



Subject Property

## Bojangles - Greenville, SC MSA

**\$2,805,435 | 5.85% CAP**

4397 SC-24, Anderson, SC 29626 (Greenville MSA)

- ✓ **16-Year Absolute NNN Lease (Approx. 15 Years Remaining)**
- ✓ **BOJ of WNC is Bojangles' Largest and Most Profitable Operator**
- ✓ **Located at a Four-Way Hard Corner Intersection on SC-24 (11,349+ VPD) and SC-187 (6,390+ VPD)**
- ✓ **Near Other Major National Retailers** such as AutoZone, Burger King, Food Lion, Starbucks, Ingles Market & Many More
- ✓ **31K+ People within 5 Miles of the Property, 1.4%+ Expected Growth in Population Over the Next 5 Years**



**Bojangles** is a Southern-inspired **fast-food chain** known for its Cajun-seasoned fried chicken, **made-from-scratch** buttermilk biscuits, and signature sides like dirty rice and seasoned fries. **Founded in 1977**, the restaurant has become a **popular choice** for **quick-service comfort food**, particularly in the Southeastern U.S.





# INVESTMENT OVERVIEW

BOJANGLES ANDERSON, SC (GREENVILLE MSA)



Subject Property

## CONTACT FOR DETAILS

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SC Broker of Record: William Batson

License #: 2528

# \$2,805,435

## 5.85% CAP

NOI

\$164,118

Building Area

±2,695 SF

Land Area

1.218 AC

Year Built

2023

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **16-Year Absolute NNN Lease (Approx. 15 Years Remaining)** with 7% Rental Increases Every 5 Years Starting In Year 7, Plus (3) 5-Year Options to Renew
- ✓ **BOJ of WNC** is Bojangles' largest and most profitable operator with over 120 units and \$210M in annual revenue.
- ✓ **Located at a Four-Way Hard Corner Intersection** on SC-24 (11,349+ VPD) and SC-187 (6,390+ VPD). This commercial zone serves both residents and visitors traveling along SC-24, providing convenient dining and service options.
- ✓ **Near Other Major National Retailers** such as AutoZone, Burger King, Food Lion, Starbucks, Ingles Market, Subway, Walgreens, Jiffy Lube, and many more.
- ✓ **Excellent Demographics:** There are 31K+ people within 5 miles of the property & there is a 1.4%+ expected growth population over the next 5 years.
- ✓ **Close to Clemson & Anderson University:** The site is conveniently positioned just 11 miles south of Clemson University (22,875+ Students) and 6 miles west of Anderson University (4,115+ Students).
- ✓ **Anderson, South Carolina Serves as Both the County Seat and the Principal City of Anderson County.** Its strategic location places it at the heart of the bustling Interstate 85 corridor, renowned as one of the nation's most dynamic growth zones, thanks to its status as one of the southeast's busiest highways. The city also lies midway between Atlanta, Georgia, and Charlotte, North Carolina.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE



# TENANT OVERVIEW

BOJANGLES ANDERSON, SC (GREENVILLE MSA)

## Bojangles

**Lessee:** BOJ of WNC, LLC

**Guarantor:** BOJ of WNC, LLC

REVENUE

**\$1.78 B**

LOCATIONS

**816**

**Bojangles**

[bojangles.com](http://bojangles.com)

Bojangles' began in 1977 as the dream of operators Jack Fulk and Richard Thomas. They saw an opportunity to develop a quick-service restaurant chain based on three attributes: distinctive flavor profile; wholesome, high-quality products made from scratch; and a fun, festive restaurant design with fast, friendly service. Tands, Inc. joined the Bojangles' team in 1980 and has been committed to those same high standards.

More than **30 years later**, the vision hasn't changed — and neither have the recipes created by their founders Jack Fulk and Richard Thomas. They've now spread to the rest of the country. Bojangles' is now a publicly traded company with over **816 restaurants**. Bojangles' is the chicken and biscuits brand that is dedicated to honoring traditional Southern recipes through a **new generation** of unique flavors for families and friends who desire the simple goodness of a **hometown experience**, all day every day.

Bojangles' is not just in communities across the South — they are a part of them. From parades and **festivals to charity** events and community fundraising, they are right there supporting all those who make their restaurants and company a **success**.

