

1605 CHURCH ST CONWAY, SC (MYRTLE BEACH MSA)



CHIPOTLE

MEXICAN GRILL

REPRESENTATIVE PHOTO

OFFERED FOR SALE

\$2,860,000 | 4.65% CAP

- OUTPARCEL TO RENOVATED & UPGRADED SHOPPING CENTER
- RARE CHIPOTLE GROUND LEASE



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



Conway High
1,724 Students

Conway Sports &
Fitness Center

Walmart

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

planet
fitness

CIRCLE K

McALISTER'S
DELI

BURGER
KING

Walmart
Neighborhood Market

Burlington

FIVE BELOW

ULTA

Applebee's

COOK OUT

KFC

McDonald's

Arby's

CHASE
Available

Marshalls
PET SMART
HomeGoods

belk

ZAXBY'S

Bojangles

Starbucks

Chick-fil-A

DUNKIN'

Walgreens

Parker's
kitchen

CHIPOTLE
MEXICAN GRILL

Pizza
Hut

16TH AVE 12,000 VPD

United
Community

Hardee's

SHERWIN-WILLIAMS

motel
6

CHURCH ST 34,400 VPD

EXECUTIVE SUMMARY

This offering presents the opportunity to acquire a newly constructed, absolute NNN ground lease investment occupied by Chipotle Mexican Grill in Conway, South Carolina. The property features a brand-new 2026 construction built to Chipotle's latest prototype design, including the company's high-performing "Chipotlane" drive-thru concept, which enhances digital order fulfillment and operational efficiency.

The property is located along Church Street, Conway's primary commercial corridor, which experiences approximately 34,400 vehicles per day and is surrounded by a dense concentration of national retailers including Walmart, Lowe's, Starbucks, Chick-fil-A, and McDonald's. The site benefits from strong visibility, signalized access, and proximity to major regional traffic drivers including US-501.

The lease is structured as a 15-year absolute NNN ground lease with 10% rental increases every five years and four five-year extension options, providing investors with predictable long-term income and zero landlord responsibilities. The investment is backed by the corporate guaranty of Chipotle Mexican Grill, a leading fast-casual restaurant operator with over 3,700 locations nationwide and strong growth prospects.

RENT SCHEDULE	RENT	RETURN
Current Term	1-5	\$133,000
Rent Escalation	6-10	\$146,300
Rent Escalation	11-15	\$160,930
1st Extension Term	16-20	\$177,023
2nd Extension Term	21-25	\$194,725
3rd Extension Term	26-30	\$214,198
4th Extension Term	31-35	\$235,618

NOI	\$133,000
CAP RATE	4.65%
LISTING PRICE	\$2,860,000

ASSET SNAPSHOT

Tenant Name	Chipotle Mexican Grill
Address	1605 Church St, Conway, SC 29526
Building Size (GLA)	2,374 SF
Land Size	0.99 Acres
Year Built	2026
Signatory/Guarantor	Chipotle Mexican Grill (Corporate)
Rent Type	Abs. NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	8/28/2026
Lease Expiration Date	8/31/2041
Remaining Term	15 Years
Rental Increases	10% Every 5 Years and In Options
NOI	\$133,000



REPRESENTATIVE PHOTO



44,972
PEOPLE
IN 5 MILE RADIUS



\$77,994
AHHI IN
5 MILE RADIUS



34,400
VPD ON
CHURCH ST





EXTREMELY RARE LEASE STRUCTURE

- 15-year absolute NNN ground lease with zero landlord responsibilities
- Four (4) five-year renewal options
- 10% rent increases every five years
- Long-term passive income backed by an investment grade tenant



CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

- Chipotle Mexican Grill (NYSE: CMG) – market cap over \$80B
- 3,700+ locations nationwide
- Aggressively expanding with 300+ new restaurants annually
- Strong brand recognition and consistent same-store sales growth



PRIME CHURCH ST RETAIL CORRIDOR

- Located on Church Street (34K VPD), Conway's main commercial artery
- High visibility with signalized access
- US-501 provides consistent commuter and tourist traffic



NEW CONSTRUCTION WITH "CHIPOTLANE"

- Built to Chipotle's current prototype specifications
- Includes "Chipotlane" drive-thru, boosting digital order fulfillment and efficiency
- Modern design with curbside pickup, supporting long-term relevance and strong sales



MYRTLE BEACH, SC MSA

- Located in one of the fastest-growing coastal MSAs in the Southeast
- Benefits from strong population growth, tourism-driven economy, and ongoing residential development
- Horry County consistently ranks among South Carolina's fastest-growing counties, supporting sustained retail demand

