



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Dave's Hot Chicken in Rock Hill, SC. The Premises is ground leased to Dave's Hot Chicken for a 15 year initial term with 3 x 5 year options and 2.5% annual increases. The Asset is well positioned on a major retail corridor in Rock Hill, SC.



ACCESS OFF CHERRY RD AND CROSS-ACCESS



15 YEARS REMAINING ON ABS. NNN GROUND LEASE



STRONG SURROUNDING DEMOGRAPHICS

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-15	\$150,000
Rent Escalation		2.5%/Year
1st Extension	Years 16-20	2.5%/Year
2nd Extension	Years 21-25	2.5%/Year

NOI	\$150,000
CAP	6.20%
Price	\$2,419,000



ASSET SNAPSHOT Dave's Hot Chicken **Tenant Name** Address 2476 Cherry Rd, Rock Hill, SC 29730 **Building Size (GLA)** 2.000 SF 0.83 Acres Land Size Year Built/Renovated 2005/2023 NNJ Rock Hill, LLC/Personal Guaranty Signator/Guarantor (5 year, with 3 year rolling in initial term) Absolute NNN - Ground Lease Rent Type **Landlord Responsibilities** None **Rent Commencement Date** 6/1/2024 **Lease Expiration** 5/31/2039 **Remaining Term** 15 years

\$150,000.00





Current Annual Rent







INVESTMENT HIGHLIGHTS



FAST GROWING BRAND WITH EXPERIENCED OPERATOR

Dave's Hot Chicken currently has over 199 locations, and was awarded America's Fastest Growing Restaurant Chain in 2023 (Technomic) | Systemwide sales increased 156% from 2021 to 2022 | Multi-Unit operator that operates both Jersey Mikes and Dave's Hot Chicken



HIGH VISIBILITY IN MAJOR RETAIL CORRIDOR

More than 32K cars travel Chery Rd a day |
Approximately 0.6 miles to I-77 (71.9K VPD) |
Over 1.7MSF of retail located in 1-mile radius
with 18K of absorption in past 12 months,
with 1.0% vacancy rate | Nearby National
Tenant's include: Publix, Chick-Fil-A, Aldi, and
McDonald's



ATTRACTIVE LEASE FUNDAMENTALS WITH ANNUAL RENT INCREASES

Fifteen year ground lease provides next owner with zero landlord responsibilities | 2.5% annual rent increases throughout the initial term and option periods



EASILY ACCESSIBLE LOCATION

Ingress and egress on Cherry Rd (32K VPD)
| Cross-access with Aldi shopping center,
providing access to Anderson Rd (20K VPD)
which feeds into a signalized intersection on
Cherry Rd



CHARLOTTE MSA TAILWINDS

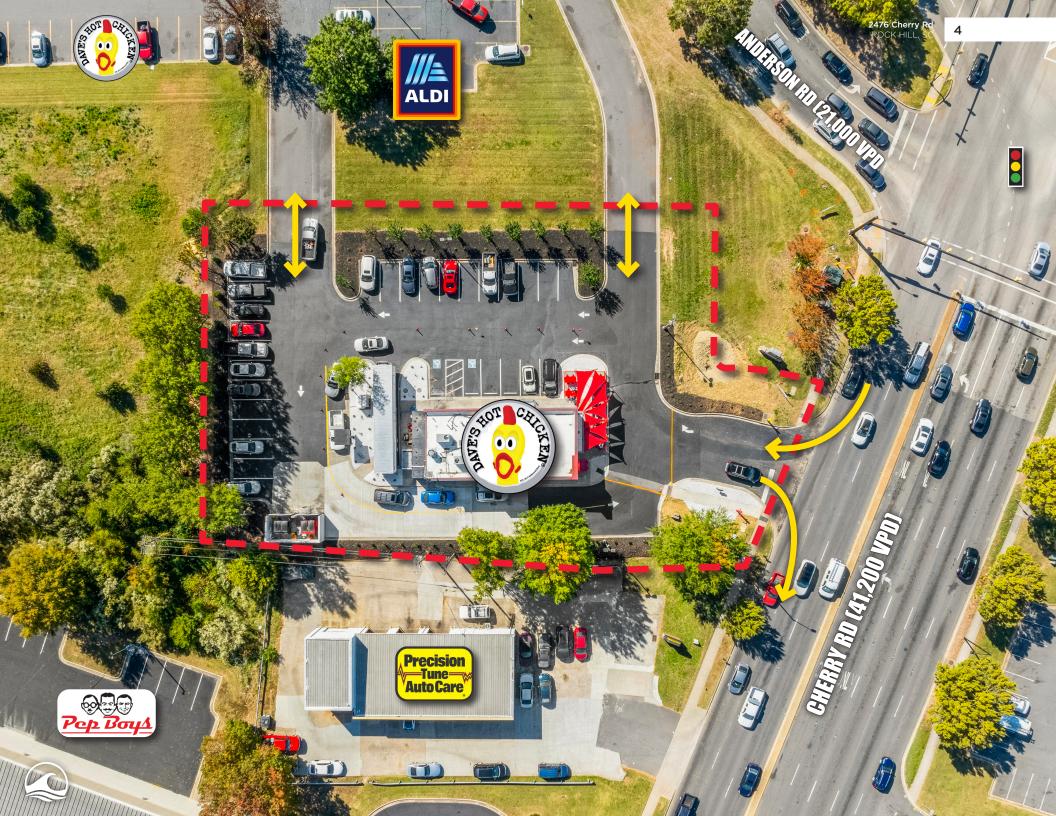
Charlotte MSA has added more than 135K people from 2020 to 2023, making it the 5th fastest growing city in the Country | Charlotte forecasts a 45.2% job growth over the next 10 years

