



# OFFERING MEMORANDUM



**GREENVILLE MSA**

**7410 Augusta Road  
Piedmont, SC 29673**

SUBJECT PROPERTY



NEW ZAXBY'S  
WITH 18.5+ YEARS  
OF TERM



MULTI-UNIT OPERATOR  
WITH STRONG SALES  
PERFORMANCE



SURROUNDED  
BY PLETHORA OF  
EMPLOYMENT

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## CONTACTS

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# INVESTMENT HIGHLIGHTS

## MULTI-UNIT FRANCHISEE WITH LOW RENT-TO-SALES

- ✓ 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
- ✓ Multi-unit operator and 3rd largest Zaxby's franchisee across the entire chain
- ✓ Proven track record with strong store sales (reach out to brokers for more information)
- ✓ 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

## PART OF THE GREENVILLE MSA & MINUTES TO DOWNTOWN GREENVILLE

- ✓ 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

## PROMINENT LOCATION ACROSS LOCKHEED MARTIN & MICHELIN

- ✓ Situated along Augusta Rd (25,400 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

<b>TENANT</b>	ZaxBax, LLC
<b>ADDRESS</b>	7410 Augusta Road, Piedmont, SC
<b>INITIAL TERM</b>	20 Years
<b>REMAINING TERM</b>	18.7 Years
<b>LEASE STRUCTURE</b>	Absolute NNN
<b>LAND AREA</b>	1.73 AC
<b>BUILDING SF</b>	2,904
<b>RENEWAL OPTIONS</b>	Four, 5-Year Options
<b>RENT INCREASES</b>	1.5% Annually

ZAXBY'S RENT SCHEDULE			
INITIAL TERM	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%
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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%

**ZAXBYS**



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



BUILDING SF  
**~2,904 SF**



REMAINING TERM  
**18.7 YEARS**



NOI  
**\$267,859**

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

**ISUZU**  
300 Employees

**ingles**

**MAGNA**  
500 Employees

**SOUTHEASTERN  
PAPERBOARD**  
100 Employees

**americola**

**CVS  
pharmacy**

**SPINX**  
Medical Life Sciences

**BURGER  
KING**

**SUBWAY**  
Little Caesars Pizza

**Bojangles'**  
Famous Chicken 'n Biscuits

**Wendy's**

**O'Reilly**  
AUTO PARTS

**KFC**

**Arby's**

**Starbucks**

**AUGUSTA RD (25,700 VPD)**



**ZAXBYS**

**Future  
TACO BELL**



Easley  
14 Miles



350 Employees



350 Employees



Downtown Greenville  
8 Miles



Donaldson Field  
Airport



500 Employees



140 Employees



300+ Employees



GE Aviation



240 Employees



1,000 Employees



AUGUSTA RD (25,700 VPD)





Simpsonville  
7 Miles

**PAI Pharma**  
175 Employees

**Berry**  
100 Employees

**ETHOX**  
150 Employees

**MICHELIN**  
1,000 Employees

**SOUTHEASTERN  
PAPERBOARD**  
100 Employees

**verdeco**  
60+ Employees

**americola**

**GFL**

**Starbucks**

**Waffle House**

**Arby's**

**O'Reilly  
AUTO PARTS**

**Bojangles**  
Famous Chicken 'n Biscuits

**BURGER KING**

AUGUSTA RD (25,700 VPD)

