FOR SALE

MCALISTER'S DELI & BLAZE PIZZA NNN STRIP CENTER

Boiling Springs, South Carolina

GREENVILLE, SC MSA

SVN PALMETTO

REEDY RIVER RETAIL at SVN | PALMETTO

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EXECUTIVE SUMMARY

SVN | Palmetto is pleased to present the opportunity to acquire a new construction, two-tenant retail center strategically positioned as an outparcel to a newly opened Target in Boiling Springs, South Carolina — one of the Upstate's fastest-growing and most active retail corridors. The property is 100% leased on a long-term, triple-net basis to McAlister's Deli and Blaze Pizza, delivering stable, passive income with minimal landlord responsibilities. Completed in 2025, the building comprises ±5,400 square feet of ground-up construction on ±0.88 acres, featuring EIFS/cementitious siding, an insulated membrane roof, poured concrete slab foundation, and 53 paved parking spaces. The building is fully sprinklered and served by five rooftop HVAC units — all of which are the responsibility of the tenants — making this a truly low-maintenance asset for ownership. Exceptional visibility and access further set this site apart, with a premier location at one of Target's primary entrances, prominent monument signage, and direct frontage on Double Bridge Road and quick access to Hwy 9 (±34,800 VPD).

Boiling Springs has rapidly emerged as the dominant retail node in the Spartanburg MSA, driven by explosive residential growth and a deep lineup of national co-tenants including Target, Walmart, Lowe's, Publix, Chick-fil-A, Starbucks, and Whataburger. Situated just 10 minutes from downtown Spartanburg and centrally located between Charlotte (1.5 hours) and Atlanta (2.5 hours) via I-85 and I-26, the submarket benefits from outstanding regional connectivity. The broader Upstate South Carolina market — anchored by the Greenville-Spartanburg-Anderson MSA — has consistently ranked among the top markets in the nation for economic development, attracting major employers such as BMW, Michelin, and Milliken while posting population growth exceeding 15% over the last decade. For investors, this offering represents a rare combination of institutional-quality construction, credit tenancy, and long-term lease security in one of the Southeast's strongest-performing real estate markets.

PROPERTY SUMMARY

Address	861 Double Bridge Rd. Boiling Springs, SC
Price	$3,680,000
Cap Rate	6.75%
NOI	$248,400
GLA	±5,400 SF
Tenants	McAlister's Deli, Blaze Pizza
Year Built	2025
Parking Spaces	53

