



3678 LADSON RD
Ladson, SC (Charleston MSA)

OFFERED FOR SALE
\$3,243,000 | 5.15% CAP



REPRESENTATIVE PHOTO

 **Atlantic**
CAPITAL PARTNERS™

CONFIDENTIAL
OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Dutch Brothers in Ladson, SC. Dutch Bros. signed a 15 year lease with Three (3) Five (5) year extensions. The Asset is well positioned in a dense retail artery outside of Charleston, SC on the busy connector route Ladson Rd (50K VPD)



**15-YR
LEASE**



**POSITIONED IN
RETAIL CORRIDOR**



**HIGH GROWTH
MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$167,000
Rent Escalation	6-10	\$183,700
Rent Escalation	11-15	\$202,070
1st Option Term	16-20	\$222,277
2nd Option Term	21-25	\$244,505
3rd Option Term	26-30	\$268,955

NOI	\$167,000
CAP	5.15%
PRICE	\$3,243,000



ASSET SNAPSHOT

Tenant Name	Dutch Bros.
Address	3678 Ladson Rd, Ladson, SC
Building Size (GLA)	986 SF
Land Size	0.89 Acres
Year Built/Renovated	2025
Signator/Guarantor	Boersma Bros. LLC (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	6/1/2026
Lease Expiration Date	5/31/2041
Remaining Term	15 Years
Rent Escalations	10% Every 5 Years and in Options
Current Annual Rent	\$167,000



175,094 PEOPLE
IN 5 MILE RADIUS



\$102,750 AHFI
IN 5 MILE RADIUS



50,000 VPD
LADSON RD



STRONG LEASE FUNDAMENTALS

15 Year Abs. NNN Lease with zero landlord responsibilities | Three (3) five (5) year extensions remaining | 10% Increases every 5 years in base rent and extension periods



DUTCH BROS. BRAND MOMENTUM AND CATEGORY TAILWINDS

The tenant, Dutch Bros, has built a loyal, value-driven customer base through a differentiated drive-thru model, strong digital engagement, and an expanding footprint | The brand benefits from continued consumer demand for convenient beverage concepts and brand-led traffic



HIGH-TRAFFIC CORRIDOR

Positioned along Ladson Road, a major retail and commuter corridor serving the North Charleston / Summerville trade area | Strong visibility and access with consistent daily traffic counts connecting residential density to regional retail | Located on Ladson Rd (50K VPD)



OPERATIONALLY EFFICIENT DRIVE-THRU CONCEPT

Dutch Bros' small-footprint, drive-thru-forward prototype typically drives high throughput and repeat visitation | Support from strong sales productivity helps the site remain competitive versus traditional quick-service layouts



AFFLUENT RETAIL CORRIDOR

Surrounded by a dense concentration of national and regional retailers within a 1-mile radius | Nearby tenants include Walmart Supercenter, Publix, Lowe's, Food Lion, Starbucks, Chick-fil-A, McDonald's, and additional quick-service and necessity-based retail | AHHI exceeds 100K in a 1-mile radius

