



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

FOR SALE

602 Bacons Bridge Road  
Summerville, SC



Not actual subject site.

NEW CONSTRUCTION | NNN GROUND LEASE | DOUBLE DRIVE THRU | FAST GROWING COFFEE CHAIN | CHARLESTON MSA

## DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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602 BACONS BRIDGE ROAD  
SUMMERVILLE, SC

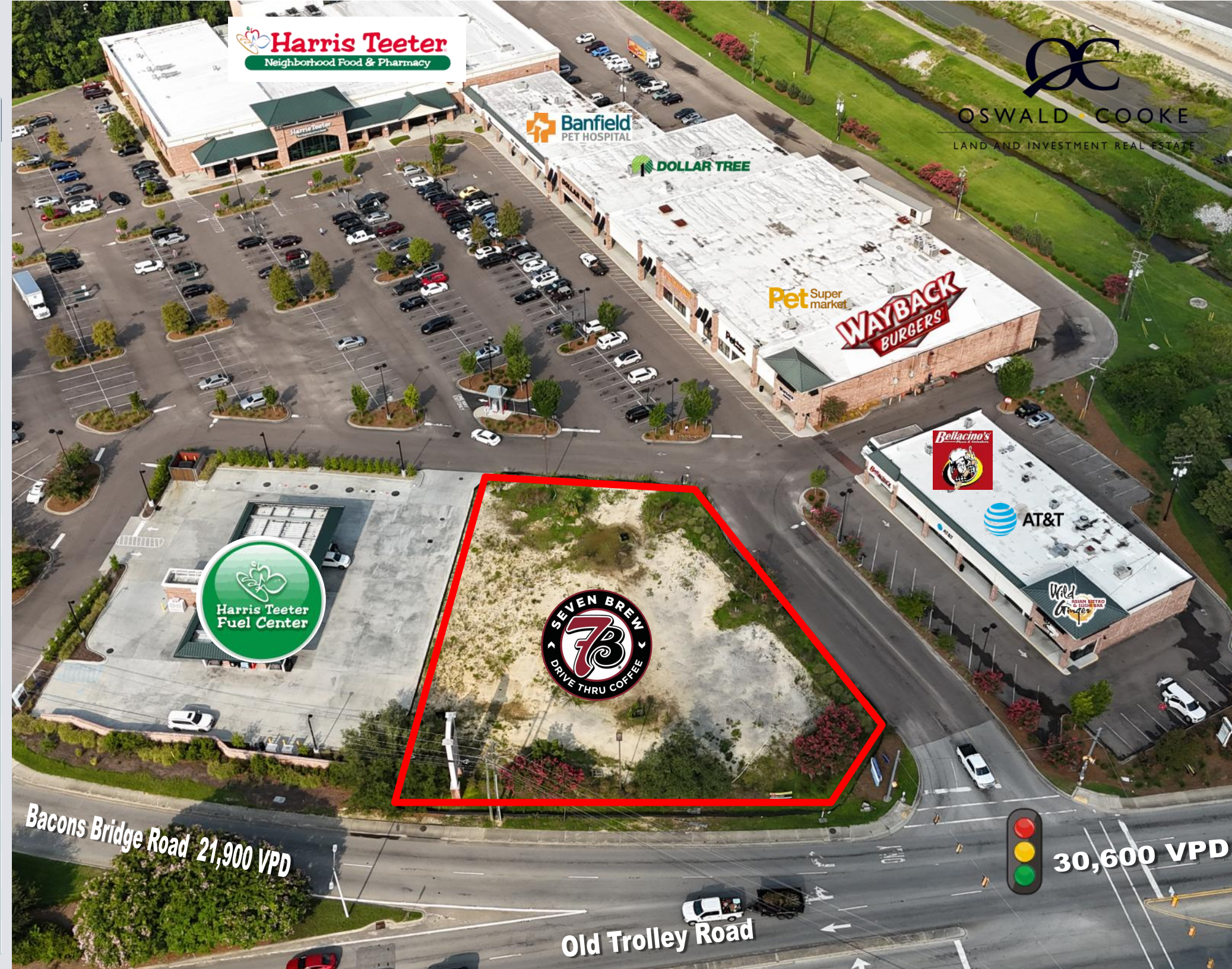
PRICE	\$1,774,193
CAP RATE	6.2%
NOI	\$110,000
ESTIMATED DELIVERY	September 2024
LEASE TERM	20-Years
LEASE TYPE	NNN Lease
RENTAL INCREASES	1% Annually
RENEWAL OPTIONS	(4) 5-Year Options
LOT SIZE	0.77 Acres
YEAR BUILT	2024 (New Construction)
TMS	145-00-00-024.000
MUNICIPALITY	City of Summerville
ZONING	G-B (General Business)
GUARANTOR	7 Ventures , Inc. (K-MAC)