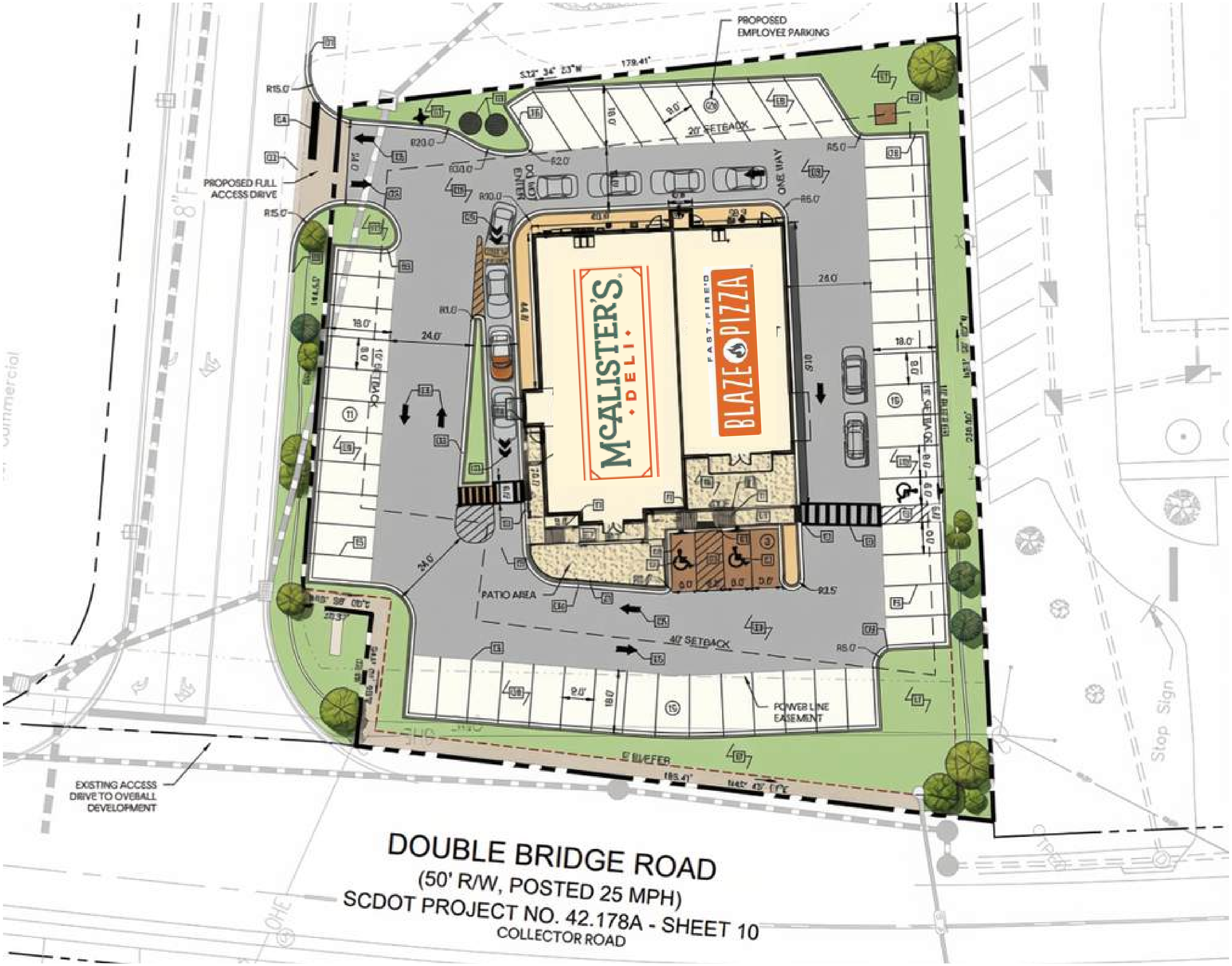
RETAILER MAP

RETAILER MAP

REGIONAL MAP

DRIVE DISTANCE FROM SITE	
Spartanburg, SC Spartanburg County seat	9 mi
Greenville, SC Upstate metro core	35 mi
Asheville, NC Western North Carolina	65 mi
Charlotte, NC Regional financial center	75 mi
Columbia, SC State capital	95 mi
Atlanta, GA Southeast primary market	200 mi

SITE PLAN



PROPOSED EMPLOYEE PARKING
PROPOSED FULL ACCESS DRIVE
McALISTER'S DELI
FAST-FIRE'D
BLAZE PIZZA
PATIO AREA
40' SETBACK
20' SETBACK
ONE WAY
POWER LINE EASEMENT
EXISTING ACCESS DRIVE TO OVERALL DEVELOPMENT
DOUBLE BRIDGE ROAD
(50' R/W, POSTED 25 MPH)
SCDOT PROJECT NO. 42.178A - SHEET 10
COLLECTOR ROAD
Stop Sign

OVERHEAD VIEW

PHYSICAL DESCRIPTION

THE OFFERING

Property Address	861 Double Bridge Rd. Boiling Springs, SC 29316
Tax ID	2-44-00-013.07
Zoning	N/A (Spartanburg County)
Flood Zone	N/A

CONSTRUCTION

Foundation	Poured Concrete Slab
Framing	Wood Frame
Exterior	EIFS/Cementitious Siding
Parking Surface	Asphalt
Roof	Insulated Membrane Roof on Wood Sheathing
HVAC	(5) Roof Top Mounted Units
Electrical	120V/208V 3 Phase
Fire Protection	Fully Sprinklered

SITE DESCRIPTION

Type of Property	Strip Center
Number of Stories	One
Number of Buildings	One
Year Built	2025
Gross Leaseable Area (GLA)	±5,400 Sq. Ft.
Lot Size	±.88 Acres
Type of Ownership	Fee Simple
Parking	53 Spaces
Landscaping	Professional
Topography	Level

INVESTMENT HIGHLIGHTS

Convenient Location in Boiling Springs, just 10 minutes from downtown Spartanburg and centrally located between Atlanta and Charlotte.