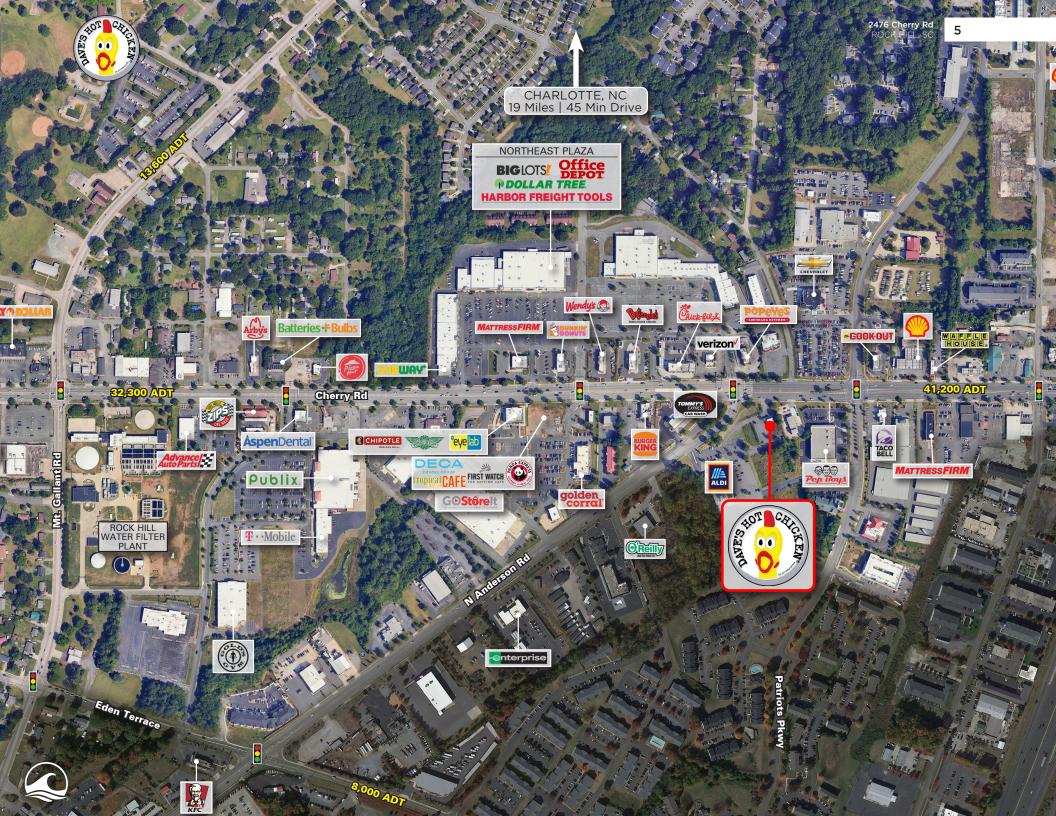


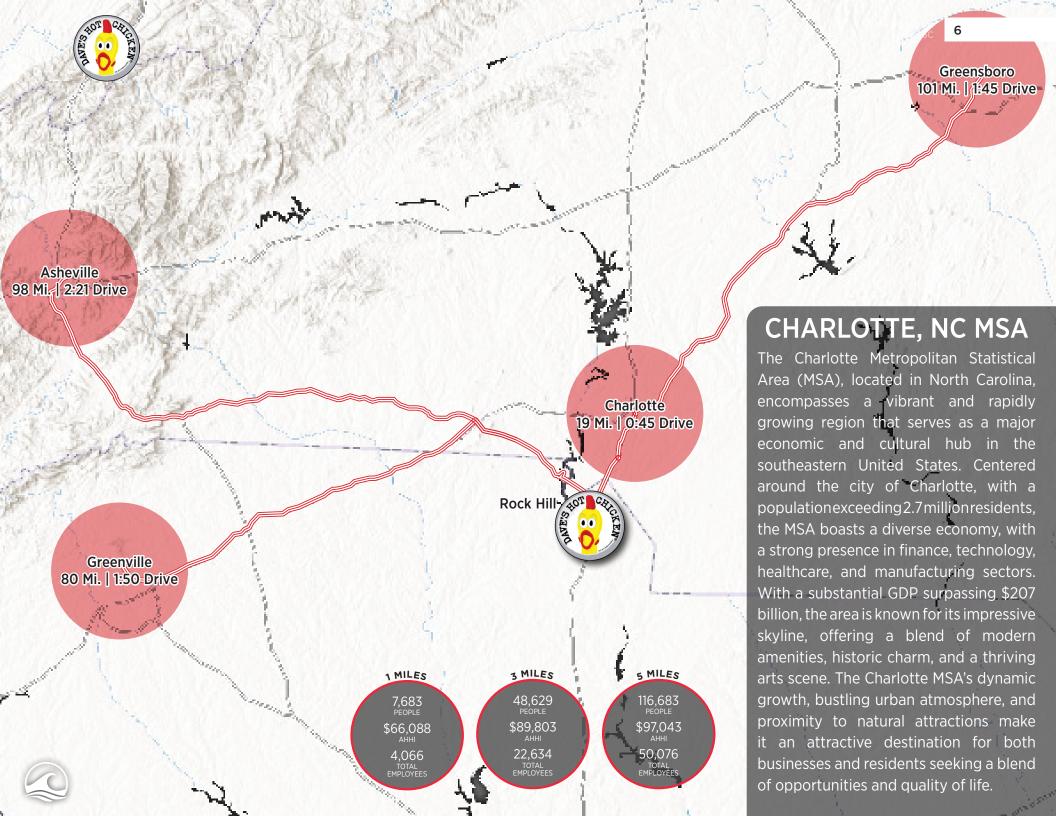
RECENTLY RENOVATED BUILDING

Recently Renovated Building | Existing QSR that has been renovated and retrofitted to suit the Tenant's newest prototype | Existing drive through











TENANT SUMMARY

Dave's Hot Chicken is an American fast casual restaurant chain specializing in Nashville-style hot chicken. Dave's Hot Chicken was created by Dave Kopushyan who trained in Thomas Keller's (French Laundry) organization and set out to create the Hot Chicken by searching, tasting, and frying. The menu is simple and each piece is topped with Dave's signature of mix of spices ranging from No Spice to "The Reaper". After starting in a parking lot in east Los Angeles, in 2017, Dave's hot Chicken has now grown to over 100 locations in 4 countries. In fall 2019, the founders formed an agreement with an investment group including Wetzel's Pretzels CEO and co-founder Bill Phelps who is now the chain's new CEO. The deal has plans for more than 300 locations in the United States and Canada.

DAVE'S HOT CHICKEN QUICK FACTS		
Founded:	2017	
Ownership:	Private	
