

326 John Dodd Road
Spartanburg, SC



Actual building may differ from photo.

SALE PRICE:
\$3,416,000

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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC - 864.583.1001

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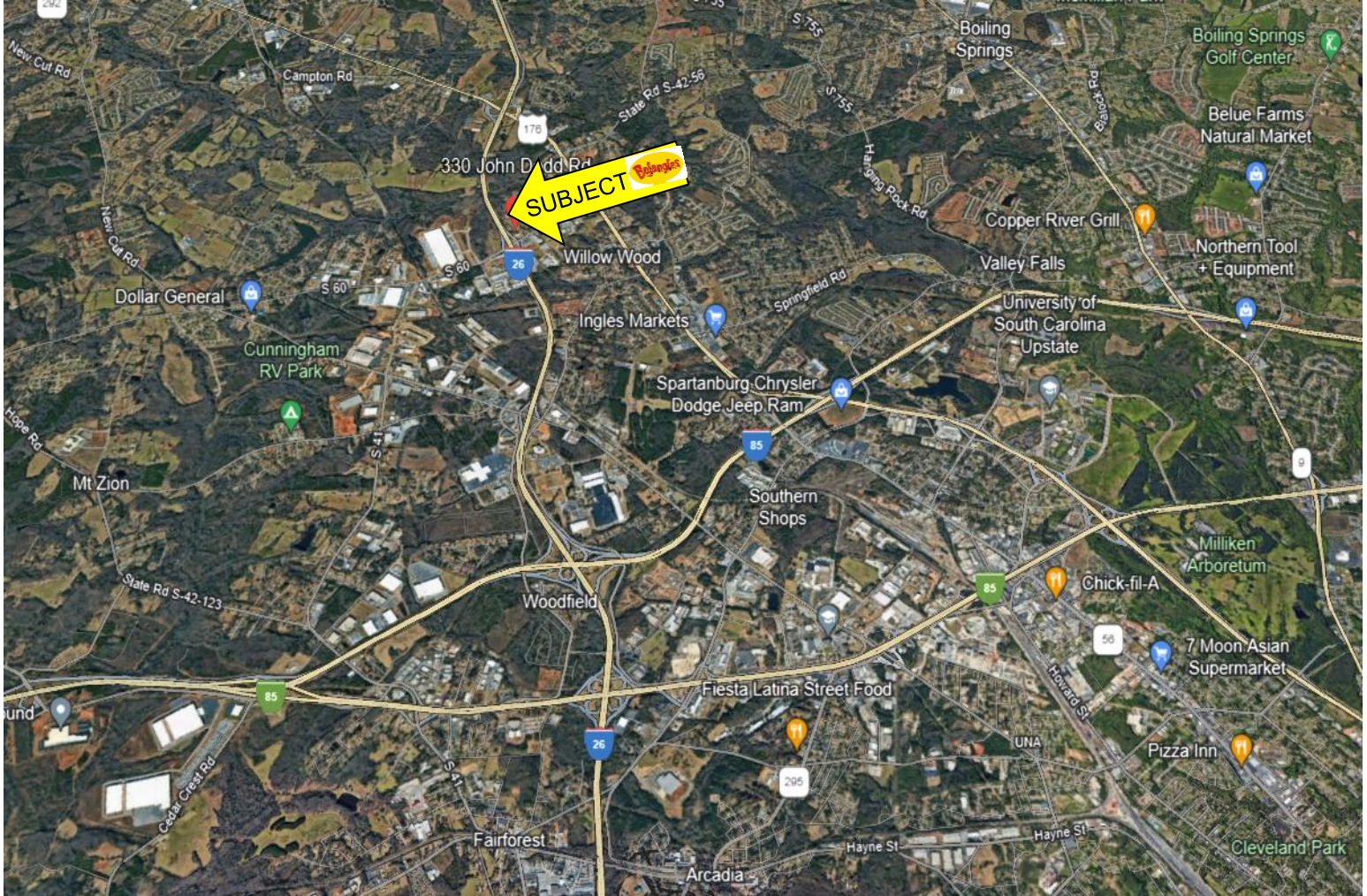
- 3000± sq. ft. newly constructed Bojangles Restaurant with 20 year lease.
- Projected Rent Commencement Date: 10/2024
- Situated halfway between Charlotte & Atlanta at I-26 & John Dodd Road.
- Largest franchisee owning 110 Bojangles Restaurants.
- Net Operating Income: Approximately \$204,960/yr.
- Escalations of 7.5% every five years
- 5 – Five year options to renew with escalations
- Strong guarantor by franchisee, BOJ of WNC, LLC.
- Absolute Net, Net, Net, lease – no Landlord responsibilities.



SPENCER/HINES PROPERTIES

INVESTMENT

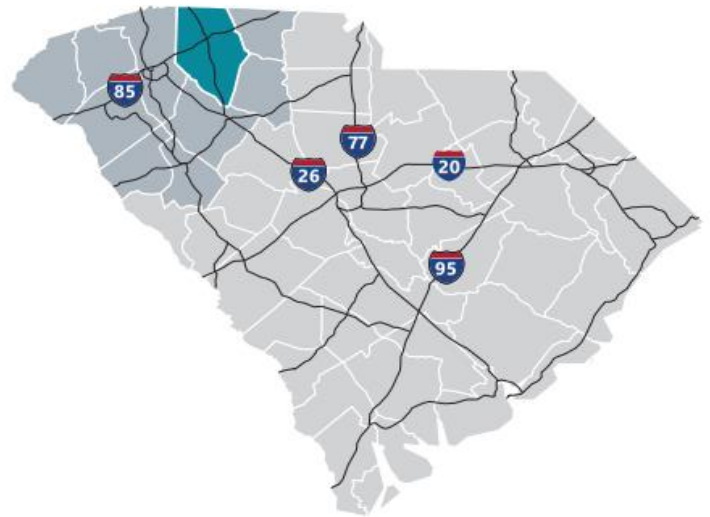
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Spartanburg County

Formed in 1785, Spartanburg County and its county seat were named for the Spartan Regiment, a local militia unit that fought in the Revolutionary War. The county has grown from a frontier trading post and later a major textile center to an important, more diversified, manufacturing center. Spartanburg County also is an international business center with the highest per capita foreign investment and more than 110 international firms, including BMW Manufacturing Corporation. Spartanburg County offers businesses an excellent transportation system, including highways, rail and truck lines, Greenville-Spartanburg International Airport, and proximity to the Port of Charleston. Spartanburg's location at the crossroads of two major interstate highways, I-85 and I-26, put it at the top of the list for business and personal relocation.



Total Population

	2010	2020	2025	Growth Rate ¹
Spartanburg County	284,307	332,410	356,350	1.40%
Upstate SC	1,362,073	1,534,241	1,622,166	1.12%
South Carolina	4,625,364	5,282,232	5,629,430	1.28%

¹ Projected Annual Growth Rate 2020-2025