High Visibility Outparcel to brand new Target shopping center and tenant signage on the Target monument signs

Long Term Triple Net Leases with minimal landlord responsibilities creating a true passive income stream

National Tenants McAlister's Deli and Blaze Pizza backed by strong franchise operators

Nearby Tenants include Target, Walmart, Publix, Chick-fil-A, Whataburger, Starbucks, and dozens more

High Growth Market in the Upstate of South Carolina, one of the fastest growing markets not only in the Southeast, but the entire US

Steady Population Growth of more than 15% over the last decade with an average household income of nearly $85,000 within 5 miles of the property

Major Area Employers in Spartanburg County include BMW, Michelin, Milliken and Spartanburg Regional Hospital System

TENANT PROFILES

McAlister's Deli

Tenant	Corporate
Entity	DMAC81, LLC
Guaranty	Franchisee: 80+ Unit Operator
Lease Term	15 Years
# of Operator Locations	76
Company Information	DMAC is the second largest McAlister's Deli franchisee within the company and is rapidly expanding it's presence opening multiple locations in South Carolina in recent years.
Option Renewal Notice	180 Days
HVAC Responsibility	Tenant

Blaze Pizza

Tenant	Franchisee
Entity	Sliced by Coates, LLC
Guaranty	Franchisee: HNW Individual
Lease Term	10 Years
# of Brand Locations	300+
Company Information	Blaze Pizza is a fast-casual pizza chain known for its customizable, made-to-order pizzas cooked in a blazing-hot oven in just minutes. Founded in 2011, the brand quickly expanded across the U.S. with more than 300 locations.
Option Renewal Notice	120 Days
HVAC Responsibility	Tenant

RENT ROLL

Tenant	SQUARE FEET	START DATE	END DATE	TERM	OPTIONS	BASE RENT	RENT PSF	RENT INCREASES
McAlister's Deli	±3,300	6/27/2025	6/26/2040	15 yrs	3 x 5 yrs	$151,800	$46.00	10% in years 6, 11, 16, 21, and 26
Blaze Pizza	±2,100	6/4/2025	6/4/2035	10 yrs	3 x 5 yrs	$96,600	$46.00	7% in years 6, 11, 16, and 21
TOTALS	**±5,400**					**$248,400**		

Notes:

- Estimated $6.00/SF for NNN recoveries in Year 1. Controllable expenses (not including taxes and insurance) capped at 5% annual increases. CAM includes management fees up to 4%.
- Landlord responsible for roof, structure and parking lot. Tenants responsible for all interior maintenance and repairs including HVAC and grease traps.
- DMAC is one of the largest McAlister's Deli franchisees, with approximately 80 locations
- Sliced by Coates, LLC lease is personally guaranteed by the operator who is a multi-brand franchisee (Zaxby's & Blaze)

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2026)	±44.242	±74.570	±233,905
Population Growth (2020-2026)	+4.5%	+3.9%	+2.9%
Average HH Income	±$95,046	±$91,917	±$89,889
Daytime Employees	±6,368	±21,686	±87,042
Average Age	38.7	39.0	40.1
Median Home Value	$334,650	$325,650	$326,346

Source: Site Seer Retail Data

SPARTANBURG

Spartanburg is located in the Upstate Region of South Carolina. The gently rolling landscape provides easy access to major highways (I-85 and I-26), and convenient proximity to Charlotte (1.5 hours) and Atlanta (2.5 hours). An international community with Southern charm, Spartanburg has set the pace as a leader in attracting foreign direct investment and economic development. From it's industrial beginnings in textiles in the early 20th century to the late 20th century and new millennium status as an automotive hub, Spartanburg has capitalized on its industrial strengths and evolved into a high-growth economic area.