Future  
**TACO BELL**



**KFC**

**Wendy's**

**ZAXBYS**

**STEVENS AEROSPACE AND DEFENSE SYSTEMS**  
650 Employees

**LOCKHEED MARTIN**  
1,000 Employees

**DCS**  
DIVERSIFIED COATINGS SYSTEMS  
150 Employees

**PAI Pharma**  
175 Employees

**MICHELIN**  
1,000 Employees

**CYTEC CARBON FIBERS**  
240 Employees

**verdeco**  
60+ Employees

**ETHOX**  
150 Employees



**AUGUSTA RD (25,700 VPD)**

**Future TACO BELL**

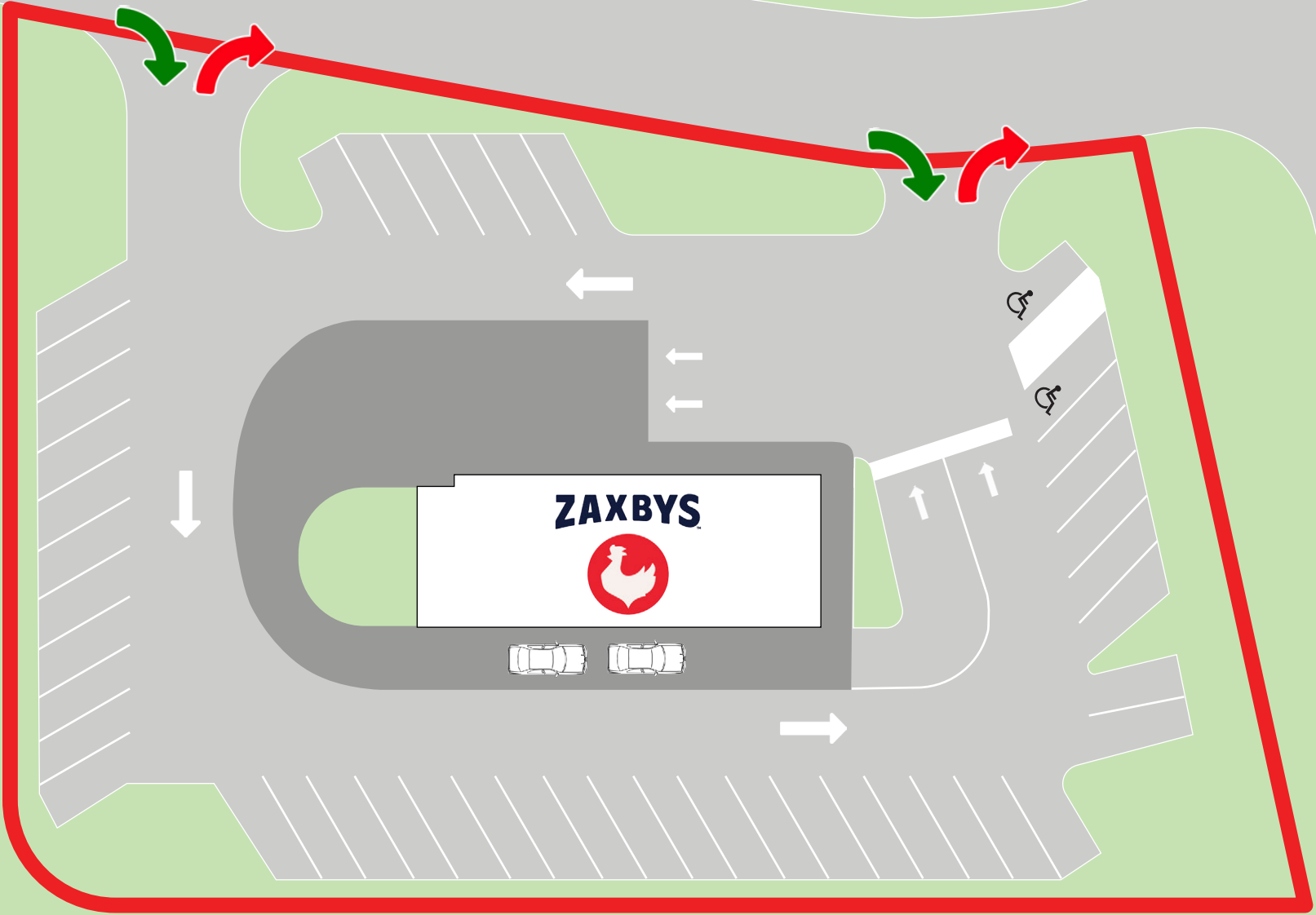


**ZAXBYS**



25

Augusta Rd (25,400 VPD)



## BRAND OVERVIEW & PROFILE

<b>TENANT NAME</b>	Zaxby's
<b>PROPERTY TYPE</b>	Fast Food
<b>OWNERSHIP</b>	Private
<b>NUMBER OF LOCATIONS</b>	Over 900
<b>HEADQUARTERS</b>	Athens, GA
<b>WEBSITE</b>	<a href="http://www.zaxby's.com">www.zaxby's.com</a>
<b>YEAR FOUNDED</b>	1990

