



Representational
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All parties acknowledge that Sharon Thurner has a broker license in North Carolina and South Carolina.

Location	19005 SC-72 Clinton, SC 29325
Purchase Price	\$3,200,000
Cap Rate	5.5%
Rent	\$176,000
Lease Type	Absolute Net Lease
Lease Term	20-year term with four 5-year in options

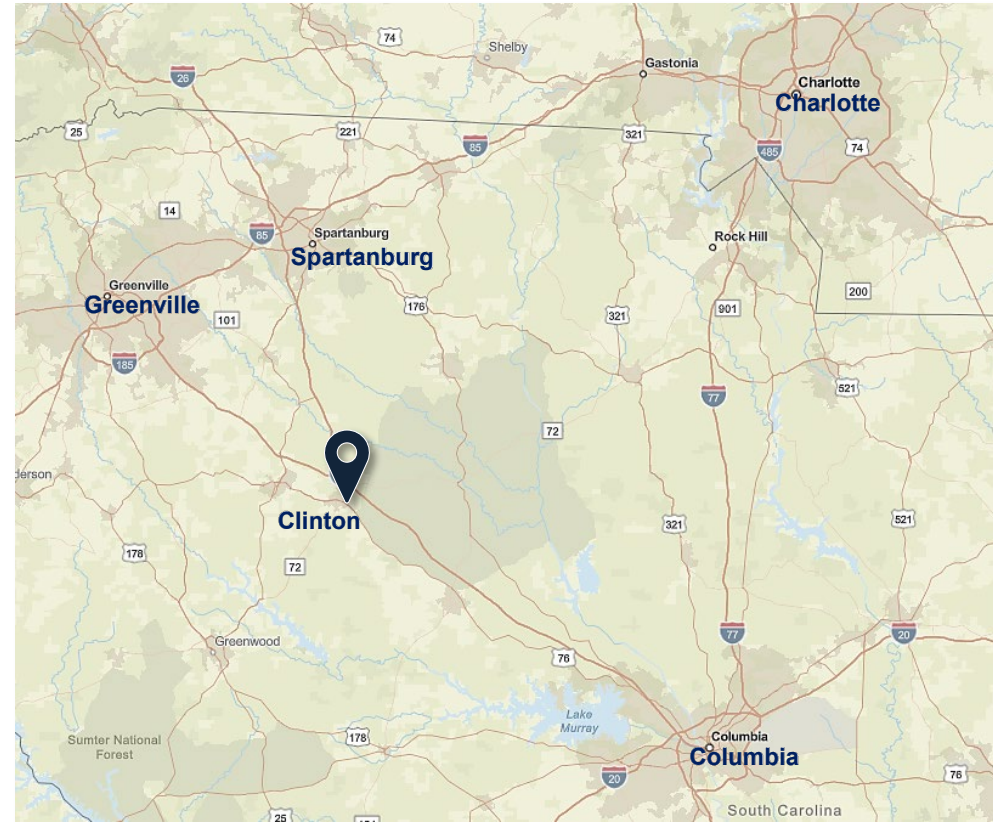
Construction	Single Tenant, Freestanding
Building Size	3,000 ± SF
Property Acres	1.42 ± Acre
Type	Quick Service with Drive-Thru
Parking	37 Spaces (10 per 1,000 SF)
Frontage	Patton Ave / US Hwy 19

