | Zero Landlord Responsibilities | 4 x 5 year extensions providing a long term investment



FAST GROWING BRAND

Del Taco has over 600+ locations in 17 states | Del Taco is the second largest brand in the Mexican Quick-service restaurant (QSR) category



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

DEL TACO SOCASTEE, SC

4



DOLLAR GENERAL

Advance
Auto Parts

O'Reilly
AUTO PARTS



SmartStop
Self Storage

Lake Park Rd

Freddy's
HOLDINGS
STEAKBURGERS

Seawinds Estates
123 SF Homes

SC-544 (31,800 VPD)

DEL TACO

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

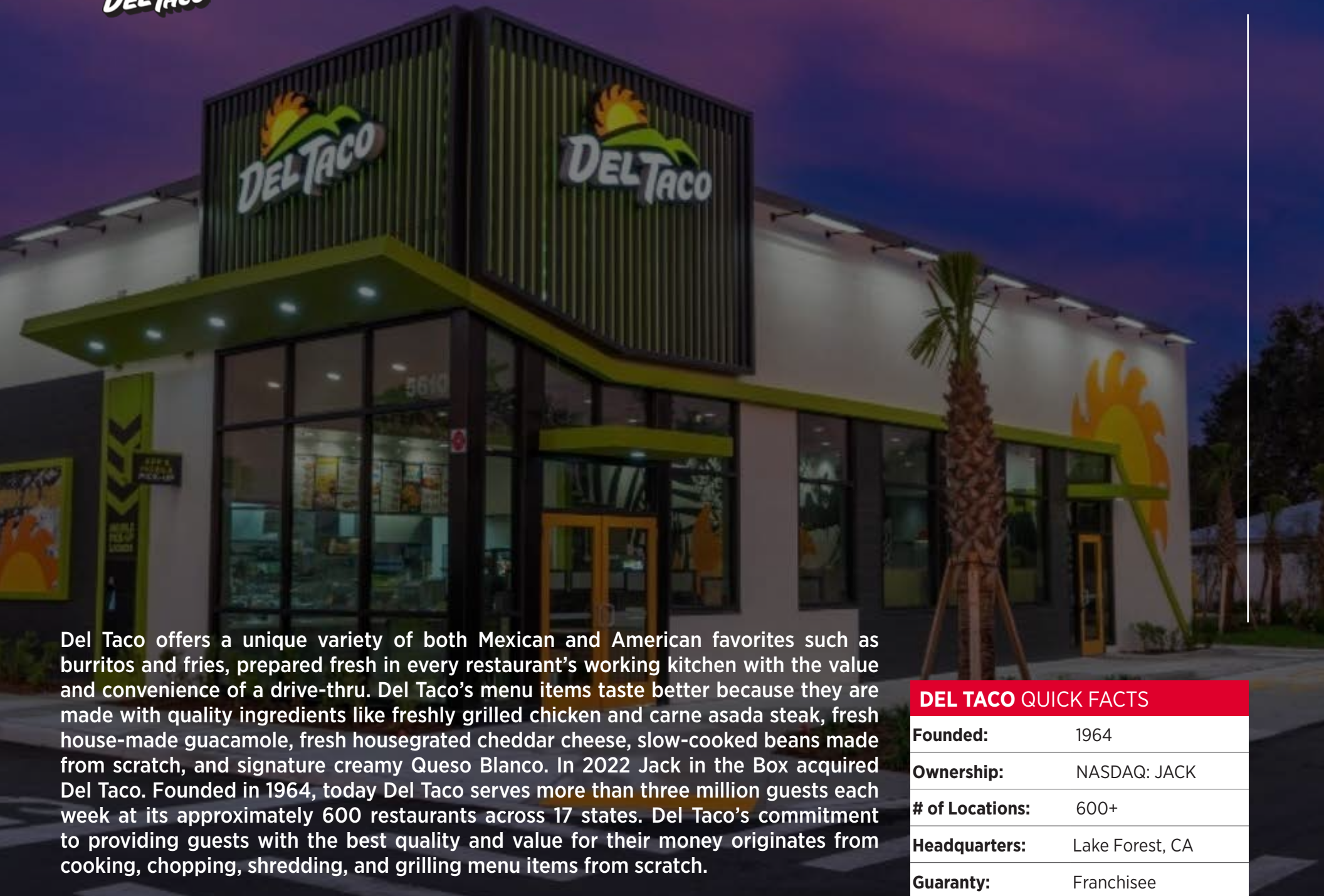
WILMINGTON
73 MILES
1:40 DRIVE

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.



Del Taco offers a unique variety of both Mexican and American favorites such as burritos and fries, prepared fresh in every restaurant’s working kitchen with the value and convenience of a drive-thru. Del Taco’s menu items taste better because they are made with quality ingredients like freshly grilled chicken and carne asada steak, fresh house-made guacamole, fresh housegrated cheddar cheese, slow-cooked beans made from scratch, and signature creamy Queso Blanco. In 2022 Jack in the Box acquired Del Taco. Founded in 1964, today Del Taco serves more than three million guests each week at its approximately 600 restaurants across 17 states. Del Taco’s commitment to providing guests with the best quality and value for their money originates from cooking, chopping, shredding, and grilling menu items from scratch.

DEL TACO QUICK FACTS	
Founded:	1964
Ownership:	NASDAQ: JACK
# of Locations:	600+
Headquarters:	Lake Forest, CA
Guaranty:	Franchisee

OFFERED FOR SALE

\$4,095,000 | 5.25% CAP



4570 DICK POND RD
SOCASTEE, SC

Exclusively Offered By



PRIMARY DEAL CONTACTS

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