



# 1325 DUTCH FORK ROAD

COLUMBIA MSA | IRMO, SOUTH CAROLINA 29063

FOOD LION CENTER OUTPARCEL • \$160,000 AVERAGE HOUSEHOLD INCOME IN A 1-MILE RADIUS  
2024 GROUND UP CONSTRUCTION • 20-YEAR ABSOLUTE NNN LEASE



CONFIDENTIAL OFFERING MEMORANDUM

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NO.

01

INVESTMENT OVERVIEW



# Offering Introduction

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Trinity Partners is proud to serve as exclusive sales advisor to ownership and offer this net lease QSR investment opportunity in the Columbia MSA to the marketplace. Zaxbys is a leader in the QSR industry and is projected to surpass 1,000 locations across 19 states by the end of 2025 (“Property”). Zaxbys is a top 3 chicken chain in the country by AUV, with 2024 systemwide sales exceeding \$2.63 billion, and ranked #27 in QSR Top 50 in 2024.

The Property sits on a 1+ acre outparcel to a 100% leased Food Lion center, which was carefully identified and reviewed by Zaxbys, that was redeveloped in 2024 with a 2,900 SF drive-thru/dine-in building, 31 parking spaces, and 3 separate access points. The 20-year NNN lease commenced in April 2024 with 8% rent bumps every 5 years and multiple 5-year renewal options. The lease includes a full-term personal guaranty from the franchise owner.

The Property is located in the growing and affluent Ballentine community 5 minutes off I-26 and 15 miles from downtown Columbia (state capital). Positioned at a busy signalized intersection on Dutch Fork Road (28,200 VPD), the Property sits just off the shores of popular Lake Murray. With 50,000+ acres and 650+ miles of shoreline, Lake Murray was named the “#1 Best Lake for Water Sports” by the USA Today 10Best Readers’ Choice Awards 2025.



# Offering Specifics

<b>Purchase Price</b>	\$3,165,350
<b>Purchase Cap Rate</b>	6.35% (Years 1-5)
<b>Average Cap Rate</b>	7.24% (Years 3-20)
<b>Base Rent/NOI</b>	\$201,000.00 (Years 1-5) See Lease Summary for full schedule
<b>Tenant Credit</b>	Private / Franchisee
<b>Lease Type</b>	Triple Net / Fee Simple
<b>Base Lease Term</b>	20 Years
<b>Commencement Date</b>	April 1, 2024
<b>Expiration Date</b>	March 31, 2044
<b>Renewal Options</b>	4 – 5 Years each
<b>Rent Increases</b>	8% every 5 years
<b>Building Age</b>	Completed Q1 2024
<b>Building Size</b>	± 2,900 SF
<b>Land Size</b>	± 1.01 AC
<b>Parking Spaces</b>	31 total (2 handicap)
<b>Zoning</b>	GC





# Investment Highlights

- » NEW CONSTRUCTION: 2024 ground-up development with a new prototype building that includes a double drive thru
- » LONG-TERM NET LEASE: 20-year absolute NNN lease with 4 renewal options and ZERO landlord responsibilities (full-term PG)
- » RENTAL UPSIDE: 8% rent bump every 5 years beginning in 2029 throughout the option periods
- » NATIONAL BRAND: Zaxby's has 990+ locations in 19 states and projected to have 1,000+ by year-end 2025
- » GROCERY ANCHOR: Outparcel to Ballentine Market, a 51,000 SF and 100% occupied Food Lion center serving the community for 35+ years
- » HIGH PROFILE CORNER: Busy signalized intersection that has traffic counts of +/- 28,200 cars per day on Dutch Fork Rd
- » POPULATION EXPLOSION: Over 73% growth since 2010 and over 13% growth since 2020 within a 1-mile radius
- » DENSE RESIDENTIAL: Over 2,000 homes within a 5-minute drive and nearly 90,000 residents within a 15-minute drive
- » HIGH INCOMES: Median HH income of \$108,000 and average HH income of \$160,000 within a 1-mile radius
- » STRONG RETAIL REGION: The Columbia MSA has approximately 55.3 million SF of retail with vacancy rate of 3.5%



No. 02  
TENANT OVERVIEW

# Tenant Summary

Founded in 1990 in Statesboro, Georgia, Zaxby's is a privately held, fast-casual restaurant chain specializing in chicken fingers, wings, and signature sauces. Headquartered in Athens, Georgia, the company operates under Zaxby's Operating Company L.P. As of March 2025, Zaxby's has expanded to over 990 locations across 19 states, with a strong presence in the Southeastern United States

The brand's market position is bolstered by its distinctive menu offerings and regional appeal. In 2024, Zaxby's began retail distribution of its signature sauces, including Zax Sauce, Spicy Zax Sauce, and Tongue Torch Sauce, through major retailers like Walmart, Kroger, and Amazon. This move signifies the company's efforts to diversify revenue streams and enhance brand visibility.

