

FOR SALE

BOJANGLES QSR

HIGHLY DESIRABLE FIVE FORKS LOCATION

2527 WOODRUFF ROAD | SIMPSONVILLE, SC 29681



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INVESTMENT SUMMARY

Purchase Price: \$3,328,400

Purchase Cap Rate: 6.25%

Base Rent/NOI: \$208,025 (Years 6-10)

Tenant Credit: Corporate

Lease Type: Absolute NNN

Base Lease Term: 15 Years

Lease Commencement: April 26, 2018

Lease Expiration: April 25, 2033

Renewal Options: (3) 5 Years Each

Rent Increases: 7.5% (Every 5 years starting year 6)

Building Age: Completed Q2 2018

Building SF: 3,950± SF

Acreage: 1.22± Acres

Parking Spaces: 41 Total (2 Handicap)

Zoning: PD - Planned Development

Tax Map: 0531030103709



LEASE ABSTRACT

Address:	2527 Woodruff Road Simpsonville, SC 29681
Lot Premise:	1.22 ± Acres
Building Premise:	3,950 ± SF
Tenant:	Bojangles Restaurants, Inc.
Guarantor (Corporate Operated):	Bojangles Restaurants, Inc.
Lease Term:	15 Years
Rent Commencement Date:	April 26, 2018

Rent Expiration Date:	April 25, 2033
Annual Rent:	\$193,512 (Years 1-5) \$208,025 (Years 6-10) \$223,627 (Years 7-15)
Options Periods:	(3) 5 Years each with 7.5% increase end of each 5 year period



Bojangles Famous Chicken 'n Biscuits is an industry leader with 850 locations across 50 states.







HEATMAP



A detailed map of the Greenville, South Carolina metropolitan area and surrounding regions. The map highlights the location of a 'SITE' (marked with a blue dot) in relation to major cities and highways. Key features include:

- Major Highways:** Interstates 85, 26, and 385 are clearly marked with their respective shields. State Routes 153, 17, 28, 321, and 802 are also visible.
- Cities and Towns:** Major cities shown include Greenville, Anderson, Columbia, Charlotte, and Atlanta. Other nearby towns like Spartanburg, Pickens, and Seneca are also labeled.
- Distances from the Site:** Five blue callout boxes indicate distances from the 'SITE':
 - 11 MILES FROM SITE (to Greenville)
 - 38 MILES FROM SITE (to Anderson)
 - 96 MILES FROM SITE (to Charlotte)
 - 99 MILES FROM SITE (to Columbia)
 - 153 MILES FROM SITE (to Atlanta)
- Geographical Features:** The map shows the terrain, including the Blue Ridge Mountains to the west and the Savannah River to the south.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection	7,658	56,565	124,393
2024 Estimate	7,026	51,666	112,858
2020 Census	7,155	51,274	108,544
Growth 2024-2029	9.0%	9.48%	10.22%
Growth 2020-2024	-1.8%	0.76%	3.97%
Median Age	44.5	42.1	40.3
Average Age	41.4	40.5	40
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 Projection	2,733	20,733	48,316
2024 Estimate	2,506	18,914	43,787
2020 Census	2,556	18,768	42,105
Growth 2024-2029	9.06%	9.62%	10.34%
Growth 2020-2024	-1.96%	0.78%	3.99%
2024 Avg. Household Size	2.8	2.7	2.5
2024 Avg. HH Income	\$149,032	\$132,491	\$117,259
2024 Med. HH Income	\$131,292	\$111,438	\$93,907



Data provided by CoStar as of 11/24/2025



WHY GREENVILLE?

IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

TRUST THE EXPERTS

#3 Friendliest City

Southern Living

#4 Best Places to Live in the United States

U.S. News and World Report

The Coolest Small Cities in the U.S.

Thrillist Travel

Best Places for Young Professionals in South Carolina

Niche.com

Best Small Towns in America: Best for Good Eats

Men's Journal

Top 10 America's Next Great Food Cities

Food & Wine





REAL RELATIONSHIPS, NOT JUST REAL ESTATE



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