

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



20 YEAR SALE-LEASEBACK | EXPERIENCED OPERATOR (190+ UNITS) | SCHEDULED RENTAL INCREASES



925 S. Broad Street

CLINTON SOUTH CAROLINA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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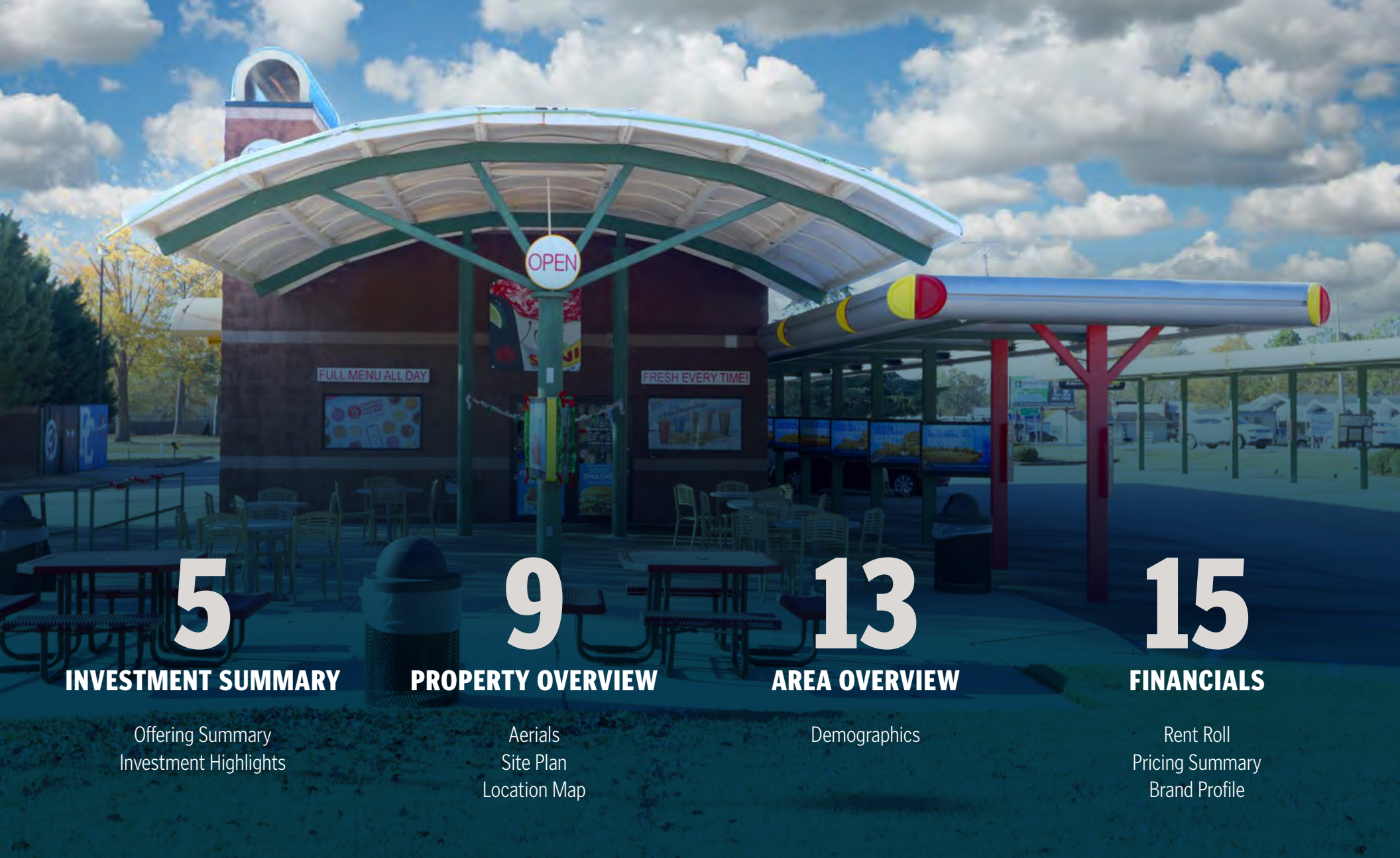
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NATIONAL NET LEASE

Broker in Charge: Scott Tiernan, SRS Real Estate Partners-Southeast, LLC | SC License No. 129027



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PROPERTY PHOTO





SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, guaranteed by Soar QSR (190+ unit operator) Sonic investment property located in Clinton, South Carolina. Soar QSR is the 3rd largest Sonic franchisee and will sign a brand new 20 year lease at the close of escrow (sale-leaseback) with 4 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor.