Looking ahead, Zaxby's has outlined ambitious expansion plans aimed at reaching 1,200 locations by 2027. The company is focusing on both franchised and corporate-owned growth, with particular emphasis on penetrating new markets in the Midwest and Mid-Atlantic regions. Strategic site selection, enhanced drive-thru technology, and co-branded retail partnerships are key pillars of the expansion strategy. This growth initiative underscores Zaxby's long-term commitment to becoming a national competitor in the fast-casual chicken segment.

The operating franchisee, Mark Foster, learned the QSR trade from his father-in-law, another long-standing, top performing Zaxbys franchisee. Mark, alongside his father-in-law, operate 5 successful Zaxbys locations in the Carolinas.





## **ZAXBY'S OPENS NEW LOCATION IN BALLENTINE COMMUNITY**

IRMO, S.C. — Zaxby's has officially opened its doors to the Irmo and Ballentine communities with a ribbon-cutting ceremony hosted by the Greater Irmo Chamber of Commerce. The event marked the grand opening of the new restaurant, which aims to bring delicious food and a strong sense of community engagement to the area. Owner Mark Foster expressed his excitement about the new location, stating, "We are excited about our new location and are eager to serve the Ballentine area with great food and customer service."

**CLICK TO READ THE FULL ARTICLE**



## **ZAXBY'S SOUTHWESTERN GROWTH CONTINUES WITH PHOENIX STORE**

PHOENIX, A.Z. — Saucy chicken chain Zaxbys® is excited to continue to expand its footprint out West with the opening of its first-ever Phoenix, Arizona location. Located at 37756 N Gantzel Rd., the new Zaxbys is owned and operated by Brian and Jessica Nelson of BOCKBOCK, LLC. It will be open for dine-in and drive-thru service starting on August 13, 2025. In celebration of opening, on August 19 from 10 a.m. – 2 p.m. local time, there will be a ribbon cutting ceremony.

**CLICK TO READ THE FULL ARTICLE**



## **ZAXBY'S PLANS TO OPEN MORE THAN 50 NEW LOCATIONS IN 2025**

ATLANTA — Zaxbys is planning on opening more than 50 new locations in 2025, putting them on track to surpass 1,000 restaurants.

Founded in 1990, the Atlanta-based company currently operates over 950 locations in 17 states, according to its website. The fast food chicken chain specializes in serving "delicious Chicken Fingerz, Zalads, wings, and signature sauces with Southern hospitality and a modern twist," the company's website reads.

**CLICK TO READ THE FULL ARTICLE**



# Lease Summary

<b>Address</b>	1325 Dutch Fork Rd, Irmo, SC 29063
<b>Lot Premise</b>	± 1.01 AC
<b>Building Premise</b>	± 2,900 SF
<b>Tenant</b>	Ballentine Foods, Inc.
<b>Guarantor</b>	Ballentine Foods, Inc. and G. Mark Foster
<b>Base Lease Term</b>	20 Years
<b>Early Termination</b>	Year 15 with a 6-month notice and 6 months of base rent
<b>Commencement Date</b>	April 1, 2024
<b>Expiration Date</b>	March 31, 2044
<b>Base Annual Rent</b>	\$201,000.00 (Years 1-5) \$217,080.00 (Years 6-10) \$234,446.40 (Years 11-15) \$253,202.11 (Years 16-20)
<b>Option Periods</b>	4 – 5 Years each
<b>Option 1 Rent</b>	\$273,458.28 (Years 21-25)
<b>Option 2 Rent</b>	\$295,334.94 (Years 26-30)
<b>Option 3 Rent</b>	\$318,961.74 (Years 31-35)
<b>Option 4 Rent</b>	\$344,478.68 (Years 36-40)
<b>Landlord Responsibilities</b>	Nothing
<b>Tenant Responsibilities</b>	Everything
<b>Assignment/Subletting</b>	See Lease Section 14
<b>Financial Reporting</b>	Yes – Once per year within 15 days of written request by LL
<b>Right of First Offer</b>	No
<b>Right of First Refusal</b>	No

