

# ZAXBY'S - IRMO, SC

1325 DUTCH FORK RD, IRMO, SC 29063



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# PROPERTY DETAILS



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## PROPERTY DESCRIPTION

Dash CREA is proud to introduce an exceptional investment opportunity in the thriving Irmo area: a newly constructed Zaxby's. Boasting a prime location with ample visibility, this property is perfectly positioned for success within the bustling commercial landscape. With a brand new 20 year lease and 20 years worth of options and increases, this is an amazing opportunity to purchase one of the fastest growing QSR brands in the country with a long term investment.

Zaxby's has emerged as a formidable player in the fast-food industry, rapidly expanding its presence and capturing a significant market share. With its emphasis on flavorful chicken dishes and innovative menu offerings, Zaxby's has successfully carved out a niche in the competitive landscape of fast-casual dining. Its steady growth trajectory and loyal customer base attest to its enduring popularity and position as a key player in the fast-food market.

## PROPERTY HIGHLIGHTS

- Newly constructed 2,900 SF building
- Brand New 20 Year Lease
- Sales Are Already Above Zaxby's AUV
- 8% Increases every 5 Years
- Outparcel to a Food Lion Anchored Center

## OFFERING SUMMARY

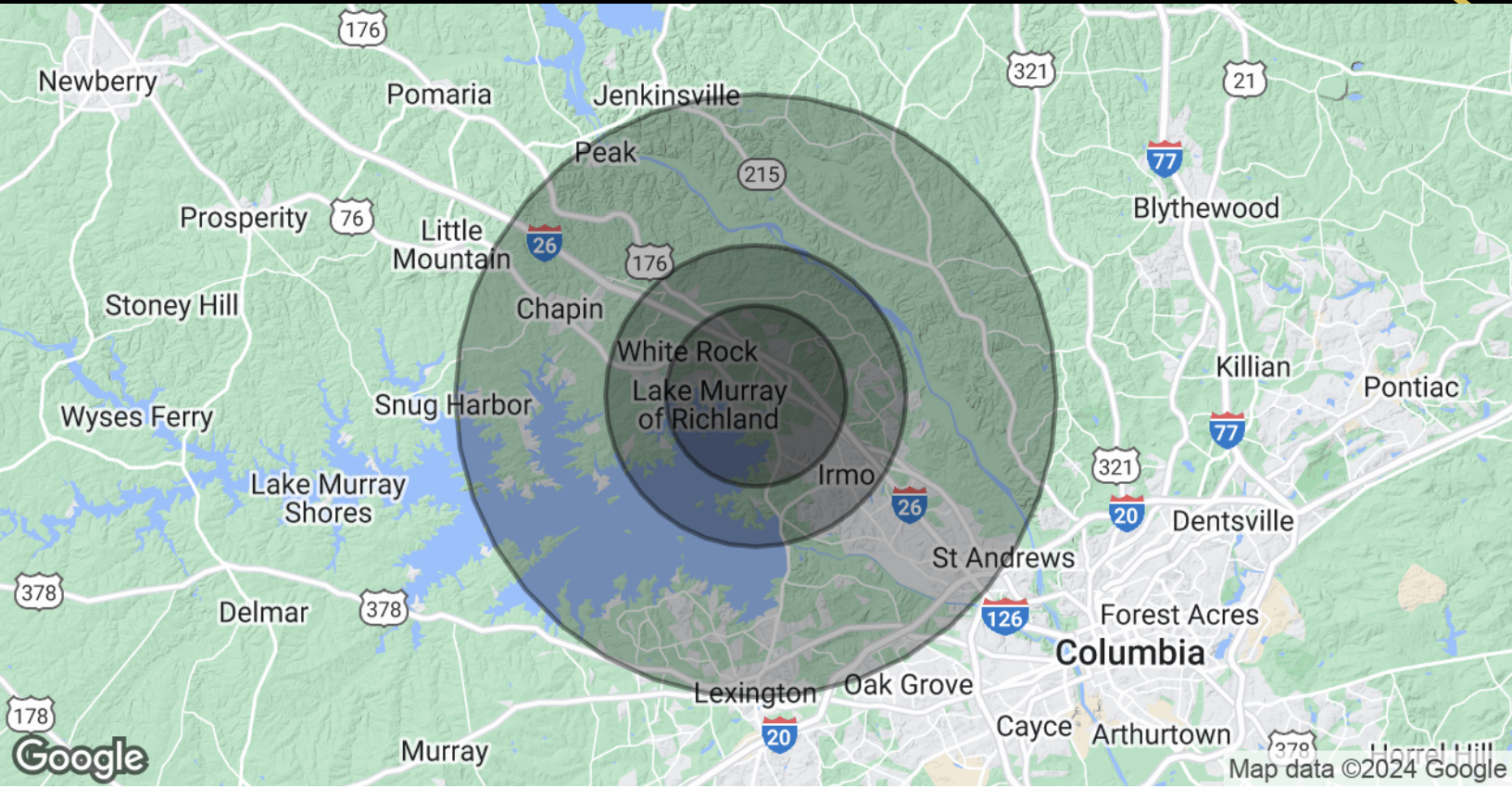
Sale Price:	\$3,216,000
NOI:	\$201,000
Cap Rate:	6.25%
Rent Commencement:	4/01/2024
Lease Expiration:	3/31/2044
Lease:	Absolute NNN
Options:	4 x 5 Year Options
Increases:	8% Every 5 Years
Guarantor:	Ballentine Foods, Inc.
Lot Size:	1.01 AC
Building Size:	2,900 SF

## DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

Total Households	9,930	23,021	69,751
Total Population	26,844	59,644	178,163
Average HH Income	\$138,703	\$131,072	\$111,066
Traffic Count:	28,200 VPD		

# AREA OVERVIEW

# ZAXBY'S - IRMO, SC



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	26,844	59,644	178,163
Average Age	41	42	42
Average Age (Male)	40	41	40
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,930	23,021	69,751
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$138,703	\$131,072	\$111,066
Average House Value	\$407,743	\$386,766	\$341,767

Demographics data derived from AlphaMap

TRAFFIC COUNTS	VEHICLES PER DAY
1-26 @ Exit 97	62,800 VPD
Dutch Fork Road	28,200 VPD



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# SURROUNDING CENTER - BALLENTINE MARKET



## BALLENTINE MARKET

The Zaxby's Subject Property is an outparcel to the Ballentine Market Shopping Center. The center is anchored by Food Lion and boasts a robust tenant mix of 8 tenants comprising 51,010 square feet on a 6.46 AC lot and is at full occupancy. Additional tenants at the center include The Salvation Army, Edward Jones, Sassy Nails, Hair One, Lake Murray Liquors, and Tonella's Pizza Kitchen.

Food Lion has been operating at this location for 34 years, and has just renewed their lease until 2031, showing great commitment to the site. The center was originally built in 1988 and renovated in 2008. The parking lot was resealed and re-striped in 2021. The center was sold in 2020 for \$4,050,000, and then again in 2022 for \$5,150,000, showing a strong improvement in the value of the center.