Subject Property





## IN THE NEWS

BOJANGLES ANDERSON, SC (GREENVILLE MSA)

### Bojangles Aims to Expand Its AI Drive-Thru Technology to 200 Restaurant Locations

LEA MIRA, JULY 24, 2024 (RESTAURANT TECHNOLOGY NEWS)

**Bojangles, the popular Southern cuisine fast-food chain, is expanding its deployment of a drive-thru voice artificial intelligence (AI) technology.**

This move follows a successful pilot program at approximately **50 Bojangles restaurants** and will encompass both **company-owned** and franchised locations, ultimately reaching hundreds of restaurants. The voice AI, known as **“Bo-Linda”** at Bojangles, is designed to streamline the **drive-thru experience** by automating order taking.

**The technology boasts a 95% accuracy rate, comparable to human employees, and aims to alleviate workload pressures on staff, allowing them to focus on food quality, order accuracy, and customer engagement.**

The conversational AI system, which uses **natural language processing** and accurate voice recognition technology, is powered by solution provider Hi Auto. The system acts as an intermediary between customers and employees, relaying information such as wait times for specific menu items. This communication flow has reportedly shifted employee perceptions of the technology, with Bo-Linda viewed as a **valuable team member** rather than a job threat.

Richard Del Valle, Bojangles’ Chief Information Officer, believes the technology will reduce employee turnover by creating a more manageable and less stressful work environment. He also cites the positive impact of the technology on employee satisfaction and customer experience, citing a **96% success rate** in order taking without human intervention. He believes that by improving the employee experience, Bojangles can create a ripple effect that ultimately **enhances** the **customer experience**.

EXPLORE ARTICLE



### With new menu built around boneless chicken, Bojangles is ready to grow nationally

SAM OCHES, FEBRUARY 01, 2024 (NATION’S RESTAURANT NEWS)

**CEO Jose Armario shares how the chain’s pared down menu is helping it finally become a national brand.**

Bojangles, the North Carolina-based franchise known for its chicken and biscuits, is beloved in the Southeast for its **scratch-made cooking** and Southern hospitality. The company has grown to **800-plus locations** in nearly 50 years, with restaurants primarily spread across the South. Outside the Southeast, Bojangles has struggled to find traction. Past attempts to **grow north** and west fizzled.

**Now, however, the company thinks it has finally found the right strategy to expand outside the Southeast. While historically Bojangles has emphasized a bone-in chicken product, the company has developed a pared-down menu that puts boneless chicken front and center.**

CEO Jose Armario joined the latest episode of **Take-Away** with Sam Oches to talk about the decision to **emphasize boneless chicken**, the secrets to its **massive** cult-like following, and how he thinks Bojangles is on track to be a household name all across the country.