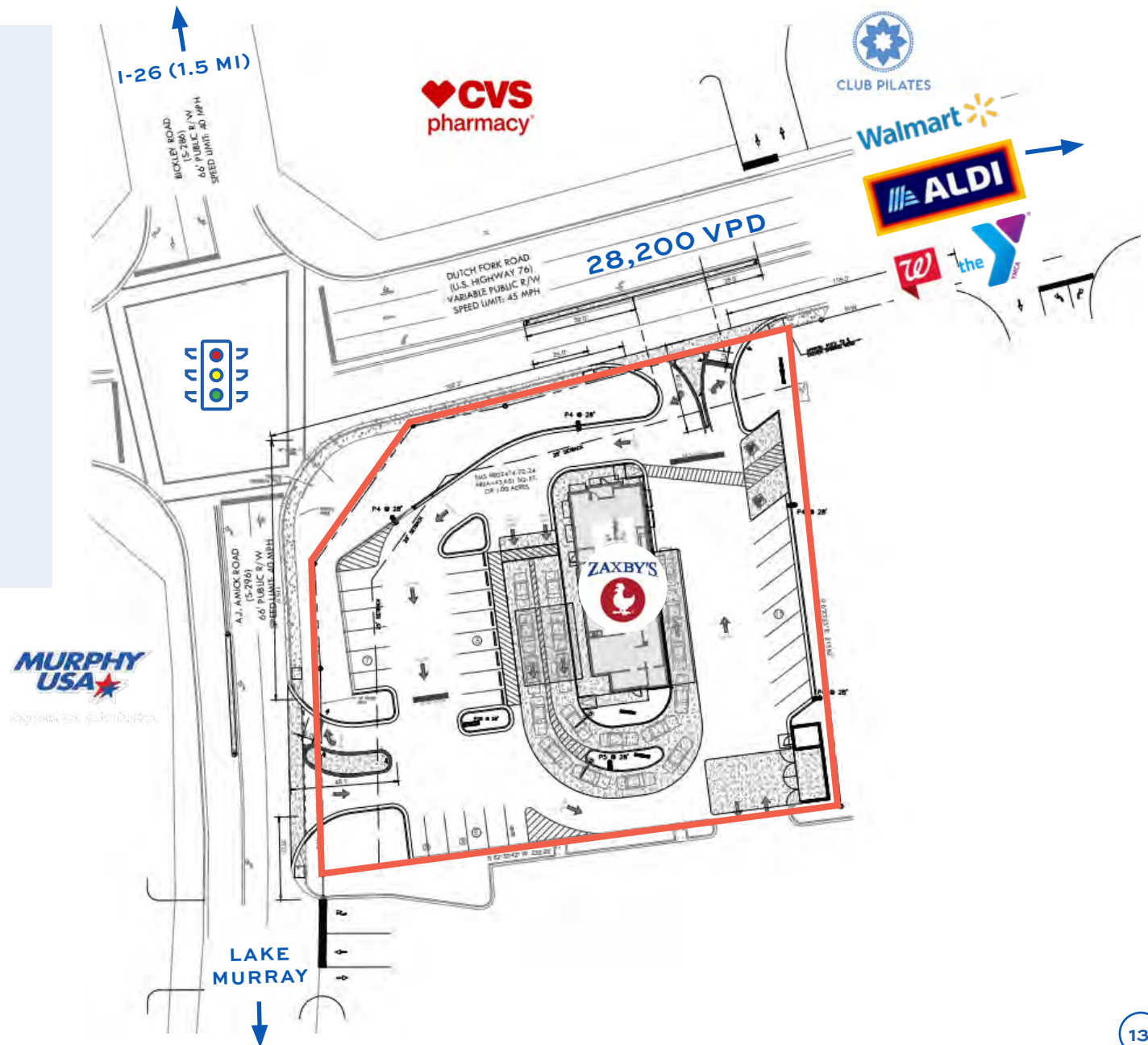
An aerial photograph of a Zaxby's restaurant building, which is a single-story structure with a light-colored facade and a dark roof. The building has a prominent 'ZAXBY'S' sign on its side. In front of the building is a parking lot with several cars parked. To the left of the building, there is a 'DO NOT ENTER' sign on the road. To the right, there is a 'ONEWAY' sign with an arrow pointing up. The background shows some trees and other buildings in the distance.