## ADDITIONAL SURROUNDING RETAILERS AND PROPERTIES

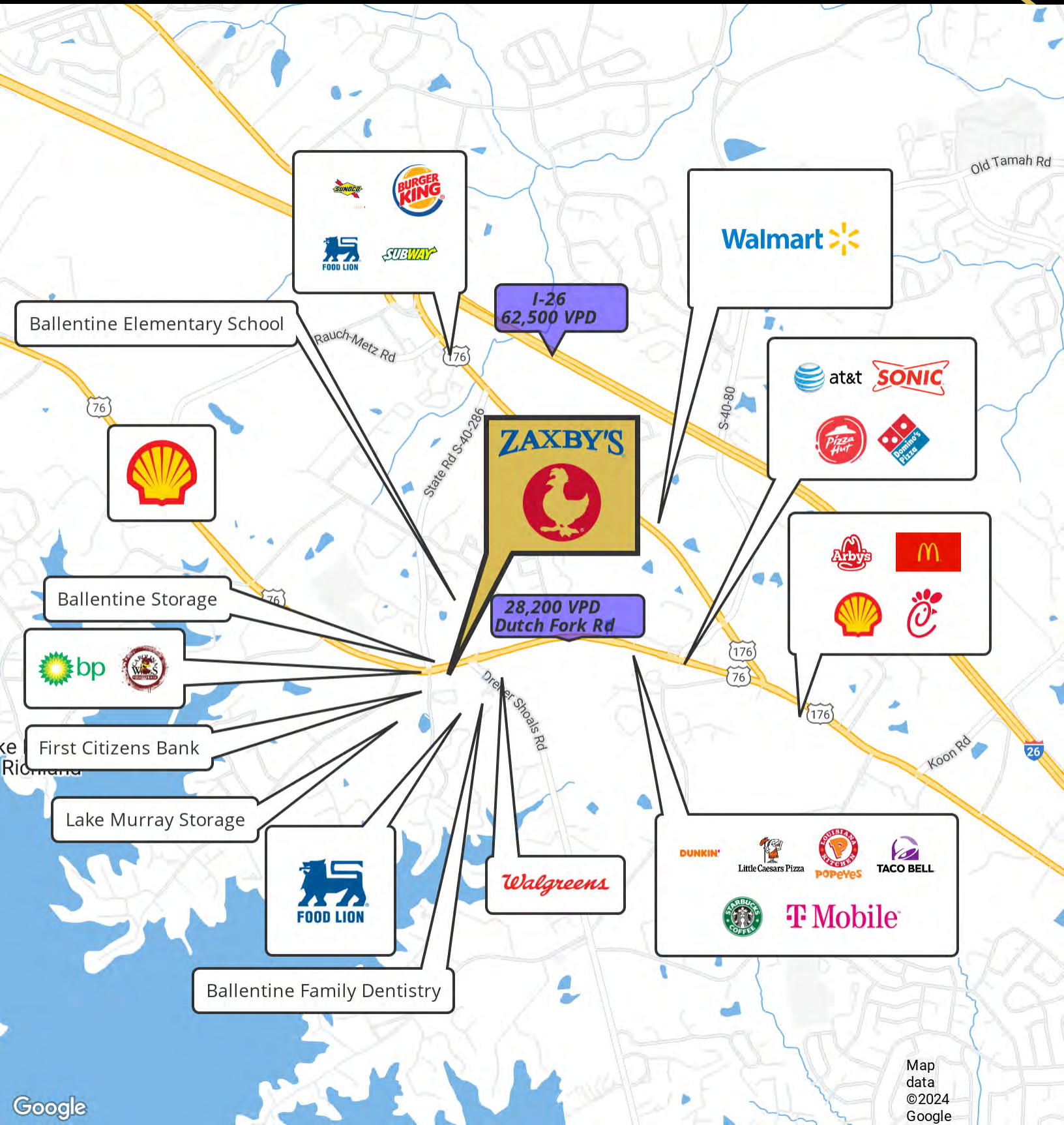
- CVS
- Walgreens
- BP Gas
- First Citizens Bank
- Walmart
- Chick-Fil-A
- The Pointe at Lake Murray (48 Unit Multi-Family Property)
- Lake Murray Storage
- Ballentine Elementary School (769 Students)

# SURROUNDING RETAILERS





# ZAXBY'S - IRMO, SC





## IRMO, SC

Irmo, South Carolina, nestled in the heart of Lexington County, exudes a unique charm that blends suburban tranquility with urban accessibility. Boasting a diverse demographic makeup, Irmo is home to a dynamic community, where residents from various backgrounds come together to create a vibrant tapestry of culture and tradition. With a population that has been steadily growing over the years, fueled by both domestic migration and an influx of newcomers drawn to its welcoming atmosphere and myriad opportunities, Irmo embodies the essence of Southern hospitality while embracing the diversity of its inhabitants.

Economically, Irmo thrives as a bustling hub of commerce and industry, with a robust job market spanning sectors such as healthcare, education, manufacturing, and retail. Its strategic location just a stone's throw away from the state capital, Columbia, further enhances its economic prowess, offering businesses easy access to a larger consumer base and a wealth of resources. Irmo's proximity to Columbia not only provides residents with convenient access to a myriad of cultural and recreational amenities but also fosters a symbiotic relationship between the two cities, facilitating mutual growth and prosperity. From its charming neighborhoods to its thriving businesses, Irmo stands as a testament to the enduring spirit of community and collaboration.