7 Brew is the latest addition to the Sawmill Village Harris Teeter-anchored redevelopment. The property formerly housed a Rite Aid store, which was razed to create the parcels which now house the Harris Teeter Fuel brand and the 7 Brew. The store will benefit from large traffic counts wrapping the site in both directions, a large daytime employment customer base as well as well as being the primary retail hub that serves as the center of the sub-market. Dorchester County and the Town of Summerville continue to experience abundant year over year growth.



# Rent Schedule

Base Term		Options	
Year	Annual Lease Rate		
		Option 1	
		21	\$ 134,220.90
1	\$ 110,000.00	22	\$ 135,563.11
2	\$ 111,100.00	23	\$ 136,918.74
3	\$ 112,211.00	24	\$ 138,287.93
4	\$ 113,333.11	25	\$ 139,670.81
5	\$ 114,466.44	Option 2	
6	\$ 115,611.11	26	\$ 141,067.52
7	\$ 116,767.22	27	\$ 142,478.19
8	\$ 117,934.89	28	\$ 143,902.98
9	\$ 119,114.24	29	\$ 145,342.01
10	\$ 120,305.38	30	\$ 146,795.43
11	\$ 121,508.43	Option 3	
12	\$ 122,723.52	31	\$ 148,263.38
13	\$ 123,950.75	32	\$ 149,746.01
14	\$ 125,190.26	33	\$ 151,243.47
15	\$ 126,442.16	34	\$ 152,755.91
16	\$ 127,706.59	35	\$ 154,283.47
17	\$ 128,983.65	Option 4	
18	\$ 130,273.49	36	\$ 155,826.30
19	\$ 131,576.22	37	\$ 157,384.57
20	\$ 132,891.98	38	\$ 158,958.41
		39	\$ 160,548.00
		40	\$ 162,153.48