No. 03

LOCATION OVERVIEW

# Site Summary

The site consists of a 1.01-acre site on the southeast signalized corner Dutch Fork Rd (28,200+ VPD) and AJ Amick Rd. The site is improved with a 2,900 SF drive-thru/dine-in building with 31 parking spaces (2 handicap). There's +/- 172 feet of frontage on Dutch Fork Rd, +/- 139 feet on AJ Amick Rd, and +/- 233 feet facing Food Lion. Neighboring retail businesses include Food Lion, CVS, Walgreens, First Citizens Bank, Murphy USA, BP, and more.



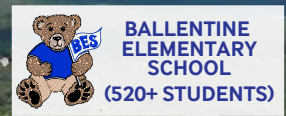




BROAD RIVER VILLAGE



SC UNITED FC WEST  
SOCCER COMPLEX



28,200 VPD



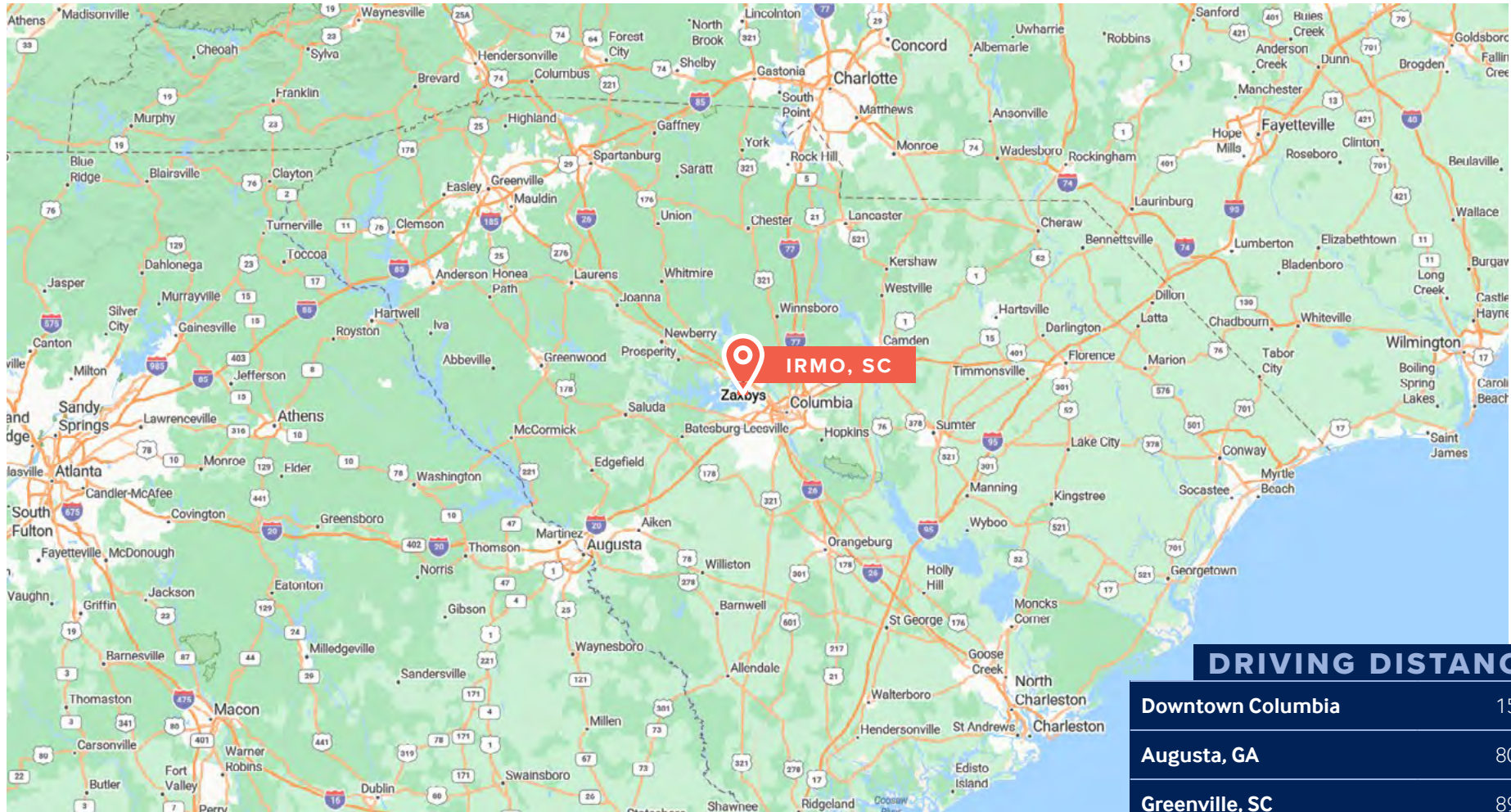
Wine &  
Raw Bar

Lake Murray Hardware  
and Outdoors

# Ballentine Map



# Region Map



No.

