



**2526 HWY 9 E
LITTLE RIVER, SC
(MYRTLE BEACH MSA)**

**NEARBY THOUSANDS
OF NEW HOMES!**

**OFFERED
FOR SALE**
\$3,714,000 | 5.25% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Del Taco in Little River, SC. The Premises is leased to the Californian QSR for a 20 year initial term with four (4) - five (5) year options. The Asset is well positioned on the main commuter & retail thoroughfare through Little River, SC



**20-YR
LEASE**



**LOCATED IN
RETAIL NODE**



**HIGH GROWTH
MYRTLE BEACH, SC**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-20	\$195,000
		2% Increases
1st Extension	21-25	\$278,508
2nd Extension	25-30	\$289,760
3rd Extension	31-35	\$319,918
4th Extension	36-40	\$353,216

NOI	\$195,000
CAP	5.25%
PRICE	\$3,714,000

ASSET SNAPSHOT

Tenant Name	Del Taco
Address	2526 Hwy 9 E, Little River, SC 29566
Building Size (GLA)	1,152 SF
Land Size	0.67 Acres
Year Built/Renovated	2025
Signator/Guarantor	Franchisee (50 Units)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	COE
ROFR	None
Rental Increases	2% Annually
Remaining Term	20 Years
Current Annual Rent	\$195,000



46,274 PEOPLE
IN 5 MILE RADIUS



\$90,655 AHHI
IN 5 MILE RADIUS



30,700 VPD
ON HWY 9 E





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



HIGHLY VISIBLE ON MAIN COMMUTER & RETAIL THOROUGHFARE

Site is fronting major commuter highway to the Myrtle Beach coast | Over 30K cars travel the highway per day | Over 266K SF of retail is located in a 1-mile radius, boasting a 0% vacancy rate



NEW RESIDENTIAL COMMUNITES

Across the street from the site is the new residential development Beazer Homes at Sunset Landing | With 194 homes recently built in this community starting at \$300,000 | Under a half mile from the site is another new residential development, Bridgewater Community | This community has over 1,500 houses which are spread across 950 acres with a resort style



NEW STATE OF THE ART BUILDING

Building is being built to suit Del Taco's newest 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

3,255
PEOPLE
\$81,481
AHHI
1,315
TOTAL
EMPLOYEES

3 MILES

19,887
PEOPLE
\$80,916
AHHI
5,747
TOTAL
EMPLOYEES

5 MILES

46,274
PEOPLE
\$90,655
AHHI
17,669
TOTAL
EMPLOYEES

WILMINGTON
51 MILES
1:15 DRIVE

Columbia

Little River

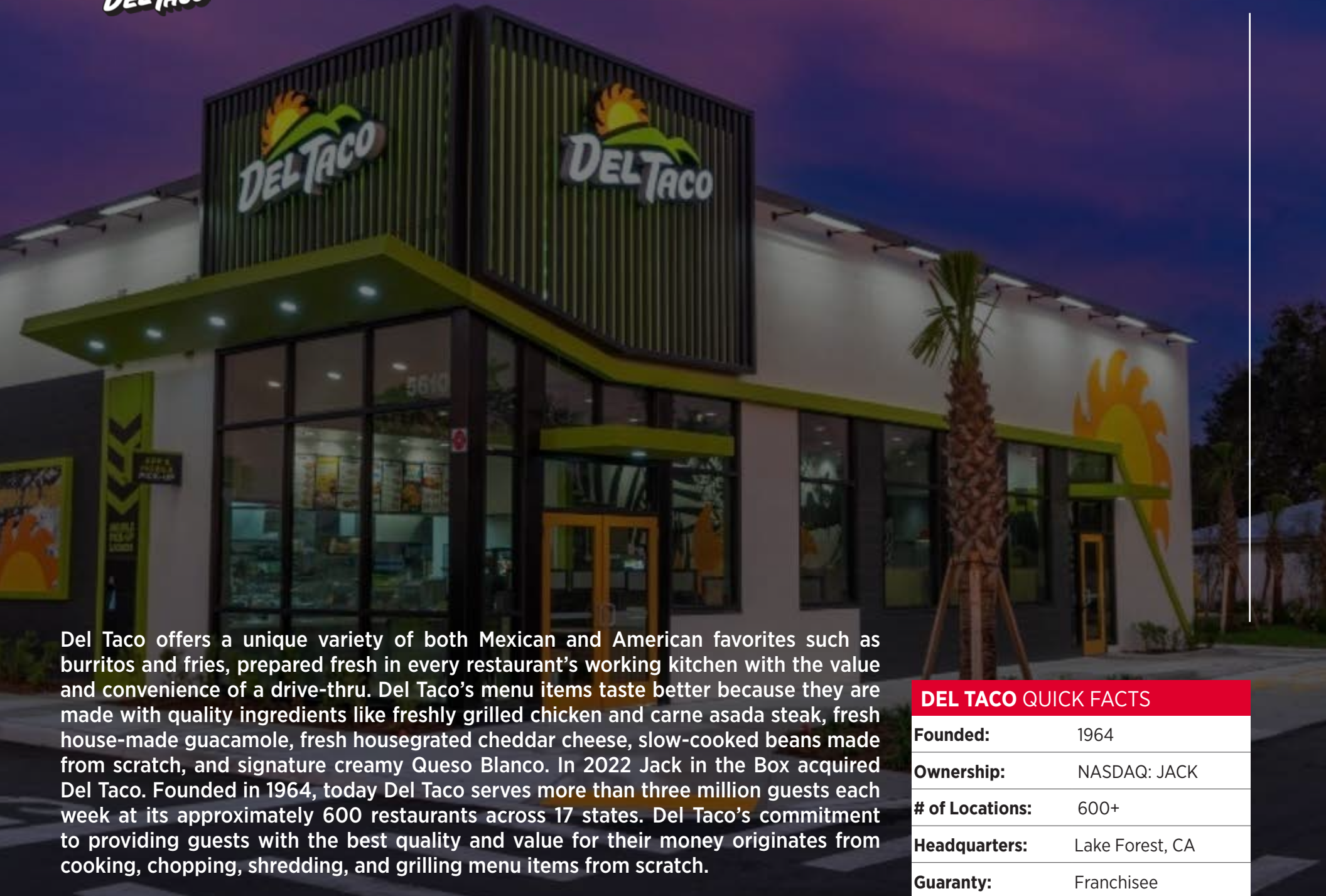


CHARLESTON
104 MILES
2:30 DRIVE

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



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

\$3,714,000 | 5.25% CAP



2526 HWY 9 E
LITTLE RIVER, SC

Exclusively Offered By



PRIMARY DEAL CONTACTS

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