In Irmo and its surrounding areas, a diverse range of industries contribute to the region's economic vitality. Healthcare plays a significant role, with hospitals, clinics, and medical research facilities dotting the landscape, providing essential services and employment opportunities. Additionally, the education sector thrives, with schools, colleges, and universities serving as both centers of learning and major employers. Manufacturing also holds a prominent position in the local economy, with companies specializing in automotive parts, textiles, and technology products, contributing to both job creation and innovation. Furthermore, the retail sector flourishes, fueled by a robust consumer base drawn from Irmo's growing population and its proximity to Columbia, making it an attractive location for businesses seeking to establish a foothold in the region. With a diverse array of industries driving its economic engine, Irmo remains poised for continued growth and prosperity in the years to come.

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# TENANT OVERVIEW



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## BALLENTINE FOODS, INC.

Ballentine Foods, Inc. is the franchising entity run by Mark Foster, a long time Zaxby's franchisee who learned the trade from his father who is also a long-standing franchisee of Zaxby's. Through different ownership structures, Mark now operates 4 locations in this market, with designs to continue growing and adding to his store count.

LEASE YEARS	RENT RATE	BUMP	CAP
-1-5	\$201,000	----	6.25%
-6-10	\$217,000	8%	6.75%
-11-15	\$234,446	8%	7.29%
-16-20	\$253,202	8%	7.87%
-21-25	\$273,458	8%	8.50%
-26-30	\$295,334	8%	9.18%
-31-35	\$318,961	8%	9.92%
-36-40	\$344,479	8%	10.71%

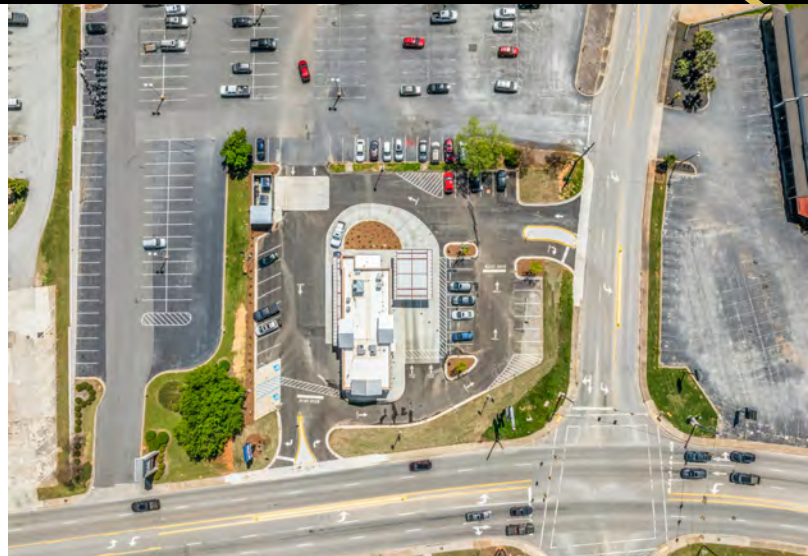
## ZAXBY'S OVERVIEW

Founded:	1990
Locations:	972 (2024)
Franchised Units	798
Corporate Units:	174
Headquarters:	Athens, GA
Website:	<a href="http://www.zaxbys.com">www.zaxbys.com</a>

## ZAXBY'S

Founded in 1990 by childhood friends Tony Townley and Zach McLeroy in Statesboro, Georgia, Zaxby's began as a humble endeavor to provide quality chicken in a fast-food setting. Their commitment to serving fresh, made-to-order meals quickly garnered a loyal following, leading to steady expansion across the Southeastern United States. With a focus on flavorful chicken fingers, wings, and sandwiches served with signature sauces, Zaxby's became known for its unique dining experience. Through strategic franchising, Zaxby's has grown into a prominent fast-food chain with hundreds of locations nationwide, maintaining its dedication to delivering delicious comfort food with a personal

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