EXPLORE ARTICLE



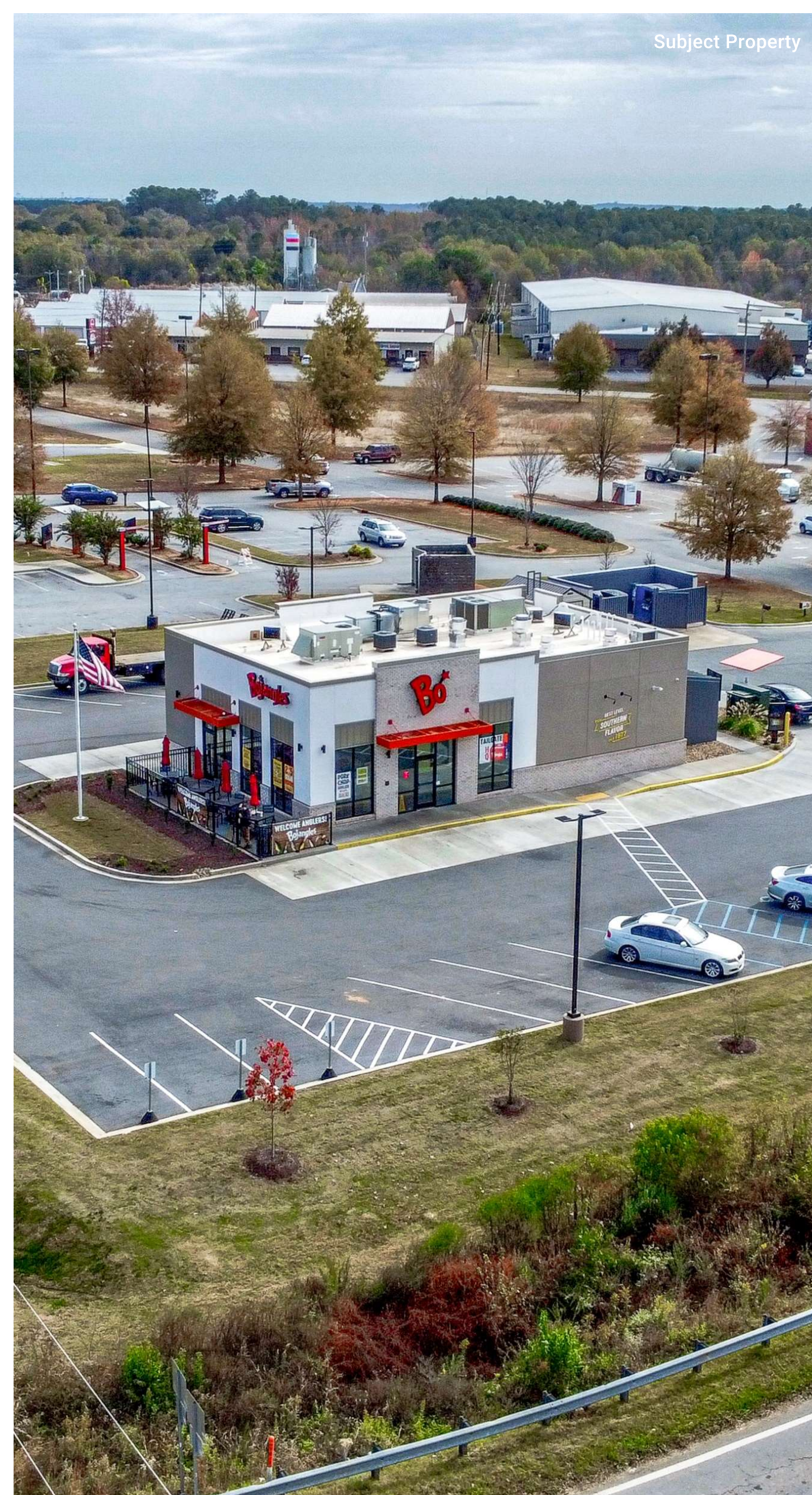


# LEASE OVERVIEW

**BOJANGLES** ANDERSON, SC (GREENVILLE MSA)

Initial Lease Term	16 Years
Rent Commencement	April 2023
Lease Expiration	April 2039
Lease Type	Absolute NNN
Rent Increases	7% Every 5 Years Starting In Year 7
Annual Rent YRS 1-6	\$164,118.00
Annual Rent YRS 7-11	\$175,606.00
Annual Rent YRS 12-16	\$187,999.00
Option 1	\$201,052.00
Option 2	\$215,125.00
Option 3	\$230,184.00

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SIX AND TWENTY CREEK

**HOBBY LOBBY** **ROSS**  
DRESS FOR LESS

**BIG LOTS!**  
**Party City**  
**five BELOW**

**OLD NAVY**  
**SHOE CARNIVAL**  
**PLATO'S CLOSET**

**DOLLAR TREE**

**Publix**  
**Burlington**  
**CRUNCH** chili's  
**POPEYES**  
LOUISIANA KITCHEN

**TARGET**  
**PET SMART**  
**TRACTOR SUPPLY CO**  
Advance Auto Parts

**BEST BUY**  
**LOWE'S**  
**Michaels**  
Where Creativity Happens

**O'Reilly AUTO PARTS**  
**DISCOUNT TIRE**

**Walmart Supercenter**  
**SAM'S CLUB**  
**MATTRESS FIRM**  
Save Money. Sleep Happier.

**TARGET**  
**KOHL'S**  
**HomeGoods**  
**DICK'S**  
SPORTING GOODS

**TJ-maxx**  
**Academy**  
**Office DEPOT**  
OfficeMax

**THE HOME DEPOT**  
**Applebee's**  
GRILL + BAR

**JOANN**  
**OLLIE'S OUTLET**  
Bargain  
GOOD STUFF CHEAP  
**DOLLAR GENERAL**

**Ashley**  
HOMESTORE  
**Roses**  
**DOLLAR TREE**

**planet fitness**

**JCPenney**  
**HIBBETT SPORTS**  
**Dillard's**  
The Style of Your Life.  
**Bath & Body Works**  
**AMERICAN EAGLE**  
**claire's**  
**rue21**  
**belk**

