



# CHIPOTLE

**3678 LADSON RD**  
Ladson, SC (Charleston MSA)

**OFFERED FOR SALE**  
**\$3,516,000 | 4.75% CAP**



REPRESENTATIVE PHOTO

 **Atlantic**  
CAPITAL PARTNERS™

**CONFIDENTIAL**  
**OFFERING MEMORANDUM**



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Chipotle Mexican Grill in Ladson, SC. Chipotle signed a 15 year lease with Four (4) Five (5) year extensions. The Asset is well positioned in a dense retail artery outside of Charleston, SC on the busy connector route Ladson Rd (50K VPD).



**15-YR  
LEASE**



**POSITIONED IN  
RETAIL CORRIDOR**



**HIGH GROWTH  
MARKET**

| LEASE YEARS     | TERM  | ANNUAL RENT |
|-----------------|-------|-------------|
| Current Term    | 1-5   | \$167,000   |
| Rent Escalation | 6-10  | \$183,700   |
| Rent Escalation | 11-15 | \$202,070   |
| 1st Option Term | 16-20 | \$222,277   |
| 2nd Option Term | 21-25 | \$244,505   |
| 3rd Option Term | 26-30 | \$268,955   |
| 4th Option Term | 31-35 | \$295,851   |

**NOI \$167,000**

**CAP 4.75%**

**PRICE \$3,516,000**

## ASSET SNAPSHOT

|                           |                                    |
|---------------------------|------------------------------------|
| Tenant Name               | Chipotle                           |
| Address                   | 3678 Ladson Rd, Ladson, SC 29456   |
| Building Size (GLA)       | 2,325 SF                           |
| Land Size                 | 0.92 Acres                         |
| Year Built/Renovated      | 2025                               |
| Signator/Guarantor        | Chipotle Mexican Grill (Corporate) |
| Rent Type                 | Abs. NNN                           |
| Landlord Responsibilities | None                               |
| Rent Commencement Date    | TBD                                |
| Lease Expiration Date     | TBD                                |
| Remaining Term            | 15 Years                           |
| Rent Escalations          | 10% Every 5 Years and in Options   |
| Current Annual Rent       | \$167,000                          |

### CONSTRUCTION AS OF JANUARY 2026



**175,094** PEOPLE  
IN 5 MILE RADIUS



**\$102,750** AHHI  
IN 5 MILE RADIUS



**50,000** VPD  
LADSON RD







## STRONG LEASE FUNDAMENTALS

15 Year Abs. NNN Lease with zero landlord responsibilities | Four (4) five (5) year extensions remaining | 10% Increases every 5 years in base rent and extension periods



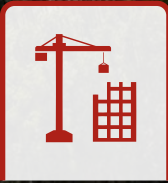
## CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

Chipotle has a Market Cap of \$82B (NYSE: CMG) with over 3,750+ locations across the country | Chipotle opened 304 new restaurants in 2024 with 257 of those locations utilizing a Chipotlane



## HIGH-TRAFFIC CORRIDOR

Positioned along Ladson Road, a major retail and commuter corridor serving the North Charleston / Summerville trade area | Strong visibility and access with consistent daily traffic counts connecting residential density to regional retail | Located on Ladson Rd (50K VPD)



## NEW CONSTRUCTION WITH "CHIPOTLANE" FORMAT

The Building has recently been built to suit the tenant's specifications | Tenant has paid to add the new feature "Chipotlane" drive thru concept with multiple spaces put in for curbside pickup



## AFFLUENT RETAIL CORRIDOR

Surrounded by a dense concentration of national and regional retailers within a 1-mile radius | Nearby tenants include Walmart Supercenter, Publix, Lowe's, Food Lion, Starbucks, Chick-fil-A, McDonald's, and additional quick-service and necessity-based retail | AHHI exceeds 100K in a 1-mile radius