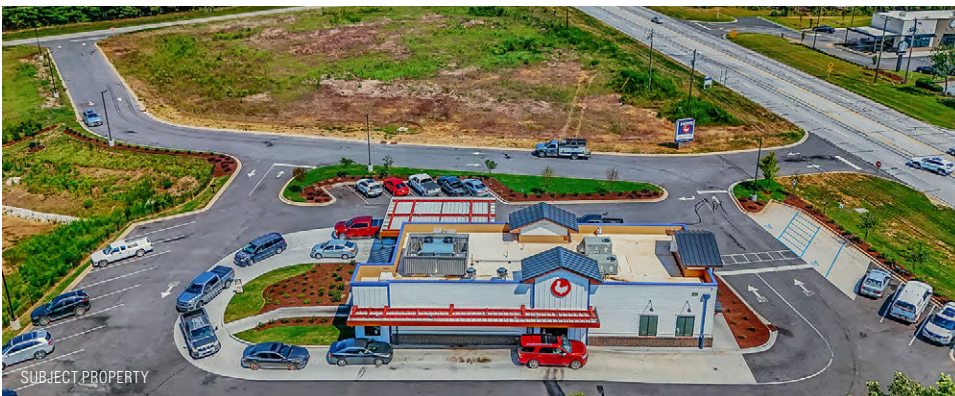
Zaxby's was founded in 1990 in Statesboro, GA by Zach McLeroy and Tony Townley, and is a popular American fast-casual restaurant chain primarily known for its chicken-centric menu and Southern-style food. As of April 2025, the company operates over 900 restaurants across the United States. In 2020, Goldman 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.