**DOLLAR GENERAL**

**CENTERVILLE ELEMENTARY SCHOOL**  
(620 STUDENTS)

**McDonald's**  
**Arby's**

**HIGHWAY 28 BYPASS**  
±22,214 VPD

**THE HUNTINGTON APARTMENTS**

**WESTSIDE HIGH SCHOOL**  
(1,769 STUDENTS)

**ingles**

**76** **28**

**HAMPTON GREENE AND CREST APARTMENTS**  
(136 UNITS)

**DOLLAR GENERAL**

**Wendy's**

**NEW PROSPECT ELEMENTARY SCHOOL**  
(464 STUDENTS)

**DOLLAR TREE**  
**O'Reilly AUTO PARTS**  
**WAFFLE HOUSE**

**CITITRENDS**  
**save a lot**  
**FAMILY DOLLAR**

**187**

**24**

**Domino's**

**AutoZone**  
**BURGER KING**

**FAMILY DOLLAR**

**DOLLAR GENERAL**  
**ACE Hardware**

**ingles**

**Great Clips**  
IT'S GONNA BE GREAT  
**SUBWAY**  
**FOOD LION**

**Walgreens**

**±11,349 VPD**

**Bojangles**  
**SUBJECT PROPERTY**  
4397 SC-24

**ROBERT ANDERSON MIDDLE SCHOOL**  
(1,131 STUDENTS)

**Advance Auto Parts**

**Aaron's**

**SOUTHWOOD ACADEMY OF THE ARTS**  
(394 STUDENTS)

**Walmart Supercenter**  
**DOLLAR TREE**  
**TACO BELL**  
**KFC**

**ALDI**

**29**

**LOWE'S**

**McDonald's**

**MC LEES ELEMENTARY SCHOOL**  
(592 STUDENTS)

**BUDDY'S**  
HOME FURNISHINGS





Walgreens

THE PEOPLES BANK  
Trust. Community. Banking.

SNALLEY'S  
AUTOMOTIVE

Thomas  
CONCRETE

CHAMPION  
ISO 9001 Certified

CAROLINA  
TAN

AutoZone



Bojangles

Bojangles

MOATS FLOWER ROAD

24

(11,349 VPD)

187

(6,390 VPD)





CAROLINA  
TAN

MOATS FLOWER ROAD



Bojangles



WESTERN CAROLINA  
SAILING CLUB

LAKE HARTWELL

Great Clips®  
IT'S GONNA BE GREAT®  
SUBWAY  
FOOD LION

187

(6,390 VPD)


24

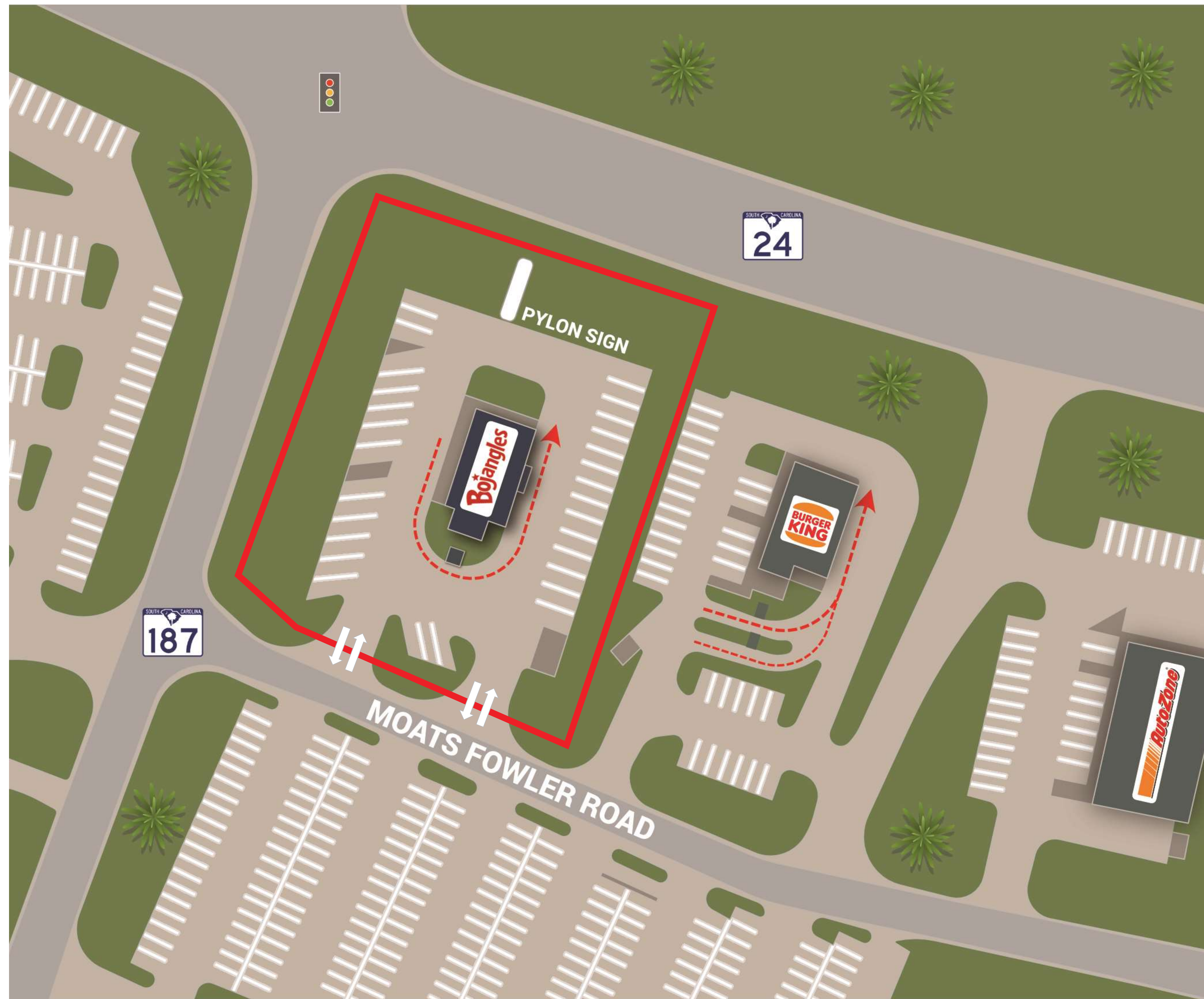
(11,349 VPD)