- **Growing Economy:** Spartanburg has a diverse economy with a mix of manufacturing, healthcare, and education, which supports a stable customer base.
- **Population Growth:** The area has been experiencing population growth, increasing the potential customer pool for fast food establishments.
- **Accessibility:** Spartanburg is well-connected via major highways, making it a convenient stop for travelers and commuters.
- **Family-Friendly Market:** With many families in the area, fast food options are often popular for their convenience and affordability.
- **Supportive Business Environment:** Spartanburg has initiatives aimed at supporting local businesses, which can facilitate the establishment of new restaurants.

GENERAL OVERVIEW

UPSTATE SOUTH CAROLINA

The Upstate is the region in the westernmost part of South Carolina, United States, also known as the Upcountry, which is the historical term. Although loosely defined among locals, the general definition includes the ten counties of the commerce-rich I-85 corridor in the northwest corner of South Carolina. This definition coincided with the Greenville-Spartanburg-Anderson, SC Combined Statistical Area, as first defined by the Office of Management and Budget in 2015.

The region's population was 1,647,112 as of 2020. Situated between Atlanta and Charlotte, the Upstate is the geographical center of the "Char-lanta" mega-region.

After BMW's initial investment, foreign companies, including others from Germany, have a substantial presence in the Upstate; several large corporations have established regional, national, or continental headquarters in the area.

Greenville is the largest city in the region with a population of 72,227 and an urban-area population of 540,492, and it is the base of most commercial activity. Spartanburg and Anderson are next in population.

In fact, the Greenville-Spartanburg-Anderson MSA was ranked seventh in the nation by site consultants considering the top markets for economic development. Many financial institutions have regional offices located in downtown Greenville.

Other major industry in the Upstate is the healthcare and pharmaceuticals. Prisma Health System and Bon Secours St. Francis Health System are the area's largest in the healthcare sector, while the pharmaceutical corporation of Bausch & Lomb have set up regional operations alongside smaller recently developed local companies like IRIX Manufacturing, Incorporated and Pharmaceutical Associates. The Upstate is also home to a large amount of private sector and university-based research.