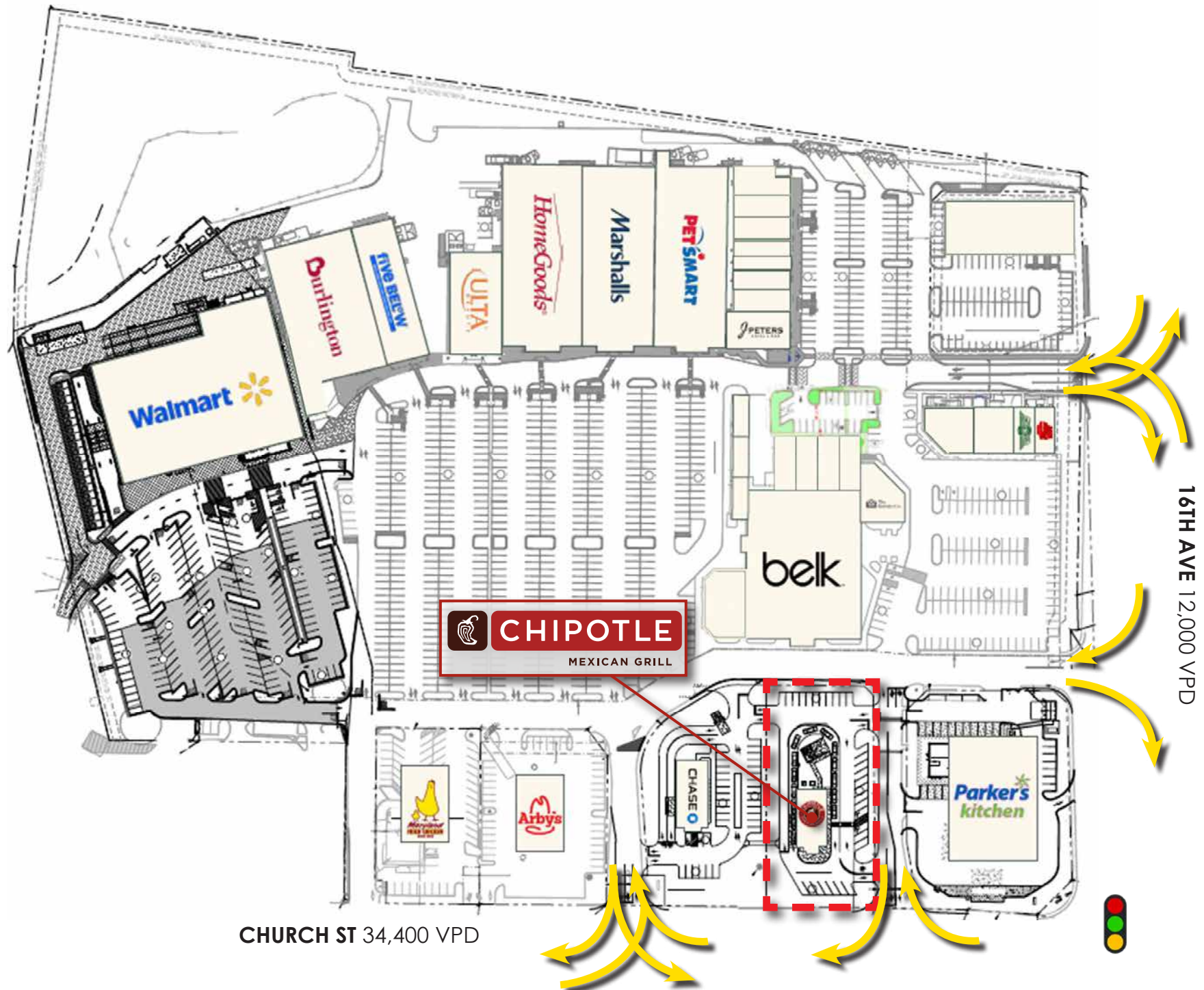


RETAIL DENSE CORRIDOR

- Situated in Conway's primary retail corridor, surrounded by national tenants including Walmart, Lowe's, Starbucks, Chick-fil-A, and McDonald's
- Over 1.2M SF of retail space within a 1-mile radius
- Conway serves as the county seat and commercial hub of Horry County