# SITE OVERVIEW

**BOJANGLES** ANDERSON, SC (GREENVILLE MSA)

	Year Built		2023
	Building Area		±2,695 SF
	Land Area		1.218 AC



## NEIGHBORING RETAILERS

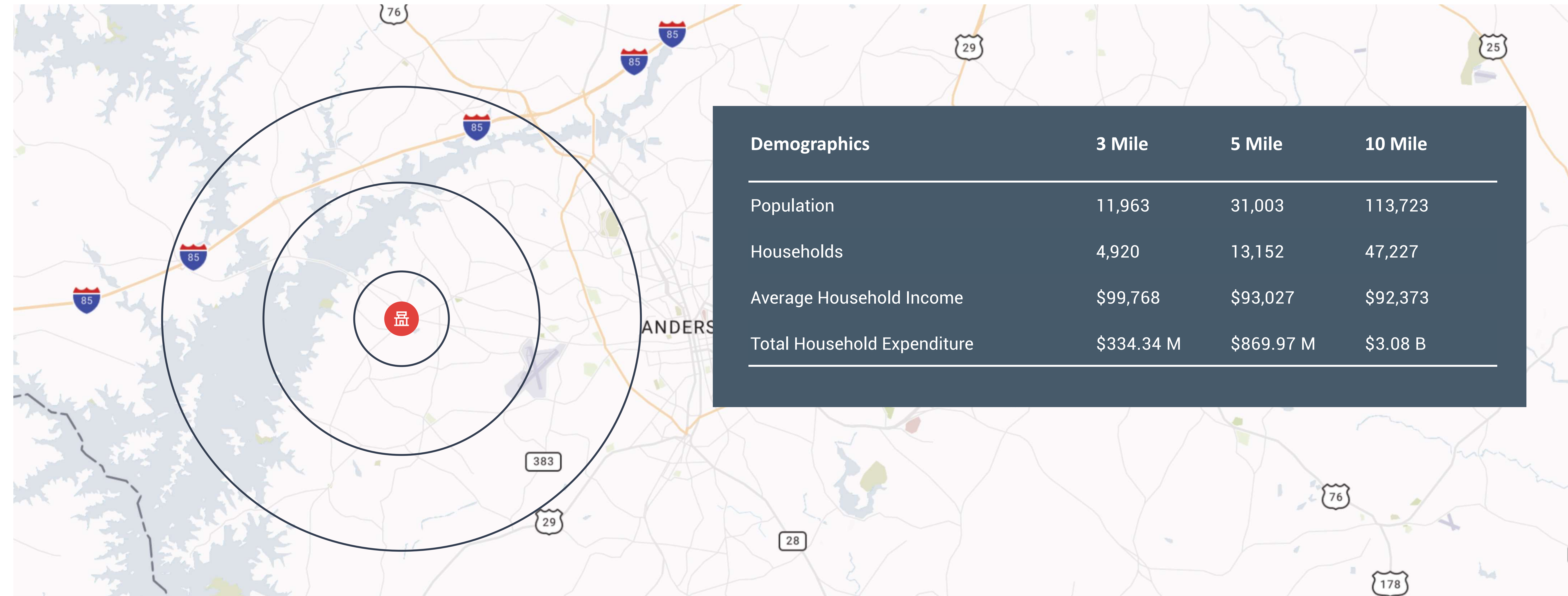
- Ingles
- Lowe's
- Walmart Supercenter
- ROSS Dress For Less
- Hobby Lobby
- Sam's Club
- Big Lots!
- AutoZone Auto Parts
- Target
- The Home Depot