# of Locations:	100+	
Headquarters:	Los Angles, CA	
Guaranty:	Franchisee (Multi-unit operator)	







OFFERED FOR SALE

\$2,419,000 | 6.20% CAP

2476 US-21, Rock Hill, SC (Charlotte, NC MSA)



PRIMARY DEAL CONTACTS

MIKE LUCIER

Executive Vice President 980.337.4469 mlucier@atlanticretail.com

DAVID HOPPE

Head of Net Lease Sales 980.498.3293 dhoppe@atlanticretail.com

NATIONAL TEAM

SAM YOUNG

Executive Vice President 980.498.3292 syoung@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner 508.272.0585 esuffoletto@atlanticretail.com

PATRICK WAGOR

Executive Vice President 561.427.6151 pwagor@atlanticretail.com

DANNY GRIFFIN

Vice President 781.635.2449 dgriffin@atlanticretail.com

BEN OLMSTEAD

Analyst 980.498.3296 bolmstead@atlanticretail.com

Exclusively Offered By

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CAPITAL PARTNERS**

This Offering Memorandum has been prepared by MBantic Capital Partners ("ACP") for use by a limited number of prospective investors of Dave's Hot Chicken - Rock Hill, SC (the "Property") and is not to be used for any other purpose or made available to any other purpose or made available to