Berlin G Meyers Extension Project

30,600 VPD

Old Trolley Road

Bacon's Bridge Road 21,900 VPD



# AERIAL

17A

17A

17A

17A

17A

26



Summerville High School

Gregg Middle School

Sawmill Development

Downtown Summerville

Dorchester Road

Berlin G Meyers Extension

Flowertown Elementary

Newington Elementary

Bacons Bridge Road

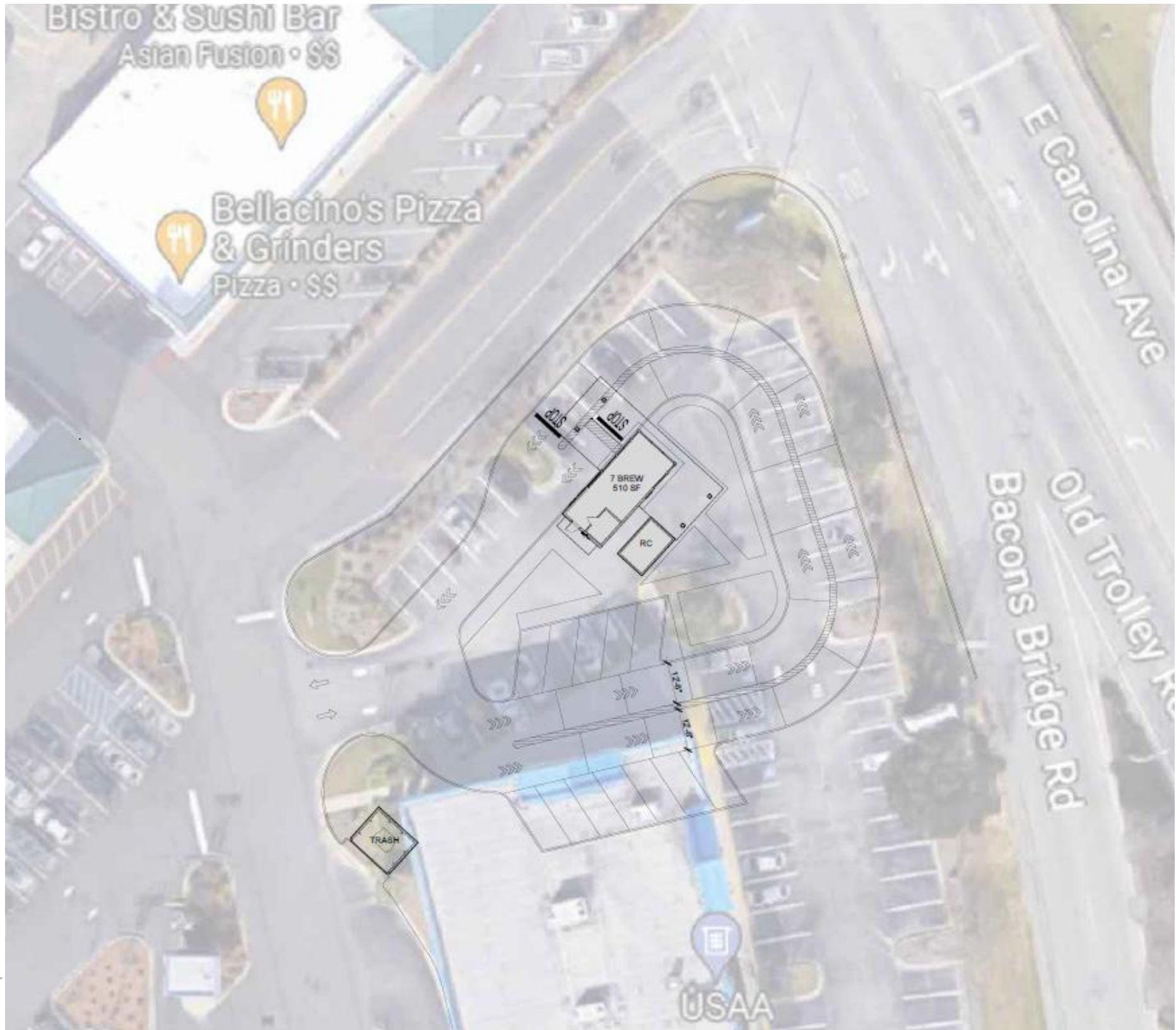
Legend Oaks Golf Course

26



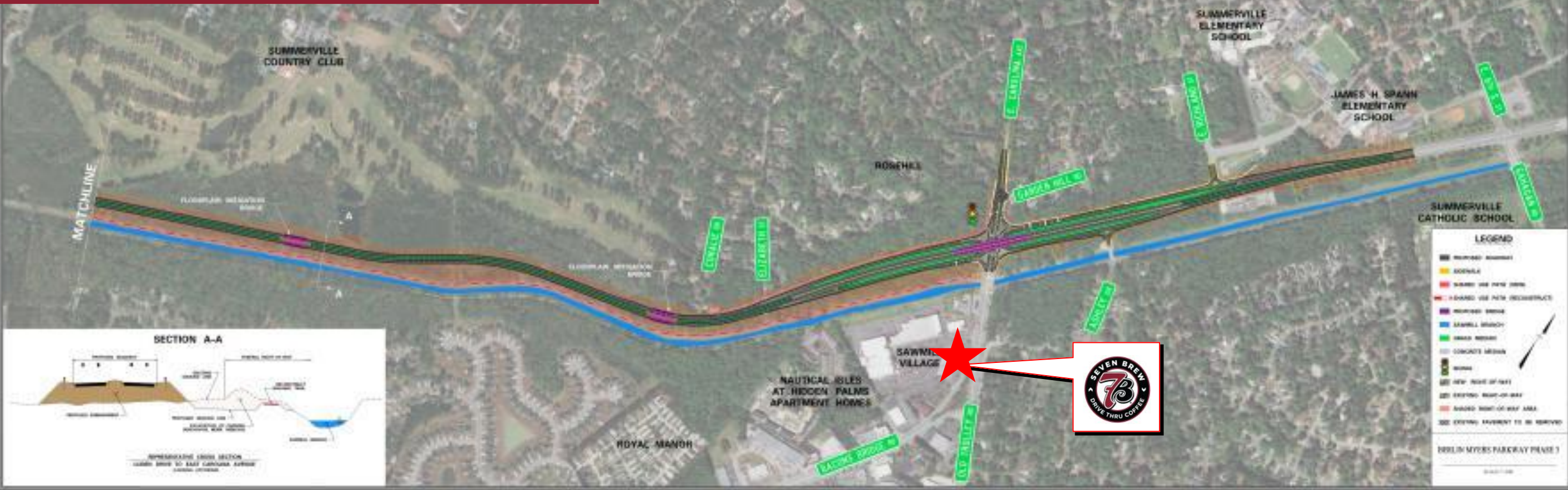
024 Airbus

LAYOUT



# Berlin G Meyers Extension Project

PUBLIC HEARING  
BERLIN MYERS PARKWAY PHASE 3  
JANUARY 23, 2025



The Berlin G. Myers Parkway extension project, also known as Phase 3 of the Berlin Myers Parkway, is a South Carolina Department of Transportation (SCDOT) project in Dorchester County that aims to improve safety, reduce congestion, and increase roadway connectivity in the Summerville area. The project will add approximately 3.25 miles of new roadway between US 17A and SC 165 (East Carolina Avenue). The new roadway will have four lanes, curb and gutter, and a landscaped raised median. The project will also include:

- Intersection improvements at the new roadway's intersections with US 17A, Orangeburg Road, Greenwave Boulevard, and Luden Road
- Construction of seven new bridges
- Reconstruction of the shared use pathway along the Sawmill Branch, which will include a multipurpose trail for pedestrians and bicycles





- 190+ Locations Opened, 300+ Planned
- 2700+ Developer Agreements Signed
- Headquarters: Fayetteville, Arkansas
- Founded: 2015
- Private
- Website: [www.7brew.com](http://www.7brew.com)



7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. We dreamed of serving premium coffee in record time and making new friends while we're at it. The dream came alive with our first "stand" in Rogers, AR and our 7 original coffees.

Today, we're cranking out all kinds of custom-hand crafted drinks in different locations throughout the country.

7 Brew is so much more than just a coffee stand. It's the concept of cultivating kindness and joy with every drink – through our service, speed, quality, energy and atmosphere. It's contagious and it's changing the drive-thru coffee industry.