# LEASE ABSTRACT

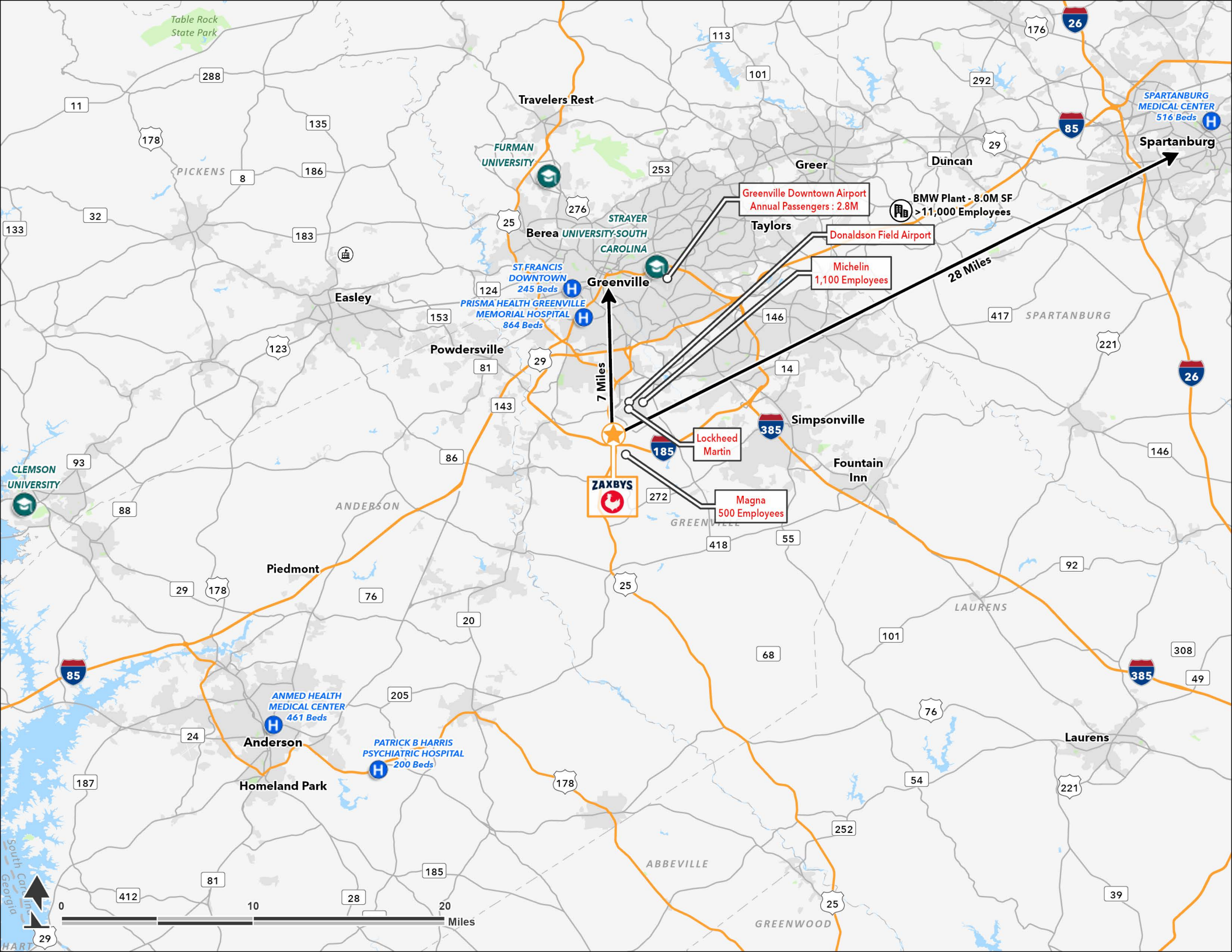
## LEASE ABSTRACT

<b>TENANT</b>	ZaxBax, LLC
<b>INITIAL TERM</b>	20 years
<b>BUILDING SF</b>	2,904
<b>LAND AREA</b>	1.73 AC
<b>RCD</b>	11/6/2024
<b>LXD</b>	11/30/2044
<b>OPTIONS</b>	Four, 5-year options
<b>REPAIRS &amp; MAINTENANCE</b>	Tenant shall at its expenses make all necessary repairs and replacements to the Improvements and Premises.
<b>UTILITIES</b>	Tenant shall pay make arrangements for obtaining and paying directly for all utility services.
<b>TAXES</b>	Tenant shall pay real property taxes and all assessments directly to the taxing authority.
<b>INSURANCE</b>	Tenant shall obtain commercial general liability insurance and name Landlord as an additional insured.
<b>ASSIGNMENT &amp; SUBLETTING</b>	Tenant may not assign or sublet without the prior written consent of Landlord.



## ZAXBY'S RENT SCHEDULE

Initial Term	Monthly	Annual	% Increase
11/6/2024	\$21,666.67	\$260,000	
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**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

Spartanburg

SPARTANBURG MEDICAL CENTER  
516 Beds

Travelers Rest

FURMAN UNIVERSITY

Berea UNIVERSITY-SOUTH CAROLINA

ST FRANCIS DOWNTOWN  
245 Beds

PRISMA HEALTH GREENVILLE MEMORIAL HOSPITAL  
864 Beds

Powdersville

Easley

Greer

Duncan

Simpsonville

Fountain Inn

Piedmont

Anderson

ANMED HEALTH MEDICAL CENTER  
461 Beds

Homeland Park

PATRICK B HARRIS PSYCHIATRIC HOSPITAL  
200 Beds

Laurens

ABBEVILLE

GREENWOOD

CLEMSON UNIVERSITY

Table Rock State Park

PICKENS

ANDERSON

LAURENS

South Carolina  
Georgia

Miles

# CITY OVERVIEW

**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**.

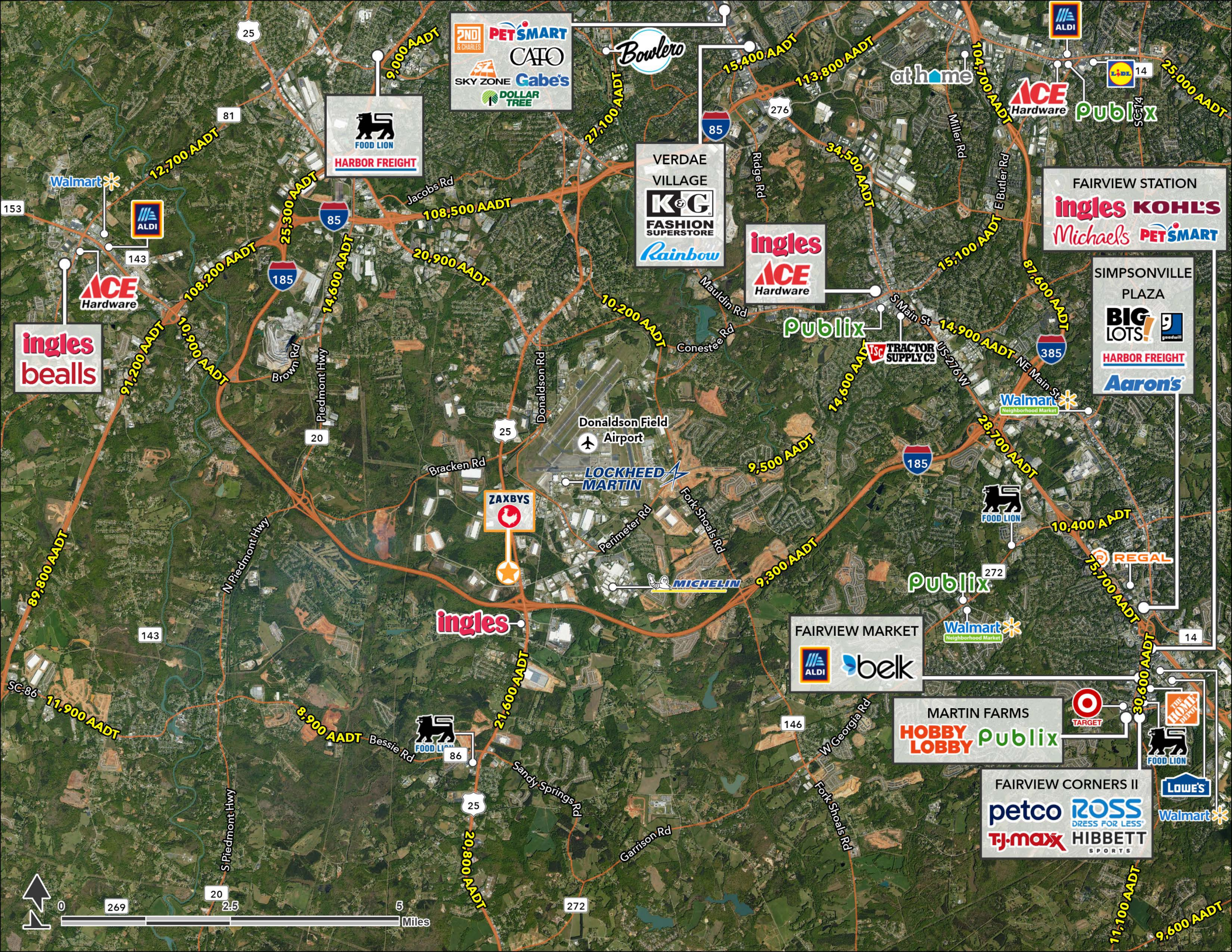
One key economic engine is the **South Carolina Technology and Aviation Center (SCTAC)**, located approximately 20–25 minutes northeast of Piedmont. SCTAC is home to over 100 companies, including Lockheed Martin’s F-16 production facility and the SC Army National Guard. The presence of SCTAC enhances the region’s appeal for advanced manufacturing and aerospace investment.