The Sonic is located near the signalized, hard corner intersection of South Broad Street and State Highway 72 with a combined 18,900 vehicles passing by daily. South Broad Street, is a major retail thoroughfare serving the city of Clinton. The Sonic is an outparcel to a Food Lion anchored center that also features national/credit tenants including Burger King and CVS pads. The property is in the center of a primary retail corridor with other nearby national/credit tenants including a McDonald's, Ingles Market, KFC, Bojangles, Dollar Tree, and more, further increasing consumer traffic to the site. The subject property is in close proximity to Presbyterian College, with over 1,000 full-time students. The 5-mile trade area is supported by a population of over 15,400 and over 8,500 employees with an average household income of \$73,245.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$2,000,000
Net Operating Income	\$120,000
Cap Rate	6.00%
Lease Guarantor	SOAR QSR (190+ Unit)
Tenant	SOAR QSR
Lease Type	Absolute NNN
Landlord Responsibilities	None

PROPERTY SPECIFICATIONS

Rentable Area	1,767 SF
Land Area	0.97 Acres
Property Address	925 S. Broad Street Clinton, South Carolina 29325
Year Built	2008
Parcel Number	901-29-01-015
Ownership	Fee Simple (Land & Building Ownership)

INVESTMENT HIGHLIGHTS



20 Year Sale-Leaseback | Experienced Operator (190+ Units) | Options to Extend

- The site is operated by Soar QSR, a 190+ unit operator and the 3rd largest Sonic franchisee
- At close of escrow the tenant will sign a new 20 year lease with 4 (5-year) option periods to extend, demonstrating the tenant’s commitment to the site
- The lease is guaranteed by Soar QSR
- The lease features 10% rental increases every 5 years and at the beginning of each option period

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Outparcel to Food Lion Anchored Center | Dense Retail Corridor

- The Sonic is an outparcel to a Food Lion anchored center that also features national/credit tenants including Burger King and CVS pads
- The property is in the center of a primary retail corridor with other nearby national/credit tenants including a McDonald’s, Ingles Market, KFC, Bojangles, Dollar Tree, and more, further increasing consumer traffic to the site
- Strong tenant synergy promotes crossover shopping to the subject property

Strong Demographics In 5-Mile Trade Area

- More than 15,400 residents and 8,500 employees support the trade area
- \$73,245 average household income



PROPERTY OVERVIEW



LOCATION



Clinton, South Carolina
Laurens County
Greenville-Anderson-Mauldin MSA

ACCESS



S. Broad Street: 1 Access Point
YMCA Drive: 1 Access Point

TRAFFIC COUNTS



S. Broad Street: 11,800 VPD
Jacobs Highway/State Highway 56: 6,400 VPD
E. Carolina Avenue/U.S. Highway 76: 12,400 VPD

IMPROVEMENTS



There is approximately 1,767 SF of existing building area

PARKING



There are approximately 48 parking spaces on the owned parcel.
The parking ratio is approximately 27.12 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 901-29-01-015
Acres: 0.97
Square Feet: 42,253 SF