SITE INFORMATION

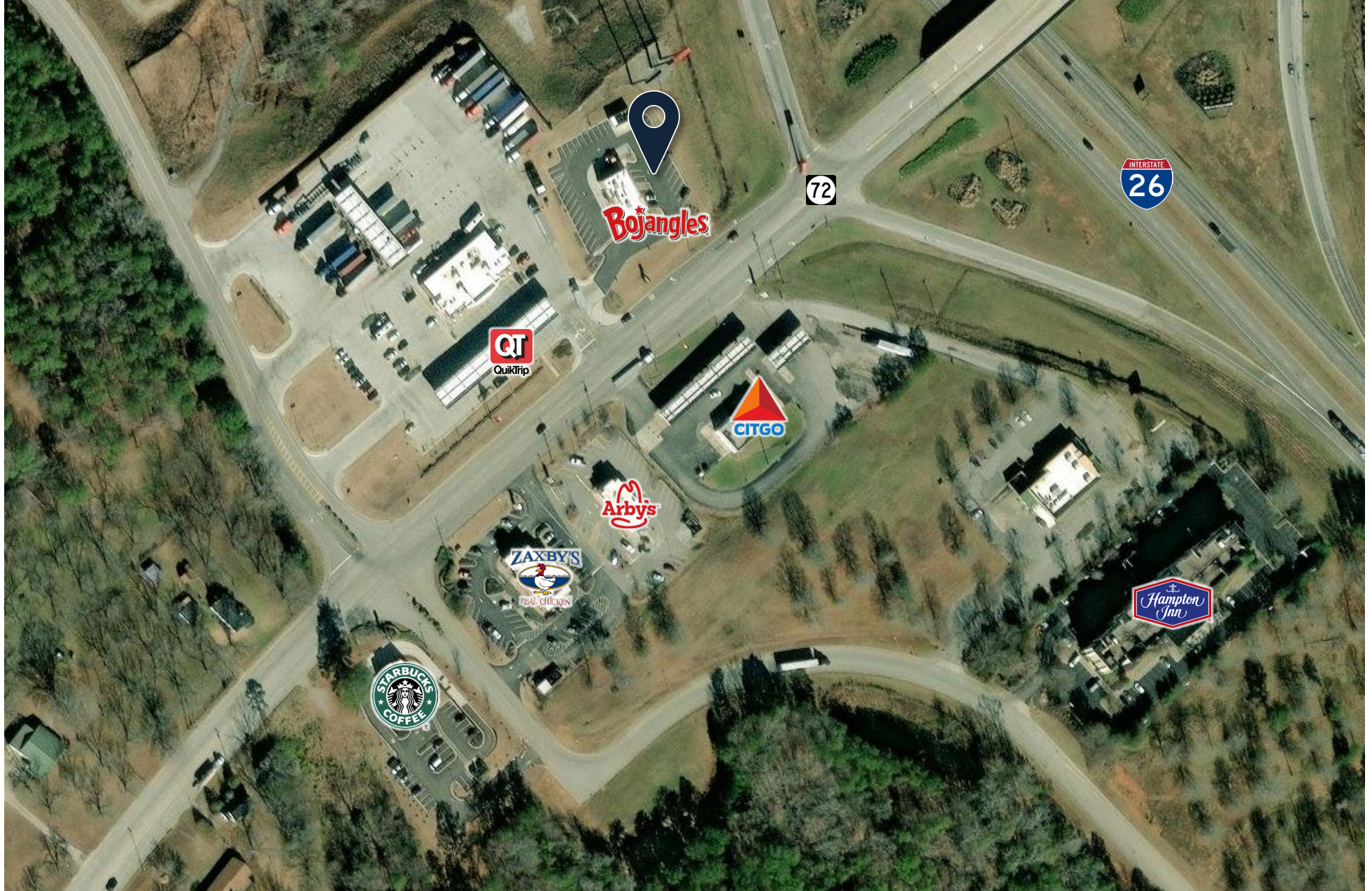
Largest franchisee in Bojangles system with 100+ units and only franchisee in 6 states: NC, SC, GA, KY, OH, and TN.