Photo Courtesy Adobe Photostock

## 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.



**Walmart**

**ALDI**

**ACE Hardware**

**ingles bealls**

**2ND CHARLES**

**PET SMART**

**CAFO**

**SKY ZONE**

**Gabe's**

**DOLLAR TREE**

**Bowlero**

**at home**

**ACE Hardware**

**Publix**

**ALDI**

**14**

**25,000 AADT**

**FOOD LION**

**HARBOR FREIGHT**

**VERDAE VILLAGE**

**K&G FASHION SUPERSTORE**

**Rainbow**

**ingles ACE Hardware**

**FAIRVIEW STATION**

**ingles KOHL'S**

**Michael's**

**PET SMART**

**SIMPSONVILLE PLAZA**

**BIG LOTS!**

**HARBOR FREIGHT**

**Aaron's**

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# WITHIN 5 MILES



**62,404**  
2025 Population



**56,797**  
2025 Daytime Population



**24,616**  
2025 Total Households



**\$91,987**  
2025 Average Household Income

RADI	1 MILES	3 MILES	5 MILES
2025 Total Population	751	17,079	62,404
2025 Median Age	38.1	37.7	38.5
2025 Total Households	314	6,514	24,616
2025-2030 Annual Growth Rate	0.66	2.13	1.67
2025 Median Home Value	\$325,625	\$276,811	\$275,430
2025 Average Household Income	\$105,398	\$94,232	\$91,987
2025 Total Daytime Population	3,291	19,976	56,797

SOURCE: ESRI, ESRI-DATA AXLE, U.S. CENSUS  
© 2025 ESRI

# WITHIN 15 MINS



**71,684**

2025 Population



**51,858**

2025 Daytime Population



**27,287**

2025 Total Households



**\$143,099**

2025 Average Household Income

DRIVETIME	5 MINS	10 MINS	15 MINS
2025 Total Population	6,127	43,860	177,156
2025 Median Age	35.7	38.4	38.9
2025 Total Households	2,234	17,026	72,896
2025-2030 Annual Growth Rate	1.61	1.81	1.48
2025 Median Home Value	\$298,963	\$266,612	\$321,177
2025 Average Household Income	\$94,330	\$88,087	\$114,996
2025 Total Daytime Population	8,921	43,999	196,545

SOURCE: ESRI, ESRI-DATA AXLE, U.S. CENSUS  
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## DISCLAIMER

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SUBJECT PROPERTY



**TSCG**

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