04

MARKET OVERVIEW



# Columbia, SC

Columbia, the capital city of South Carolina, is a dynamic hub for government, education, healthcare, and business. With a metro population of over 850,000, the city continues to experience steady growth fueled by a diverse economy and its central location in the state.

The University of South Carolina anchors the region, drawing talent, research, and innovation that support a wide range of industries. Healthcare is another leading sector, with major hospital systems providing both employment and stability. Columbia also benefits from being the seat of state government, which contributes to a strong base of professional services and related industries.

From a logistics standpoint, Columbia is strategically positioned with direct access to three major interstates (I-20, I-26, and I-77), connecting the city to Atlanta, Charlotte, Charleston, and beyond. The Columbia Metropolitan Airport and proximity to the Port of Charleston further enhance the city's appeal as a regional distribution and business center.

In commercial real estate, Columbia offers a balanced mix of office, retail, and industrial opportunities. Demand is bolstered by continued population growth, rising investment interest, and revitalization efforts downtown and in surrounding submarkets. The cost of doing business and living remains competitive compared to regional peers, making Columbia an attractive choice for companies and investors alike.



## MAJOR EMPLOYERS

**PRISMA**  
HEALTH



**FORT  
JACKSON**

# Demographics

## POPULATION

	1 Mile	3 Miles	5 Miles
<b>2010 Population</b>	1,724	20,857	51,293
<b>2020 Population</b>	2,647	26,797	60,461
<b>2025 Population</b>	2,994	27,524	62,341
<b>2030 Population</b>	3,080	27,975	63,891
<b>2010-2020 Annual Rate</b>	4.38%	2.54%	1.66%
<b>2020-2025 Annual Rate</b>	2.37%	0.51%	0.58%
<b>2025-2030 Annual Rate</b>	0.57%	0.33%	0.49%
<b>2020 Median Age</b>	44.3	40.3	41.8
<b>2025 Median Age</b>	43.4	41.2	42.5

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
<b>2010 Households</b>	632	7,489	18,942
<b>2020 Households</b>	1,015	9,948	23,120
<b>2025 Households</b>	1,196	10,559	24,646
<b>2030 Households</b>	1,259	10,985	25,816
<b>2010-2020 Annual Rate</b>	4.85%	2.88%	2.01%
<b>2020-2025 Annual Rate</b>	3.17%	1.14%	1.22%
<b>2025-2030 Annual Rate</b>	1.03%	0.79%	0.93%
<b>2025 Average Household Size</b>	2.49	2.60	2.52

## MEDIAN HOUSEHOLD INCOME

<b>2025 Median Household Income</b>	\$108,182	\$110,786	\$106,544
<b>2030 Median Household</b>	\$141,255	\$129,712	\$122,963
<b>2025-2030 Annual Rate</b>	5.48%	3.20%	2.91%

## AVERAGE HOUSEHOLD INCOME

<b>2025 Average Household Income</b>	\$159,250	\$147,221	\$138,755
<b>2030 Average Household Income</b>	\$184,292	\$167,149	\$156,340
<b>2025-2030 Annual Rate</b>	2.96%	2.57%	2.42%

## PER CAPITA INCOME

<b>2025 Per Capita Income</b>	\$65,074	\$56,310	\$55,048
<b>2030 Per Capita Income</b>	\$76,908	\$65,425	\$63,379
<b>2025-2030 Annual Rate</b>	3.40%	3.05%	2.86%

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## DISCLAIMER

Trinity Partners-Greenville, LLC, a South Carolina Limited Liability Company ("Trinity Partners"), has been retained as advisor and broker to IP Irmo, LLC (the "Owner") regarding the sale of 1325 Dutch Fork Rd, Irmo, SC 29063 (the "Property").

This Offering Memorandum has been prepared by Trinity Partners for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Trinity Partners, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, and therefore are subject to variation. No representation or warranty, express or implied, is made by Trinity Partners or the Owner 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. Although the information contained herein is believed to be correct, the Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Trinity Partners, the Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

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