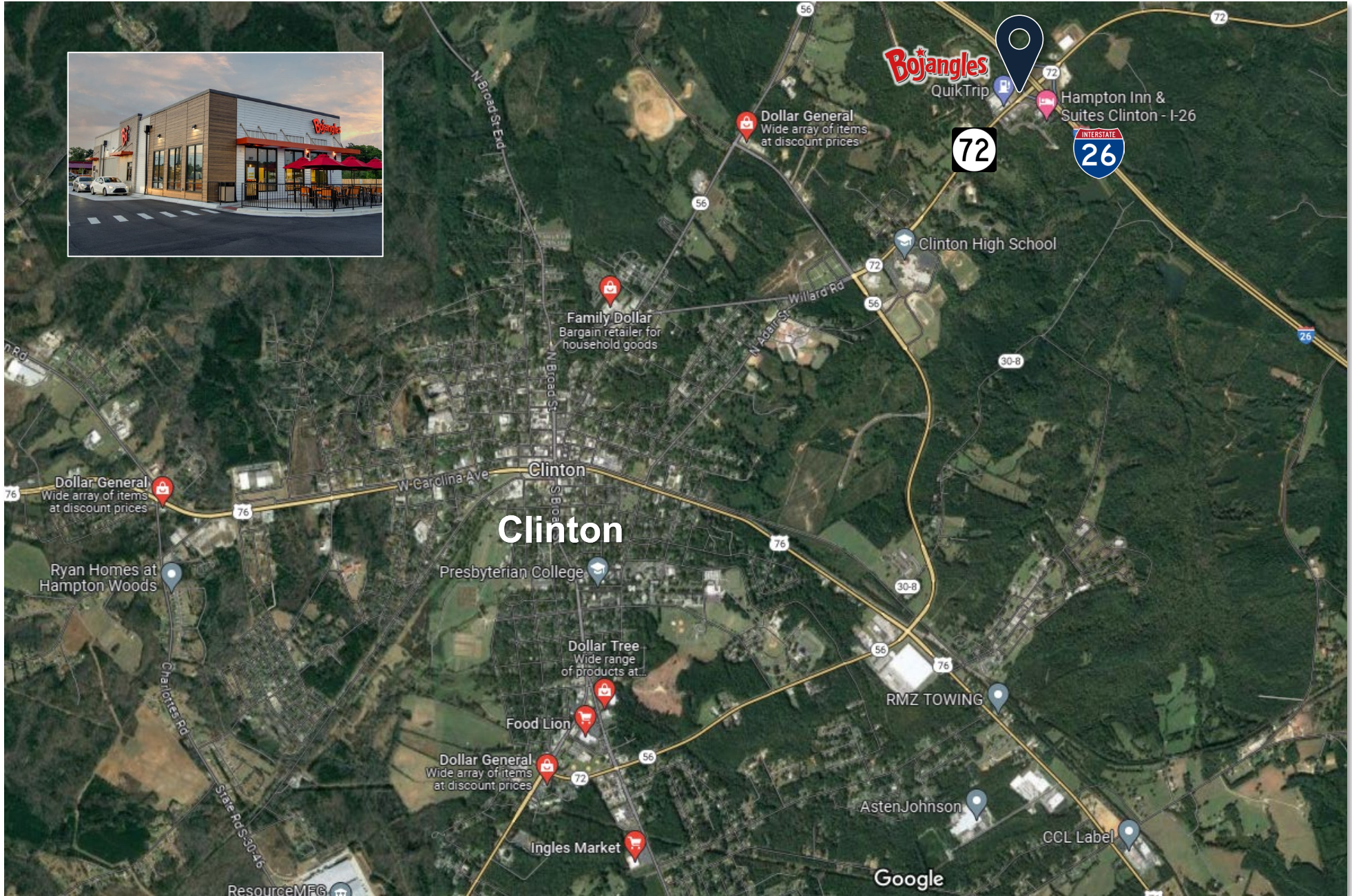
- New Construction, Single Tenant Freestanding Bojangles in Clinton, SC
- Absolute NNN Lease with no Landlord responsibilities
- Part of the Greenville-Mauldin-Easley MSA in upstate South Carolina
- 45 miles south of Greenville, South Carolina and 60 north of Columbia, South Carolina
- The largest franchise in the system with 120+ units with locations in 6 states with additional restaurants in the pipeline.
- Ideally located off of Interstate 26, beside QuikTrip and minutes from Clinton High School.

Demographics ('23)	3 Miles	5 Miles	10 Miles
Population	5,931	12,282	27,432
Households	2,013	4,603	10,582
Avg HH Income	\$61,987	\$67,891	\$68,317



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information should be obtained through independent verification.