GREENVILLE/SPARTANBURG

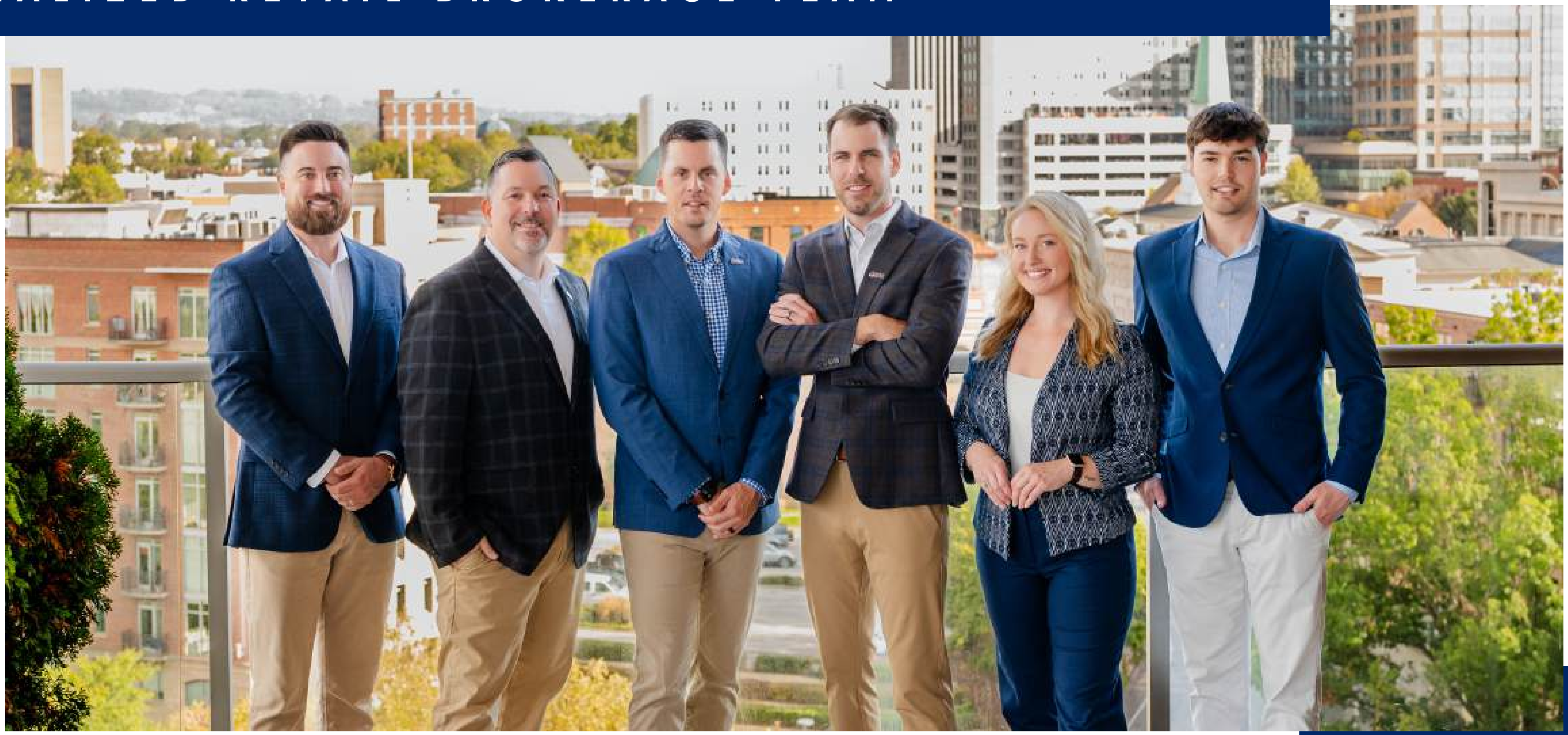
Top 10 Best Places To Live *-Men's Journal*

#3 Top City in the South *-Southern Living*

#3 Strongest Job Market In America *-CNN Money*

REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615

SVN PALMETTO

REEDY RIVER RETAIL

INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH


GREENVILLE


CHARLESTON


CHARLOTTE

WHAT OUR CLIENTS ARE SAYING...

"I can't imagine my journey without Dustin and Daniel. These guys are very relationship-driven and not transactional-based. Their passion for the business shines by the way they work for their clients."
- David Simmons, Franchisee of Voodoo Brewery

"We started working with Dustin and Daniel about a year ago, but their reputation certainly preceded them. They were presented to us as the "young and hungry" power brokers who wanted to talk less, and prove themselves with results. They are proactive, resourceful, and tenacious. More importantly, they're honest and just a blast to work with! "
- Nauman Panjwani, VP of SNS Properties

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST

McAlister's Deli
Tipsy Taco
Another Broken Egg Cafe
Blaze Pizza
Eastwood Homes
GameDay Men's Health
Dunkin'
Chop Barbershop
The Gelatist Eccellenza Italiana
Publix
Venture South Investments
Tropical Grille Your Healthy Alternative
WNB Factory Wings · Burgers · Tenders
Great Clips
Charleys Philly Steaks
Slim Chickens
Biscuit Belly
WellStreet Urgent · Care
Sonic Suds
Summer Moon Coffee
The UPS Store
Mattress Warehouse
Southbound Development Group
Potbelly Sandwich Works
AT&T
Scooter's Coffee
Culver's
Community Hub
Chipotle Mexican Grill
Indigo
Brixworx Development
Namdar
Tazikis Mediterranean Cafe
Applebee's
CRH Central Realty Holdings Real Estate Investment
ParksHospitalityGroup
Tropical Smoothie Cafe

Daniel Holloway
SVP of Retail Services
daniel.holloway@svn.com
864.593.6644

Dustin Tenney
SVP of Retail Services
dustin.tenney@svn.com
864.905.7226

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