CONSTRUCTION



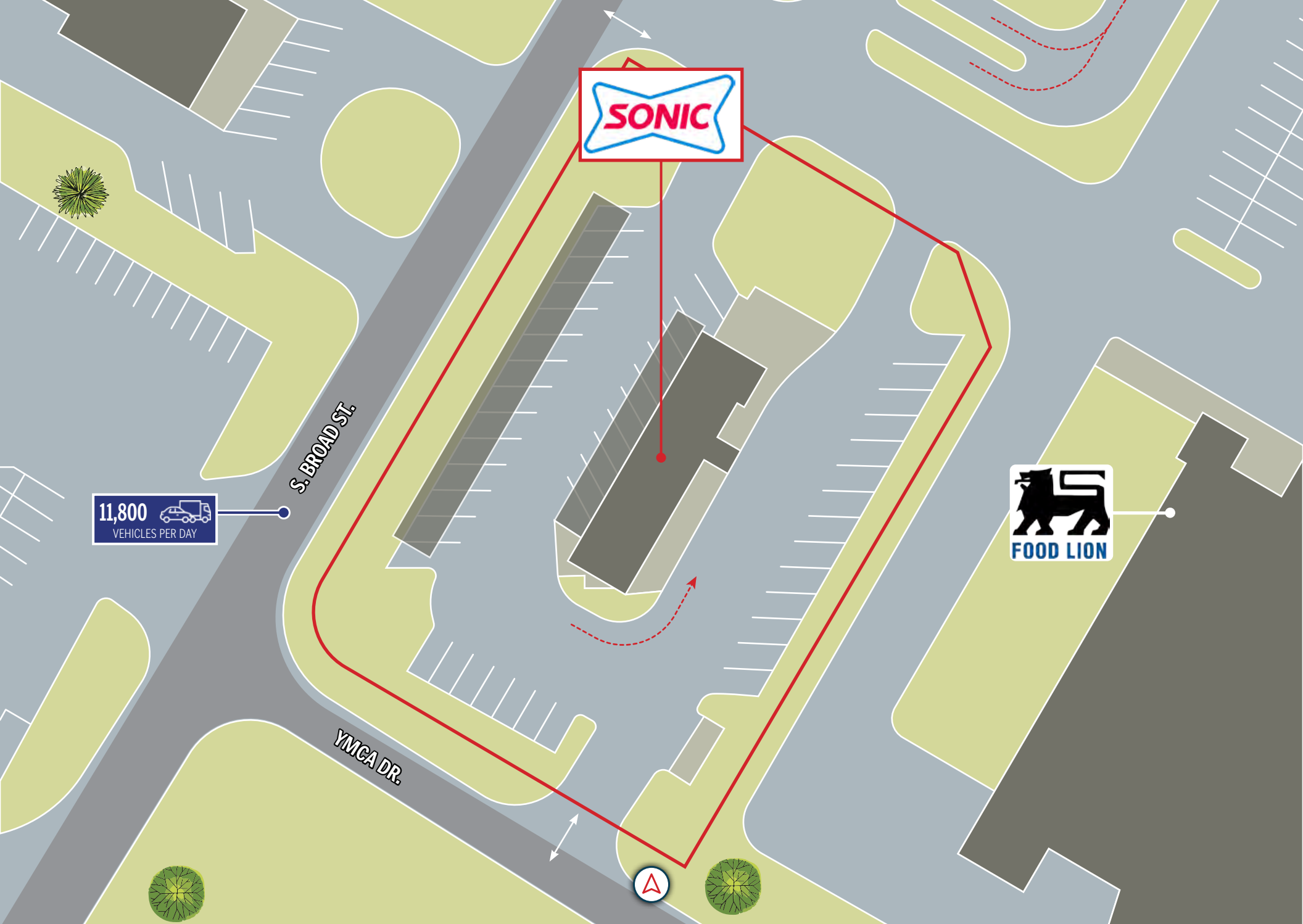
Year Built: 2008

ZONING



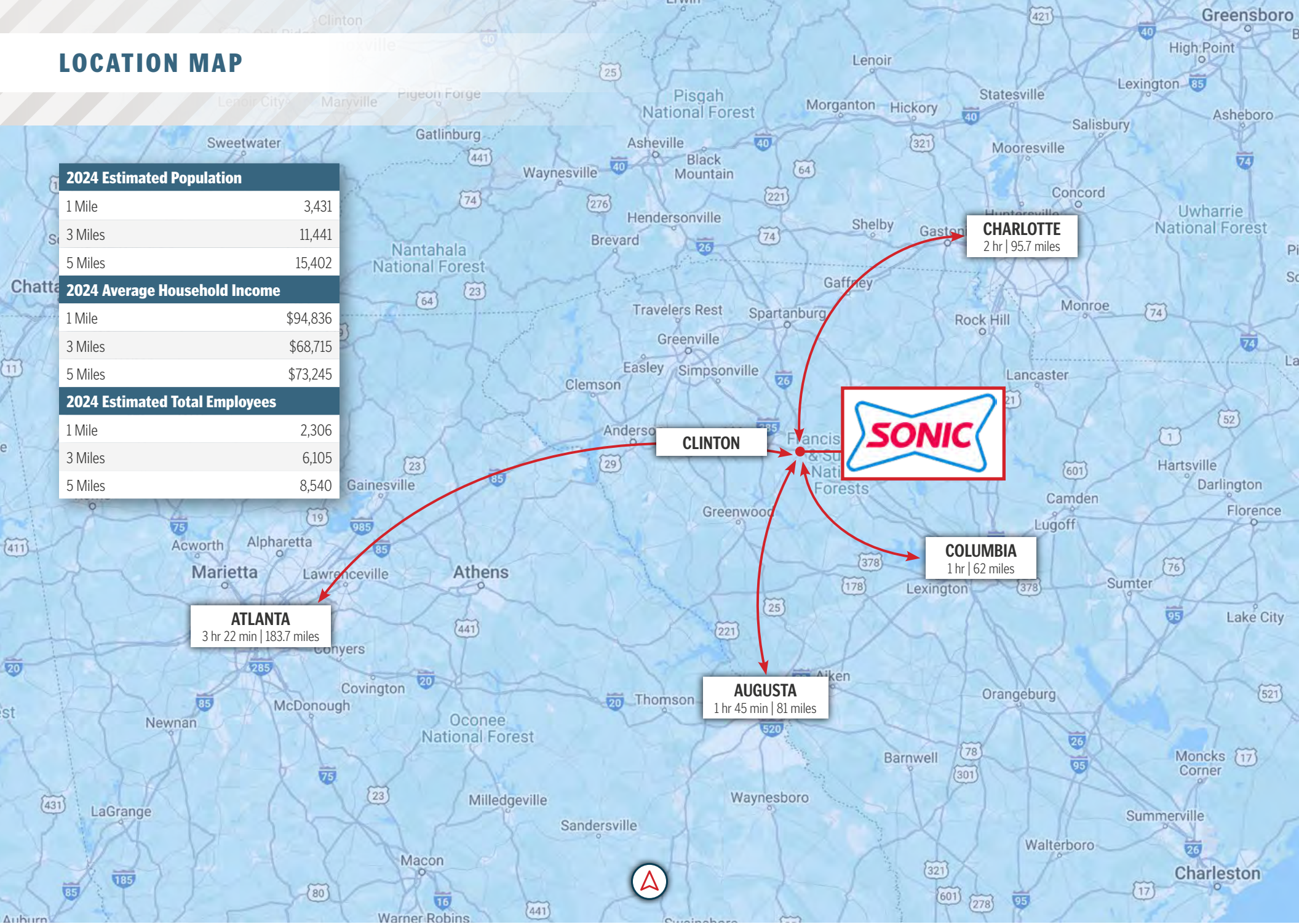
General Commercial (C-3)





LOCATION MAP

2024 Estimated Population	
1 Mile	3,431
3 Miles	11,441
5 Miles	15,402
2024 Average Household Income	
1 Mile	\$94,836
3 Miles	\$68,715
5 Miles	\$73,245
2024 Estimated Total Employees	
1 Mile	2,306
3 Miles	6,105
5 Miles	8,540





CLINTON, SOUTH CAROLINA

Clinton is a city in Laurens County, South Carolina, United States. The City of Clinton had a population of 7,843 as of July 1, 2024. Clinton, SC is a small town nestled in the heart of Upstate South Carolina, and it has a lot to offer. It is part of the Greenville-Anderson-Mauldin Metropolitan Statistical Area.

Clinton is within a two-day drive of nearly 70% of the U.S. population and equidistant between Atlanta, Georgia and Charlotte, North Carolina, allowing businesses to access key markets via I-26 and/or I-385, with ease. One notable investment came from GE, which chose to locate its \$29 million Alternative Energy Research and Development facility in Clinton's Class A Industrial Park in 2017, for the city's highly skilled workforce and ideal location. Clinton's major employers include: Asten Johnson, Blue Diamond Industries, CCL Label, New Age Ironworks, PL Development, Presbyterian College, Richloom Fabrics, Sterilite Corporation. Locally owned businesses such as Smoaks Grocery Store, Clinton Farms, and Creekview Animal Clinic offer great services to the community.