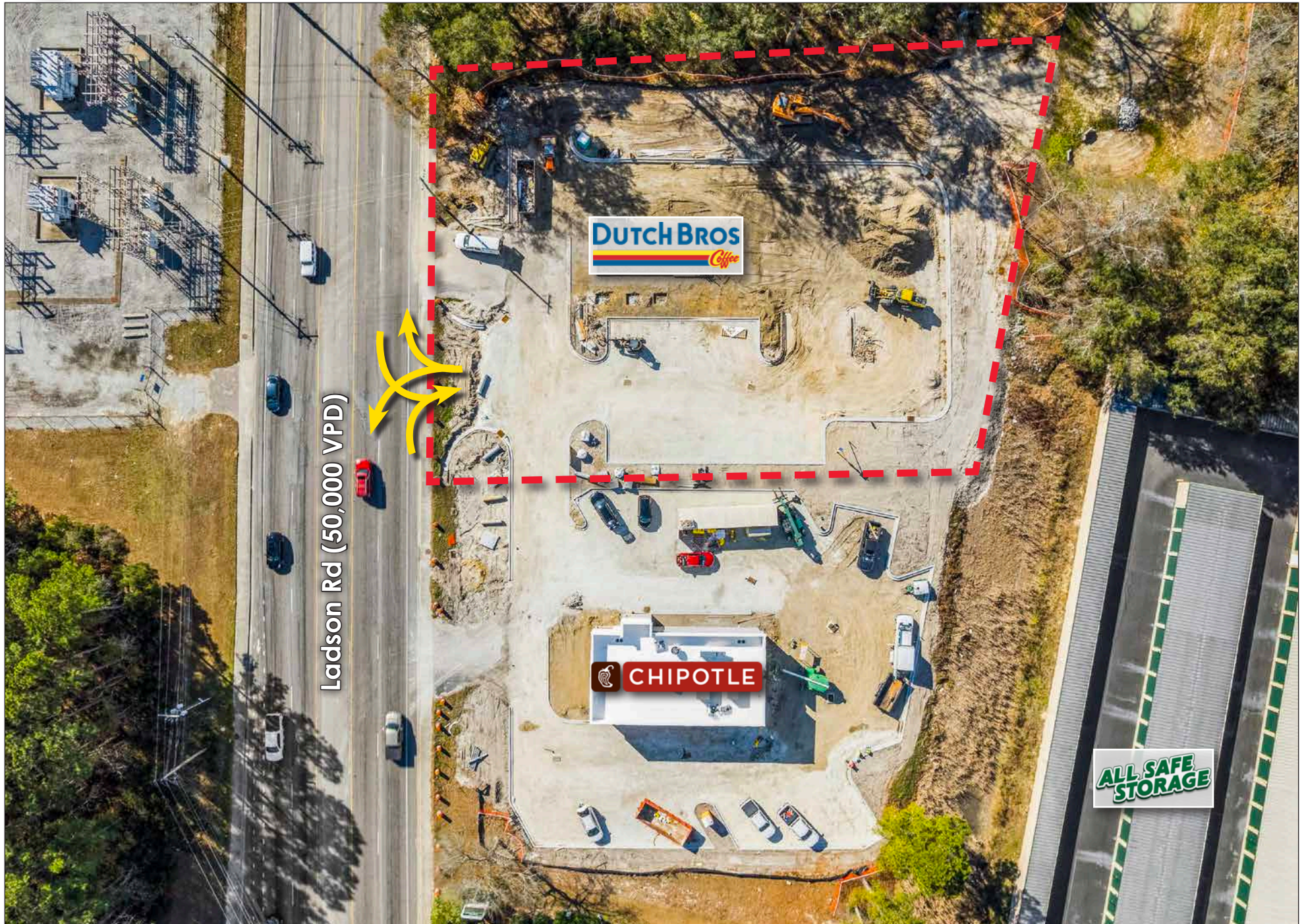


CHARLESTON, SC MSA

Located within the Charleston-North Charleston MSA, one of the fastest-growing MSAs in the Southeast | The region continues to benefit from population growth, job expansion, and limited new retail supply



SITE PLAN



MAA Commerce Park
312 Apartments

Walmart
Neighborhood Market

EGGS UP
GRILL

Ladson Rd (50,000 VPD)