# LOCATION OVERVIEW

BOJANGLES ANDERSON, SC (GREENVILLE MSA)



## SOUTH CAROLINA ECONOMIC DRIVERS (EMPLOYEES)

1. ZF Group (147,797)
2. Michelin (127,000)
3. Shaeffler (92,478)
4. Techtronic Industries TTI (48,028)
5. Commonwealth (43,585)
6. Reitangruppen (38,000)
7. Draexlmaier Automotive of America (30,000)
8. Pure Fishing (25,000)
9. Hyosung Corporation (25,000)
10. Sonoco (21,000)
11. Interloop Limited (17,000)



# LOCATION OVERVIEW

BOJANGLES ANDERSON, SC (GREENVILLE MSA)

## Anderson

South Carolina

 30,148+  
Population

 \$40,445  
Median Household Income



Anderson is located in  
the Geographical Center  
of the County

**PRIME  
LOCATION**

Anderson is the County  
Seat of Anderson County

**COUNTY SEAT**

**Situated in the northwest corner of South Carolina on the Piedmont Plateau, the City of Anderson serves as both the county seat and the principal city of Anderson County.**

Its strategic location places it at the heart of the bustling Interstate 85 corridor, renowned as one of the nation's most dynamic growth zones, thanks to its status as one of the southeast's busiest highways.

**Anderson County, South Carolina lies midway between Atlanta, Georgia, and Charlotte, North Carolina.**

Anderson enjoys a prime position, approximately 127 miles north of Atlanta, Georgia, and 132 miles south of Charlotte, North Carolina.

The City encompasses approximately 14 square miles and is located in the geographical center of the county. The I-85 corridor from Atlanta to Charlotte is now known as one of the nation's hottest growth areas. This stretch of highway is one of the heaviest traveled highways in the southeast. Business leaders and development officials in Anderson have taken advantage of this asset, and visible progress is the result. Anderson is a major contributor to the success of the upstate. Anderson offers all of the basics upon which to build a thriving economy, including affordable land, a good transportation system, infrastructure, and a large number of recreational amenities. In June 2000, Anderson County was one of only ten communities to be designated an All -America City by the National Civic League. The Anderson community offers the feel of small-town living with the attractions and business opportunities of larger cities only a short drive away.



## IN THE NEWS

BOJANGLES ANDERSON, SC (GREENVILLE MSA)

### Anderson County experiencing economic growth

ANNA ARINDER, JUNE 05, 2024 (FOX CAROLINA)

In Anderson alone, more than 37,000 people live and work in the county. At the end of 2023, the area saw almost a 3 percent increase in the workforce.

Jae Cox is a restaurant manager at Common House. A small coffee house by day and a **full-service** Italian restaurant at night. **A first of its kind** for **downtown Anderson**. Just down the block on the corner of Main and East Earl Street sits Honey Hush. The owner, Martin, **grew up** in Anderson. She tells Fox Carolina that there wasn't much here at the time.

"I love Anderson, I love the small town down here, and to like when I feel like we first opened down here, it was like right in the middle of it like growing to where it is now," said Martin.

After launching her business online, she moved into her storefront in **November 2021** in **hopes** of bringing **more revenue** to her hometown.

She said Anderson has a **lot to offer**. During the year, she partners with other shops on her street to try and bring more foot traffic to the area.

