

**OFFERED  
FOR SALE**

**\$4,095,000 | 5.25% CAP**



**2885 US 501,  
CONWAY, SC  
(MYRTLE BEACH MSA)**



 **Atlantic**  
CAPITAL PARTNERS™

**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 Conway, SC. The Premises is leased to Freddy's for 15 year initial term with four (4) - five (5) year options. The Quick Service Restaurant is located within a 1,600 home community and fronts high trafficked US 501 (54.3K VPD).



**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

<b>NOI</b>	<b>\$215,000</b>
<b>CAP</b>	<b>5.25%</b>
<b>PRICE</b>	<b>\$4,095,000</b>



## ASSET SNAPSHOT

Tenant Name	Freddy's Frozen Custard & Steakburgers
Address	2885 US 501, Conway, SC 29526
Building Size (GLA)	2,610 SF
Land Size	0.79 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	Yes, 30 Days
Rental Increases	2% Annually and in Option Periods
Remaining Term	20 Years
Current Annual Rent	\$215,000



**68,723** PEOPLE  
IN 5 MILE RADIUS



**\$93,296** AHHI  
IN 5 MILE RADIUS



**54,300** VPD  
ON US 501





## 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 | Freddy's 2024 AUV is 2.6M



## COASTAL CAROLINA UNIVERSITY

2.5 Miles from the site is Coastal Carolina University which has more than 11K students | With the school growing every year the economic impact of Coastal Carolina exceeds \$565 Million annually



## NEW IMMEDIATE DEVELOPMENT

The site has proposed surrounding development of over 500K SF of retail with more than 1,600 multi-family homes being added | Proposed plans nearby include a Supercenter and further residential development, establishing a new trade area



## NEW STATE OF THE ART BUILDING

Building is being built to suit Freddy's concept | Warranties will be assigned to new owner



## 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







**CHARLOTTE**  
152 MILES  
3:10 DRIVE

**RALEIGH**  
130 MILES  
2:35 DRIVE

**1 MILES**

3,225  
PEOPLE  
\$83,047  
AHHI  
2,172  
TOTAL  
EMPLOYEES

**3 MILES**

37,730  
PEOPLE  
\$89,524  
AHHI  
15,401  
TOTAL  
EMPLOYEES

**5 MILES**

68,723  
PEOPLE  
\$93,296  
AHHI  
20,109  
TOTAL  
EMPLOYEES

**WILMINGTON**  
51 MILES  
1:15 DRIVE

**Freddy's**  
FROZEN CUSTARD &  
STEAKBURGERS®

Conway

**CHARLESTON**  
104 MILES  
2:30 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

<b>Founded:</b>	2002
<b>Ownership:</b>	Private
<b># of Locations:</b>	450+
<b>Headquarters:</b>	Wichita, KS
<b>Guaranty:</b>	Franchisee



# OFFERED FOR SALE

\$4,095,000 | 5.25% CAP



2885 US 501  
CONWAY, SC

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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