	3 miles	5 miles	10 miles
Population			
2010 Population	6,510	13,084	28,489
2020 Population	5,942	12,185	27,285
2023 Population	5,931	12,282	27,432
2028 Population	5,862	12,256	27,365
2010-2020 Annual Rate	-0.91%	-0.71%	-0.43%
2020-2023 Annual Rate	-0.06%	0.24%	0.17%
2023-2028 Annual Rate	-0.23%	-0.04%	-0.05%
2020 Male Population	46.8%	46.7%	47.9%
2020 Female Population	53.2%	53.3%	52.1%
2020 Median Age	35.9	38.6	39.3
2023 Male Population	46.3%	47.1%	48.7%
2023 Female Population	53.7%	52.9%	51.3%
2023 Median Age	37.4	39.0	39.6

In the identified area, the current year population is 27,432. In 2020, the Census count in the area was 27,285. The rate of change since 2020 was 0.17% annually. The five-year projection for the population in the area is 27,365 representing a change of -0.05% annually from 2023 to 2028. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 39.6, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	62.2%	61.2%	59.2%
2023 Black Alone	30.9%	31.9%	30.7%
2023 American Indian/Alaska Native Alone	0.2%	0.2%	0.4%
2023 Asian Alone	1.5%	1.1%	0.7%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	1.6%	1.6%	4.5%
2023 Two or More Races	3.6%	4.0%	4.4%
2023 Hispanic Origin (Any Race)	3.0%	3.2%	6.9%

Persons of Hispanic origin represent 6.9% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 60.9 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	44	51	52
2010 Households	2,011	4,595	10,532
2020 Households	2,016	4,550	10,471
2023 Households	2,013	4,603	10,582
2028 Households	1,996	4,616	10,630
2010-2020 Annual Rate	0.02%	-0.10%	-0.06%
2020-2023 Annual Rate	-0.05%	0.36%	0.32%
2023-2028 Annual Rate	-0.17%	0.06%	0.09%
2023 Average Household Size	2.51	2.38	2.44



	3 miles	5 miles	10 miles
Mortgage Income			
2023 Percent of Income for Mortgage	16.1%	16.1%	15.5%
Median Household Income			
2023 Median Household Income	\$44,640	\$49,522	\$50,482
2028 Median Household Income	\$51,480	\$54,567	\$54,362
2023-2028 Annual Rate	2.89%	1.96%	1.49%
Average Household Income			
2023 Average Household Income	\$61,987	\$67,891	\$68,317
2028 Average Household Income	\$69,515	\$75,678	\$76,324
2023-2028 Annual Rate	2.32%	2.20%	2.24%
Per Capita Income			
2023 Per Capita Income	\$23,835	\$25,750	\$26,691
2028 Per Capita Income	\$26,736	\$28,823	\$30,013
2023-2028 Annual Rate	2.32%	2.28%	2.37%
GINI Index			
2023 Gini Index	44.5	43.6	43.4
Households by Income			
Current median household income is \$50,482 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$54,362 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$68,317 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$76,324 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$26,691 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$30,013 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	159	159	166
2010 Total Housing Units	2,423	5,427	12,412
2010 Owner Occupied Housing Units	1,125	2,849	6,748
2010 Renter Occupied Housing Units	886	1,746	3,784
2010 Vacant Housing Units	412	832	1,880
2020 Total Housing Units	2,435	5,384	12,198
2020 Owner Occupied Housing Units	1,060	2,730	6,537
2020 Renter Occupied Housing Units	956	1,820	3,934
2020 Vacant Housing Units	367	828	1,723
2023 Total Housing Units	2,429	5,446	12,330
2023 Owner Occupied Housing Units	1,060	2,821	6,632
2023 Renter Occupied Housing Units	953	1,782	3,950
2023 Vacant Housing Units	416	843	1,748
2028 Total Housing Units	2,431	5,468	12,399
2028 Owner Occupied Housing Units	1,088	2,913	6,840
2028 Renter Occupied Housing Units	908	1,703	3,790
2028 Vacant Housing Units	435	852	1,769
Socioeconomic Status Index			
2023 Socioeconomic Status Index	40.9	41.2	40.2



Demographic Radius Map - 1, 3, 5 Miles