"It's still growing, it's not done, but I like being small but being a **part of a growth** and being **more people** down here and **getting bigger**."

EXPLORE ARTICLE



### Halton invests \$2.6 million to establish a new manufacturing facility in Anderson

TRAVIS JACQUE ROSE, AUGUST 16, 2024 (INDEPENDENT MAIL)

The organization is leasing a 39,000-square-foot space at 120 Exchange Logistics Park Drive in Piedmont. The Class A industrial building features **immediate access to I-85 and 11 dock door locations**.

Founded in **1969** in Finland, Halton Group operates in nearly **40 countries** globally. Aulis Koivisto, director of Strategic Business Development, said, "Halton Marine has been in the **USA for four years** already, but we have been **importing all the goods** and products we are selling here."

Company officials said Anderson County's location makes it ideal since it provides access to major highways, which will help facilitate the movement of products and resources. The Anderson facility marks the company's 15th manufacturing unit.

Koivisto mentioned that it's becoming increasingly difficult to import goods from abroad. He explained that many customers are **interested in utilizing** the Inflation Reduction Act and Buy America, which requires a **manufacturing presence** in the **United States**.

"Obviously, when we are building or performing all the **value-adding** operations closer to our customers, it will reduce our emissions, waste, and energy usage by not exporting things," he said.

"The decision to establish the Anderson facility reflects Halton's commitment to **servicing global** and local customers in North America," according to Sami Piirainen, Halton Marine's managing director.

"It also aligns with our growth strategy, especially for the green transition to support our customers' needs for local supplies and local content," he said. "We have identified great growth potential across all our segments in America."