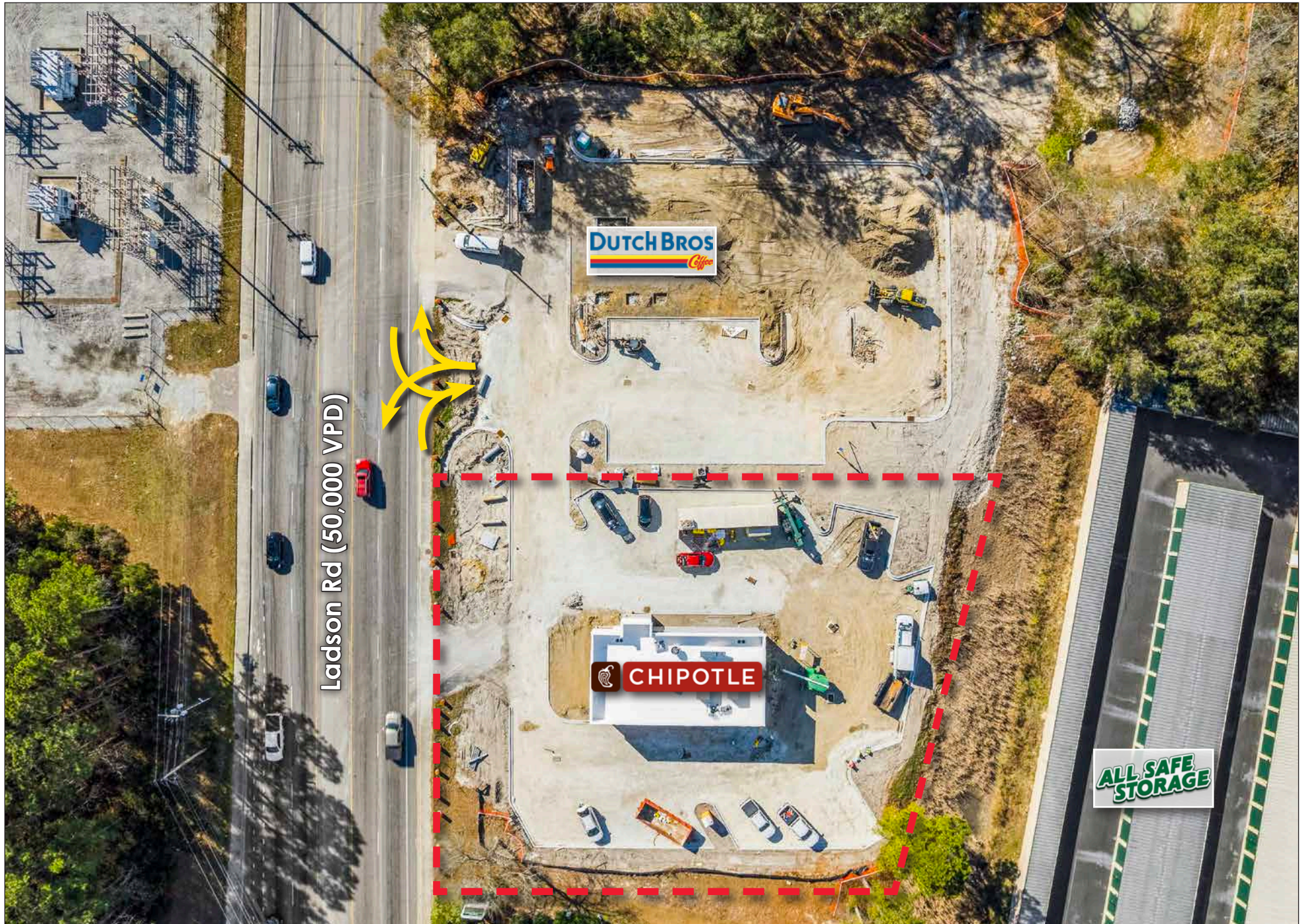
## CHARLESTON, SC MSA

Located within the Charleston-North Charleston MSA, one of the fastest-growing MSAs in the Southeast | The region continues to benefit from population growth, job expansion, and limited new retail supply





# SITE PLAN





MAA Commerce Park  
312 Apartments

**Walmart**  
Neighborhood Market

EGGS UP  
GRILL

**DOLLAR GENERAL**

*Calver's*

**FOOD LION**

**morningstar**  
STORAGE

**FAMILY DOLLAR**

**7-ELEVEN**

**Valvoline**

Ladson Rd (50,000 VPD)

**Dutch Bros**  
Coffee

**CHIPOTLE**  
MEXICAN GRILL

**ALL SAFE**  
STORAGE





Chick-fil-A

Kruspy Kreme  
DOUGHNUTS

Bojangles

SPINX  
Making Life Easier

EST. 1998  
SCOOTER'S  
COFFEE

CHIPOTLE  
MEXICAN GRILL

ALL SAFE  
STORAGE

AutoZone

DUTCH BROS  
Coffee

Ladson Rd (50,000 VPD)





**CHARLOTTE**  
160 MILES  
3:00 DRIVE

**GREENVILLE**  
183 MILES  
3:00 DRIVE

**COLUMBIA**  
88 MILES  
1:30 DRIVE

1 MILES

7,221  
PEOPLE  
\$100,818  
AHHI  
1,257  
TOTAL  
EMPLOYEES

3 MILES

69,619  
PEOPLE  
\$98,621  
AHHI  
14,960  
TOTAL  
EMPLOYEES

5 MILES

175,094  
PEOPLE  
\$102,750  
AHHI  
49,570  
TOTAL  
EMPLOYEES

Ladson



**CHARLESTON**  
17 MILES  
0:28 DRIVE

The Charleston-North Charleston MSA is one of the fastest-growing markets in the Southeast, driven by strong population growth, a diversified economy, and sustained consumer demand. The region is anchored by aerospace, advanced manufacturing, port logistics, healthcare, and tourism, with major employers including Boeing, Volvo Cars, Mercedes-Benz Vans, and MUSC. Retail fundamentals remain strong, supported by high occupancy levels, limited new supply, and rising replacement costs. Ongoing residential growth and in-migration continue to drive demand for necessity-based and quick-service retail. With high barriers to entry and a business-friendly environment, Charleston offers investors long-term stability, consistent cash flow, and durable retail performance.

Augusta

GA

NC

SC



## TENANT OVERVIEW

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

|                        |                    |
|------------------------|--------------------|
| <b>Founded:</b>        | 1993               |
| <b>Ownership:</b>      | Public (NYSE: CMG) |
| <b># of Locations:</b> | 3,750+             |
| <b>Headquarters:</b>   | Newport Beach, CA  |
| <b>Guaranty:</b>       | Corporate          |





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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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