Clinton is home to historic and natural attractions including its charming downtown — comprised of 19th-century buildings and classified as a national historic place — and the Musgrove Mill State Historic Site Park. Clinton's signature festival, Rhythm On The Rails, includes retail and craft vendors, games, rides and lots of great music and barbecue. The town also has plenty to do including outdoor activities such as golfing at Winton Country Club and fishing at Lake Wateree.

Laurens County School District 56 covers the southern part of Laurens County, including the town of Clinton. Summit Classical School, Eastside Elementary, Clinton Elementary, Joanna-Woodson Elementary, Clinton Middle School, and Clinton High School serve the town's students. Clinton is also home of Presbyterian College and Thornwell Orphanage.

The closest major airport to Clinton, South Carolina is Greenville-Spartanburg International Airport. This airport is in Greenville, South Carolina and is 45 miles from the center of Clinton, SC.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	3,431	11,441	15,402
2029 Projected Population	3,379	11,403	15,360
2010 Census Population	3,557	12,180	16,275
Households & Growth			
2024 Estimated Households	1,059	4,286	5,749
2029 Projected Households	1,046	4,299	5,778
2010 Census Households	1,073	4,282	5,747
Race & Ethnicity			
2024 Estimated White	75.29%	58.66%	62.80%
2024 Estimated Black or African American	19.06%	35.16%	31.13%
2024 Estimated Asian or Pacific Islander	1.40%	1.22%	1.07%
2024 Estimated American Indian or Native Alaskan	0.06%	0.24%	0.24%
2024 Estimated Other Races	1.46%	1.49%	2.06%
2024 Estimated Hispanic	4.11%	3.08%	3.74%
Income			
2024 Estimated Average Household Income	\$94,836	\$68,715	\$73,245
2024 Estimated Median Household Income	\$74,080	\$48,556	\$51,806
2024 Estimated Per Capita Income	\$31,993	\$25,901	\$27,868
Businesses & Employees			
2024 Estimated Total Businesses	117	366	547
2024 Estimated Total Employees	2,306	6,105	8,540



RENT ROLL



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Sonic	1,767	COE	20 Years	Years 1-5	-	\$10,000	\$5.66	\$120,000	\$67.91	Abs. NNN	4 (5-Year)
				Years 6-10	10%	\$11,000	\$6.23	\$132,000	\$74.70	10% Increases at Beg. of Each Option	
				Years 11-15	10%	\$12,100	\$6.85	\$145,200	\$82.17		
				Years 16-20	10%	\$13,310	\$7.53	\$159,720	\$90.39		

FINANCIAL INFORMATION

Price	\$2,000,000
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PROPERTY SPECIFICATIONS

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FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



SONIC

sonicdrivein.com

Company Type: Subsidiary

Locations: 3,500+

Parent: Inspire Brand

Franchisee: Soar QSR (190+ Units)

Sonic is the largest drive-in restaurant brand in the United States with more than 3,545 restaurants in 46 states. Served by Sonic's iconic Carhops, the restaurant's expansive, award-winning menu offers unique, breakfast, lunch, dinner, snack and drink options for the whole family. Additionally, Sonic is part of the Inspire Brands family of restaurants. The company was founded in June 18, 1953; 67 years ago and features more drink combinations than any other quick-service restaurant. Sonic is headquartered in Oklahoma City, Oklahoma. With a dynamic history, Sonic surges forward while specializing in fresh, made-to-order meals that one can't get anywhere else. Sonic's menu is unique, just like the 3 million customers who order from Sonic drive-ins each day.

Soar QSR is a 190+ unit, growing franchise owner. Soar QSR is the third largest franchisee in the Sonic system, which is a subsidiary of CMG companies. CMG is a Franchise Times top 25 multi-unit franchise operator of restaurants, retail, and hotels. They operate in 30 states and have approximately 450+ locations in restaurants, hotels, and retail outlets.

Source: businesswire.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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