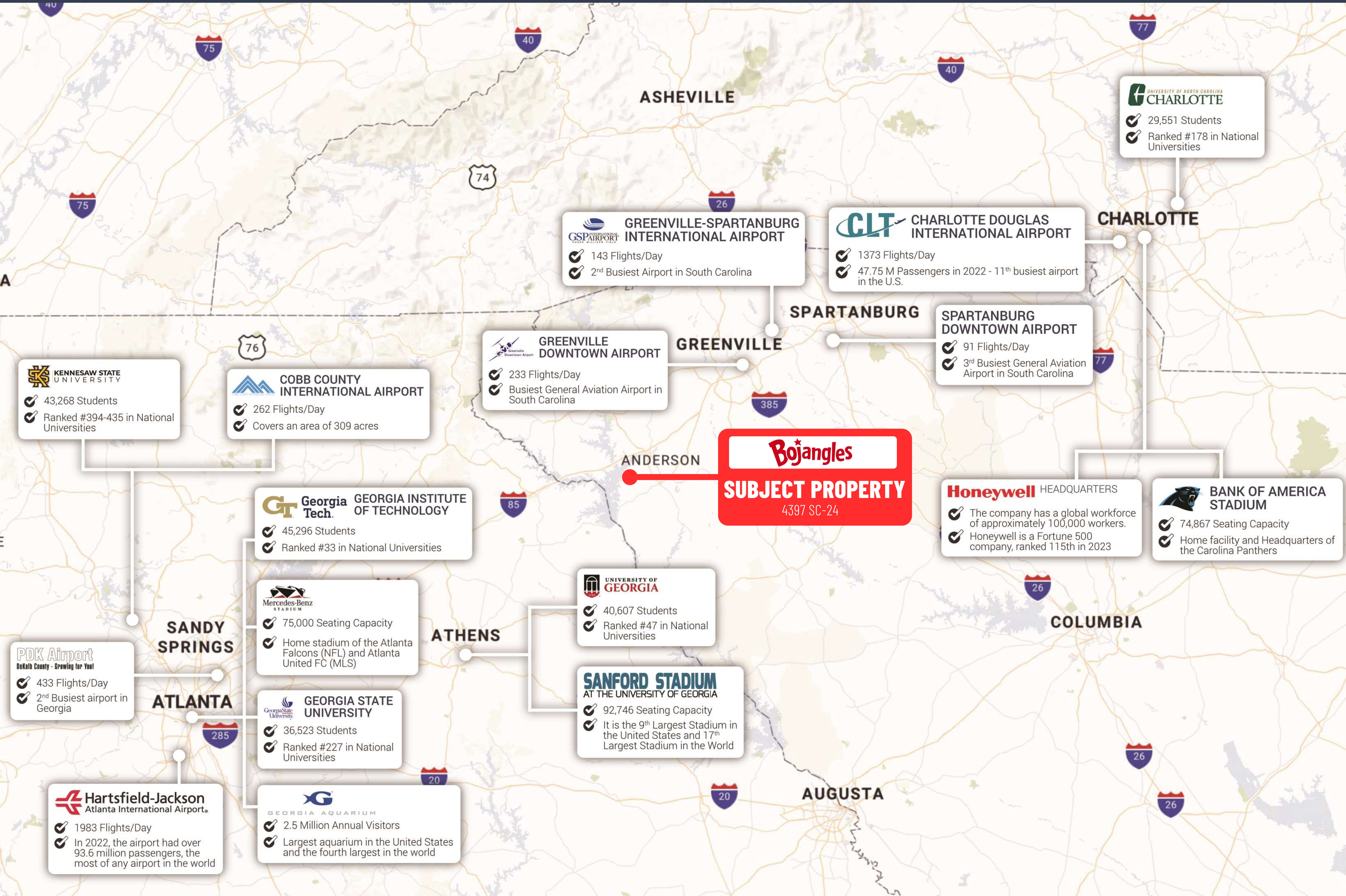
EXPLORE ARTICLE





# METRO AREA

BOJANGLES ANDERSON, SC (GREENVILLE MSA)



ASHEVILLE

**GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT**

- 143 Flights/Day
- 2<sup>nd</sup> Busiest Airport in South Carolina

**CLT CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT**

- 1373 Flights/Day
- 47.75 M Passengers in 2022 - 11<sup>th</sup> busiest airport in the U.S.

**UNIVERSITY OF NORTH CAROLINA CHARLOTTE**

- 29,551 Students
- Ranked #178 in National Universities

CHARLOTTE

SPARTANBURG

**SPARTANBURG DOWNTOWN AIRPORT**

- 91 Flights/Day
- 3<sup>rd</sup> Busiest General Aviation Airport in South Carolina

GREENVILLE

**GREENVILLE DOWNTOWN AIRPORT**

- 233 Flights/Day
- Busiest General Aviation Airport in South Carolina

**Bojangles**  
**SUBJECT PROPERTY**  
4397 SC-24

ANDERSON

**KENNESAW STATE UNIVERSITY**

- 43,268 Students
- Ranked #394-435 in National Universities

**COBB COUNTY INTERNATIONAL AIRPORT**

- 262 Flights/Day
- Covers an area of 309 acres

**Georgia Tech. GEORGIA INSTITUTE OF TECHNOLOGY**

- 45,296 Students
- Ranked #33 in National Universities

**Honeywell HEADQUARTERS**

- The company has a global workforce of approximately 100,000 workers.
- Honeywell is a Fortune 500 company, ranked 115<sup>th</sup> in 2023

**BANK OF AMERICA STADIUM**

- 74,867 Seating Capacity
- Home facility and Headquarters of the Carolina Panthers

SANDY SPRINGS

**Mercedes-Benz STADIUM**

- 75,000 Seating Capacity
- Home stadium of the Atlanta Falcons (NFL) and Atlanta United FC (MLS)

**UNIVERSITY OF GEORGIA**

- 40,607 Students
- Ranked #47 in National Universities

COLUMBIA

**PK Airport**  
DeKalb County - Growing for You!

- 433 Flights/Day
- 2<sup>nd</sup> Busiest airport in Georgia

ATLANTA

**GEORGIA STATE UNIVERSITY**

- 36,523 Students
- Ranked #227 in National Universities

**SANFORD STADIUM**  
AT THE UNIVERSITY OF GEORGIA

- 92,746 Seating Capacity
- It is the 9<sup>th</sup> Largest Stadium in the United States and 17<sup>th</sup> Largest Stadium in the World

AUGUSTA

**Hartsfield-Jackson**  
Atlanta International Airport.

- 1983 Flights/Day
- In 2022, the airport had over 93.6 million passengers, the most of any airport in the world

**GEORGIA AQUARIUM**

- 2.5 Million Annual Visitors
- Largest aquarium in the United States and the fourth largest in the world



# SECURE

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NET LEASE

CALL FOR ADDITIONAL INFORMATION

## Dallas

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(424) 320-2321

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CALL FOR ADDITIONAL INFORMATION

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### Bob Moorhead

Managing Partner  
(214) 522-7210

[bob@securenetlease.com](mailto:bob@securenetlease.com)



### DEVELOPER

Realty Link, a full-service real estate development company with 26 years of experience, has completed over 400 STNL deals.