DOLLAR GENERAL

Culver's

FOOD LION

morningstar
STORAGE

FAMILY
DOLLAR

7-ELEVEN

Valvoline

DUTCH BROS
Coffee

CHIPOTLE
MEXICAN GRILL

ALL SAFE
STORAGE



Chick-fil-A

Krispy Kreme
DOUGHNUTS

Bojangles

SPINX
Making Life Easier

EST. 1998
SCOOTER'S
COFFEE

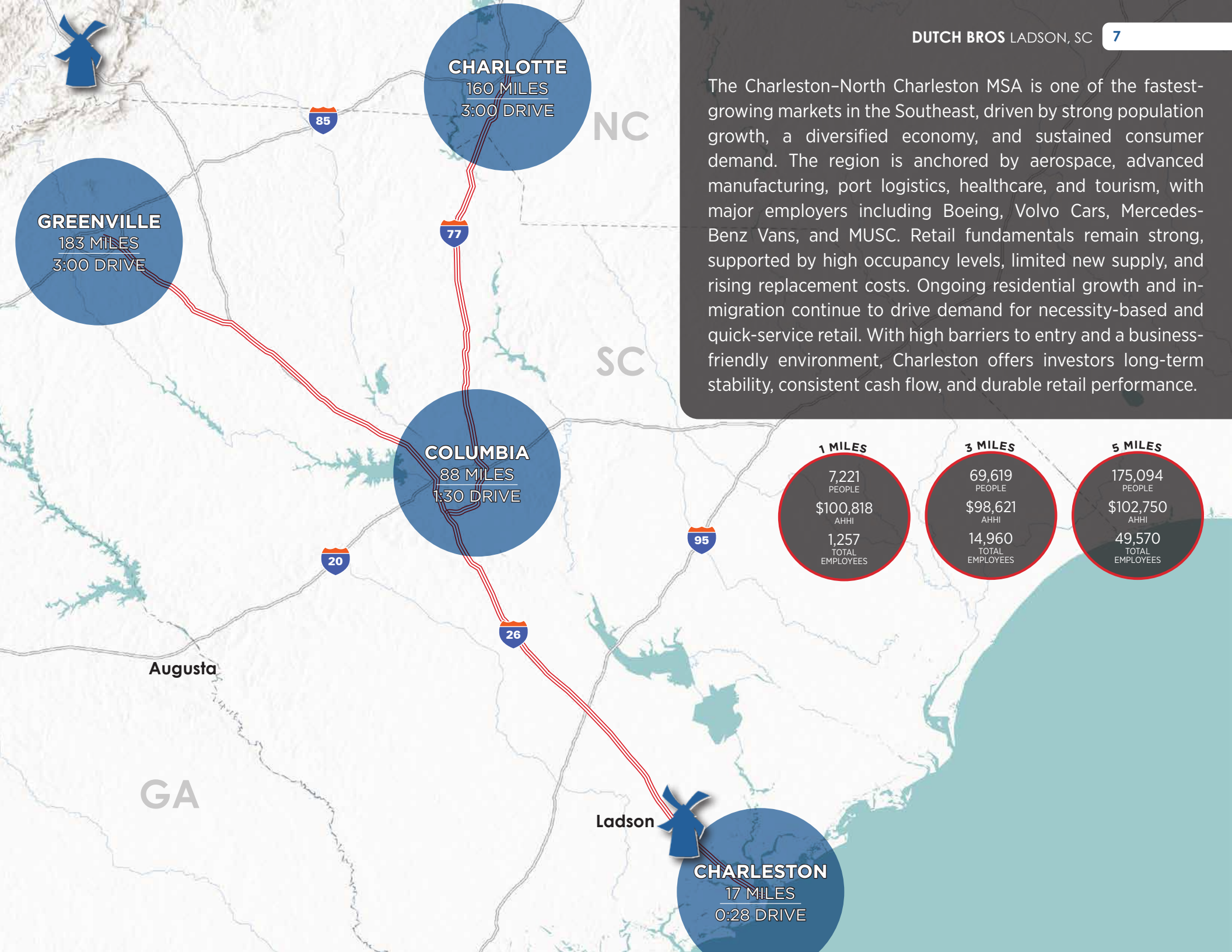
AutoZone

ALL SAFE
STORAGE

CHIPOTLE
MEXICAN GRILL

DUTCH BROS
Coffee

Ladson Rd (50,000 VPD)



The Charleston-North Charleston MSA is one of the fastest-growing markets in the Southeast, driven by strong population growth, a diversified economy, and sustained consumer demand. The region is anchored by aerospace, advanced manufacturing, port logistics, healthcare, and tourism, with major employers including Boeing, Volvo Cars, Mercedes-Benz Vans, and MUSC. Retail fundamentals remain strong, supported by high occupancy levels, limited new supply, and rising replacement costs. Ongoing residential growth and in-migration continue to drive demand for necessity-based and quick-service retail. With high barriers to entry and a business-friendly environment, Charleston offers investors long-term stability, consistent cash flow, and durable retail performance.



TENANT OVERVIEW

Dutch Bros is one of the fastest-growing beverage brands in the United States, known for its differentiated, drive-thru-focused operating model and highly loyal customer base. Founded in Oregon, the brand has expanded rapidly across high-growth Sun Belt and Western markets by emphasizing convenience, speed of service, and a strong company culture that resonates with younger demographics. Dutch Bros became a publicly traded company in 2021, providing increased transparency, institutional oversight, and access to capital to support continued national expansion. The company's small-footprint, drive-thru-only prototype drives strong unit-level economics and repeat visitation, while its growing digital engagement and rewards ecosystem further enhance customer loyalty. As a public company, Dutch Bros benefits from disciplined site selection, scalable infrastructure, and a long-term growth strategy focused on new market development. For real estate investors, Dutch Bros locations offer exposure to a rapidly scaling, nationally recognized brand operating in a resilient, convenience-driven beverage category with strong long-term demand.

DUTCH BROS QUICK FACTS

Founded:	1992
Ownership:	Public (NYSE: BROS)
# of Locations:	1,000 +
Headquarters:	Tempe, AZ
Guaranty:	Corporate



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Exclusively Offered By



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