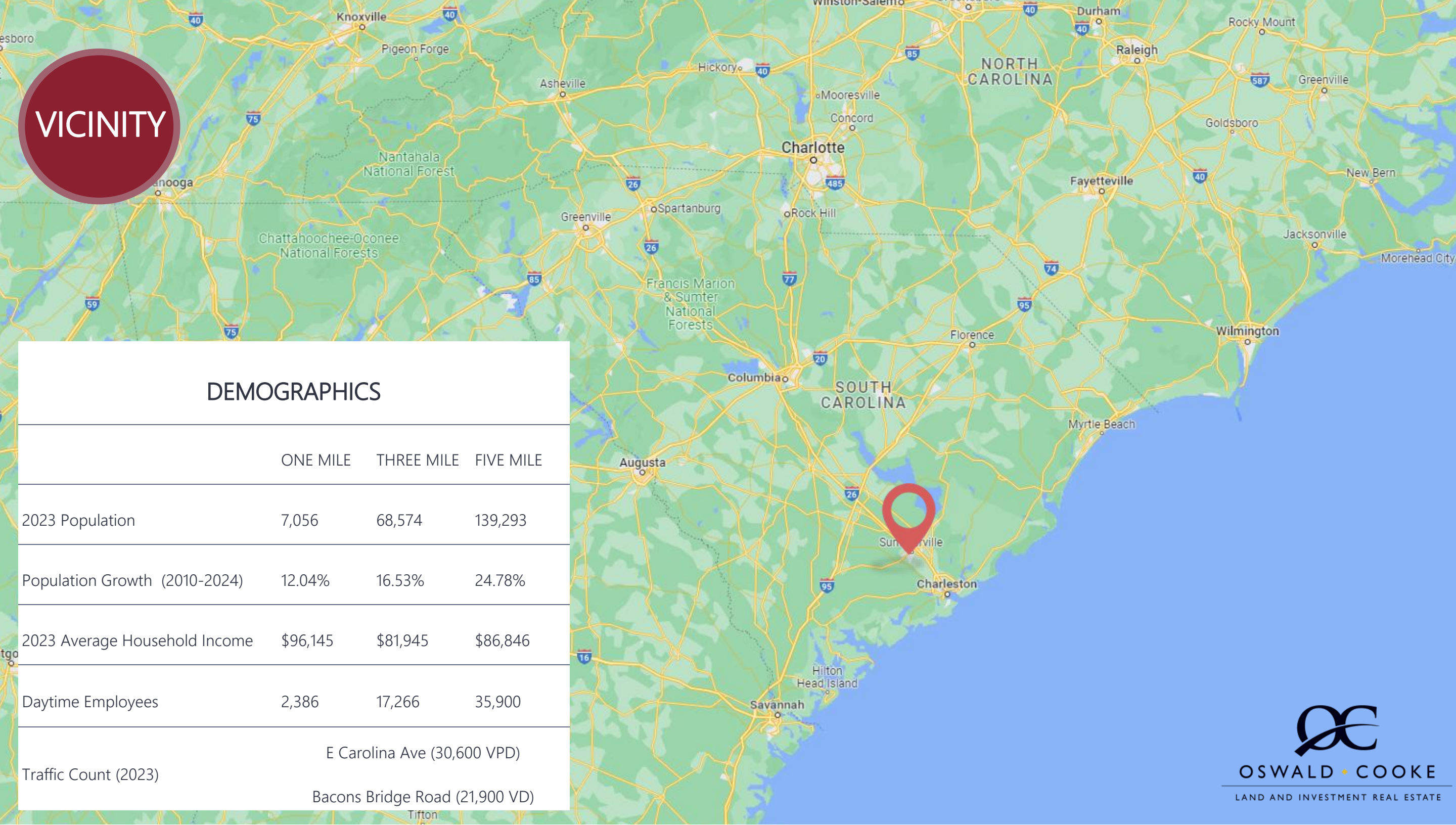
SEVEN  
VENTURE, INC

K-MAC  
Enterprises, Inc.

- Seven Ventures, Inc. is the largest 7 Brew Franchisee
- Headquarters: Fayetteville, Arkansas
- Founded: 2022/1964(K-Mac)
- KMAC Annual Revenue: \$530 Million
- Website: [www.kmaccorp.com](http://www.kmaccorp.com)

7Venture, Inc. is an affiliate of K-MAC Enterprises, Inc. KMAC operates of 320 restaurant locations including Taco Bell, What-a-Burger and 7 Brew Coffee. This is also the largest 7 Brew Franchisee in the nation.

# VICINITY



## DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2023 Population	7,056	68,574	139,293
Population Growth (2010-2024)	12.04%	16.53%	24.78%
2023 Average Household Income	\$96,145	\$81,945	\$86,846
Daytime Employees	2,386	17,266	35,900
Traffic Count (2023)	E Carolina Ave (30,600 VPD)		
	Bacons Bridge Road (21,900 VD)		

# ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

## Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

## Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

## The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail

*You won't find a more hospitable or business-friendly climate than South Carolina.*

Information courtesy of: [Link](#)

## HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth place in 2018 under "Best States for Business."
- South Carolina is a right-to-work state with one of the lowest unionization rates in the nation.

# ABOUT CHARLESTON



## Charleston MSA Largest Employers (#of Employees)

JointBase Charleston (22,000)
Naval Weapons Station (13,500)
Medical University of SC (13,245)
Roper St. Francis (5,500)
Boeing (7,000)
Trident Health System (2,500)
SPAWAR (2,400)
Robert Bosch Corp. (2,200)
Volvo (1,500)
SAIC (1,500)
Nucor Steel (1,500)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Mercedes-Benz Vans (1,100)
Cummins Turbo Technology (700)
Benefitfocus (700)
Scientific Research Corporation (650)
General Dynamics Land Systems (600)
Alcoa (600)
BAE Systems (450)
T Mobile (400)

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

\*Information courtesy of Charleston Regional Development Alliance

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