SITE PLAN





LOCATION OVERVIEW

CHIPOTLE CONWAY, SC

6

CHARLOTTE
138 MILES
3:10 DRIVE

RALEIGH
135 MILES
2:40 DRIVE

1 MILES

5,196
PEOPLE
\$66,116
AHHI
5,741
TOTAL
EMPLOYEES

3 MILES

20,347
PEOPLE
\$71,579
AHHI
16,015
TOTAL
EMPLOYEES

5 MILES

44,972
PEOPLE
\$77,994
AHHI
23,824
TOTAL
EMPLOYEES

WILMINGTON
72 MILES
1:50 DRIVE

Conway



MYRTLE BEACH
14 MILES
0:30 DRIVE

CHARLESTON
90 MILES
2:00 DRIVE

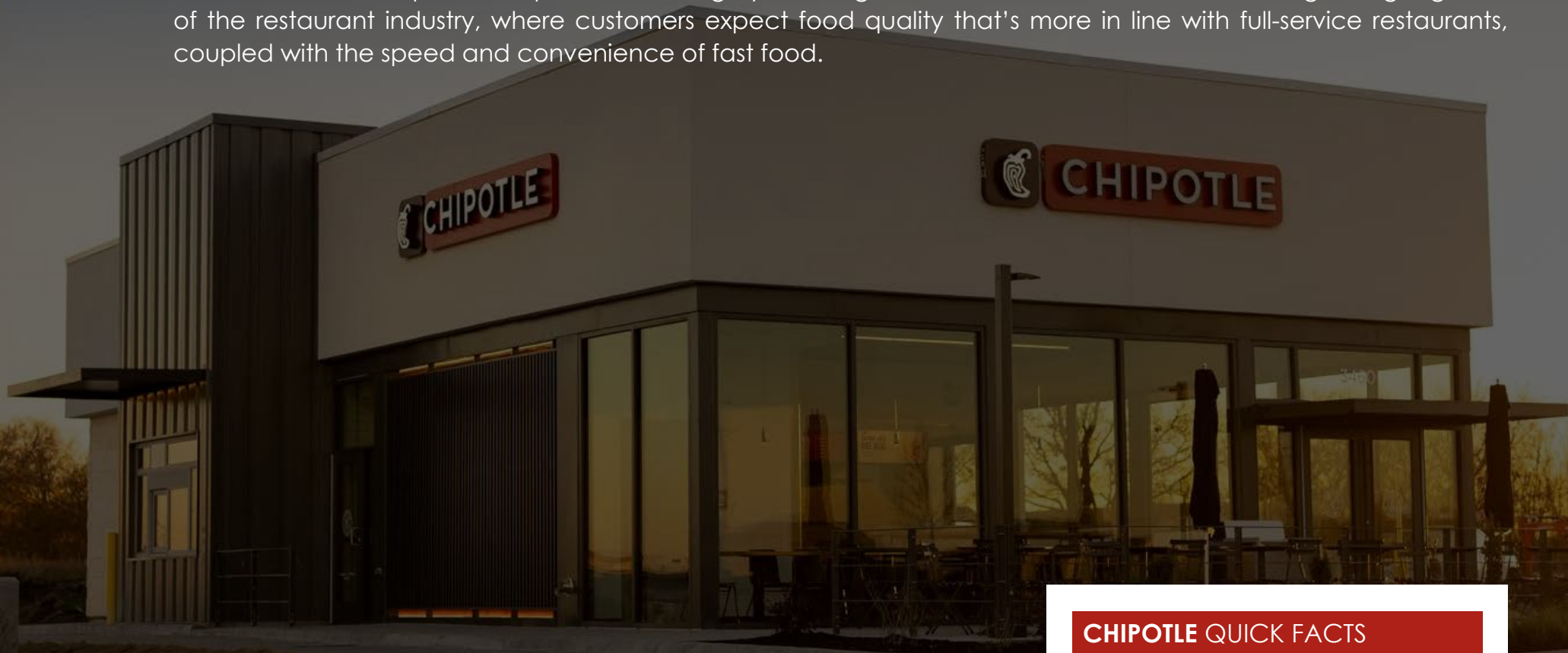
Columbia

Myrtle Beach, located on the Atlantic coast in South Carolina, is a popular vacation destination known for its 60-mile stretch of sandy beaches, vibrant boardwalk, and family-friendly attractions. The area boasts a variety of entertainment options, including amusement parks, golf courses, shopping centers, and a wide range of dining experiences. Myrtle Beach is also famous for its lively nightlife, with numerous bars, clubs, and theaters offering diverse shows and events. The Myrtle Beach MSA is one of the fastest growing coastal markets in the Southeast, supported by strong population growth, tourism, and residential development. The pleasant subtropical climate makes it an ideal spot for outdoor activities like swimming, fishing, and boating throughout much of the year.



TENANT SUMMARY

When Chipotle opened its first store in 1993, the idea was simple: demonstrate that food served fast didn't have to be a "fast-food" experience. Chipotle uses high-quality raw ingredients, classic cooking methods and distinctive interior design-features that are more frequently found in the world of fine dining. When the company was founded in 1993, there wasn't an industry category to describe their philosophy. Some 20 years and more than 3,700 restaurants later, Chipotle competes in a category of dining now called "fast-casual," the fastest growing segment of the restaurant industry, where customers expect food quality that's more in line with full-service restaurants, coupled with the speed and convenience of fast food.



CHIPOTLE QUICK FACTS

Founded:	1993
Ownership:	Public (NYSE: CMG)
# of Locations:	3,750+
Headquarters:	Newport Beach, CA
Guaranty:	Corporate



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Exclusively Offered By



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