

huey
magoos
CHICKEN TENDERS

FOR SALE



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE



431 SAINT JAMES AVENUE
GOOSE CREEK, SC

10-Year NNN Lease | 10% Bumps Every 5 Years | 47,800 VPD

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A 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. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property.

Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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431 SAINT JAMES AVENUE GOOSE CREEK, SC

PRICE	\$2,452,870
CAP RATE	5.75%
NOI	\$141,040
COMMENCEMENT	August 2023
LEASE EXPIRATION	August 2033
LEASE TERM	10-Years
LEASE TYPE	NNN Lease
RENTAL INCREASES	10% every 5 years
RENEWAL OPTIONS	(4) 5-Year Options
BUILDING SIZE	3,280 SF
LOT SIZE	1.02 Acres
YEAR BUILT	2002/2024
TMS	234-00-00-082
MUNICIPALITY	City of Goose Creek
ZONING	PD
ROFR—ROFO	Yes (20 Days)
GUARANTOR	HB Tenders, LLC



AERIAL



OSWALD • COOKE
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4,000+ Homes























Gainsborough Road

St. James Avenue (47,800 VPD)



AERIAL



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Century ALUMINUM



176



4,000+ Homes



176



Stratford High School

Westview Primary,
Elementary, &
Middle School



VICINITY

 6.4 Miles to Downtown Summerville, SC

 15 Miles to Charleston International

 22 Miles to Downtown Charleston

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	8,679	54,290	124,335
Population Growth (2010-2024)	3.2%	3.4%	3.1%
2024 Average HH Income	\$90,259	\$90,757	\$85,206
Daytime Employments	3,086	11,011	30,462
Households (2023)	3,359	20,048	46,170
Traffic Count	47,800 VPD (St. James Avenue)		



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SITE PHOTOS



ABOUT CHARLESTON



Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

*Information courtesy of Charleston Regional Development Alliance

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (8,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)

120+ Stores | 12 States | Established in 2004 | Hand breaded chicken with no antibiotics | The filet mignon of chicken

Huey Magoo's was founded in 2004 by Matt Armstrong and Thad Hudgens, two southern boys with a passion for quality chicken and a penchant for serving others. Now, former executives from one of the fastest-growing franchise chains, Wingstop, have partnered with the founders from Huey Magoo's. Both partners have taken their similar passion and bullseye focus for the perfect chicken tender by crafting it into everything that Huey Magoo's offers today. Alongside the original two co-founders, the Huey Magoo's team is led by President and CEO Andy Howard, Chairman of the Board Wes Jablonski, COO Mike Sutter, VP of Operations Matt Poleos, and Board of Directors Member Bill Knight. At Huey Magoo's they serve only REAL tenders made from the tenderloin. It's the filet mignon and the best 3% of the chicken. Their tenders are all-natural, with no antibiotics ever, no hormones, no steroids, and no preservatives.



ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail

You won't find a more hospitable or business-friendly climate than South Carolina.

Information courtesy of: [Link](#)

HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth

For more information contact:

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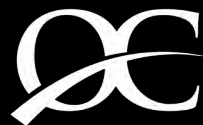
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