



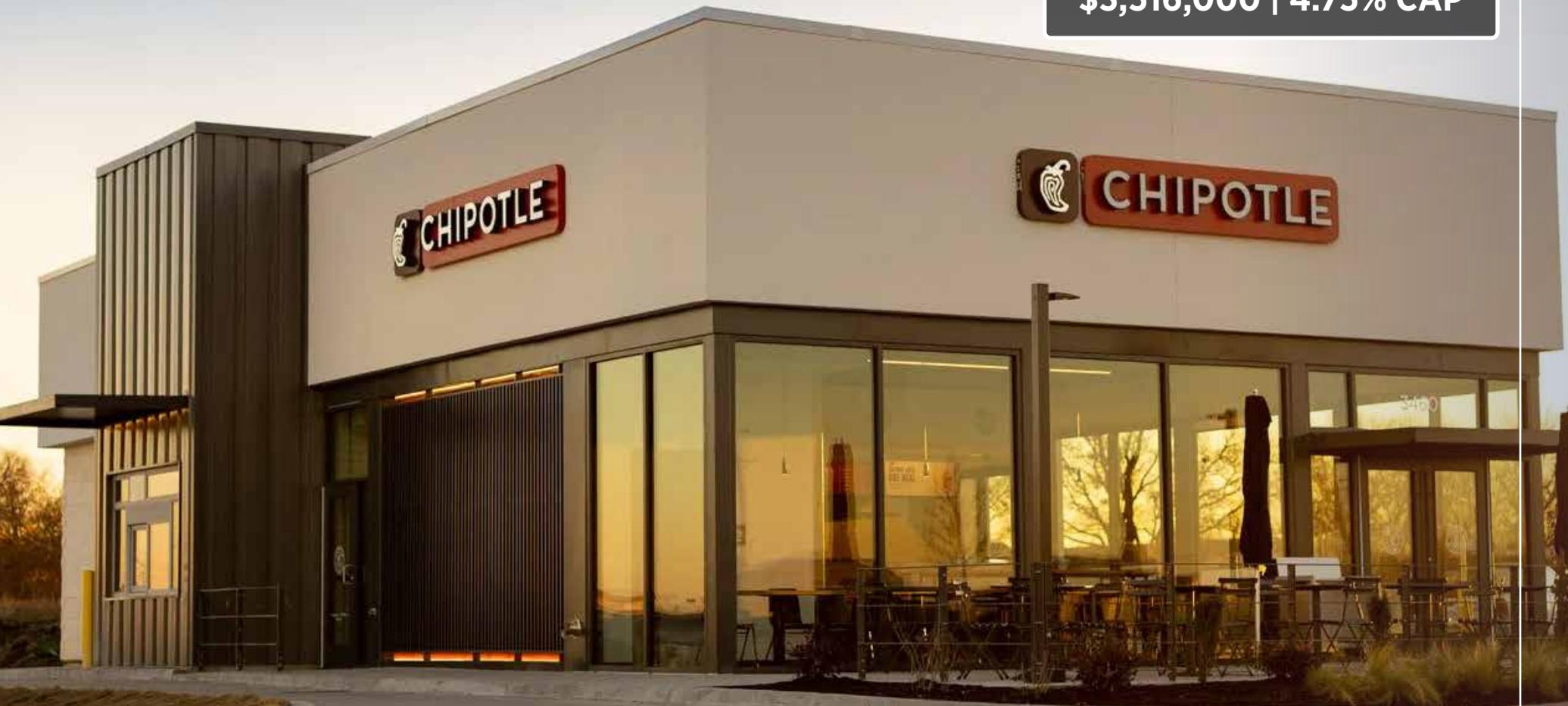
CHIPOTLE

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



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

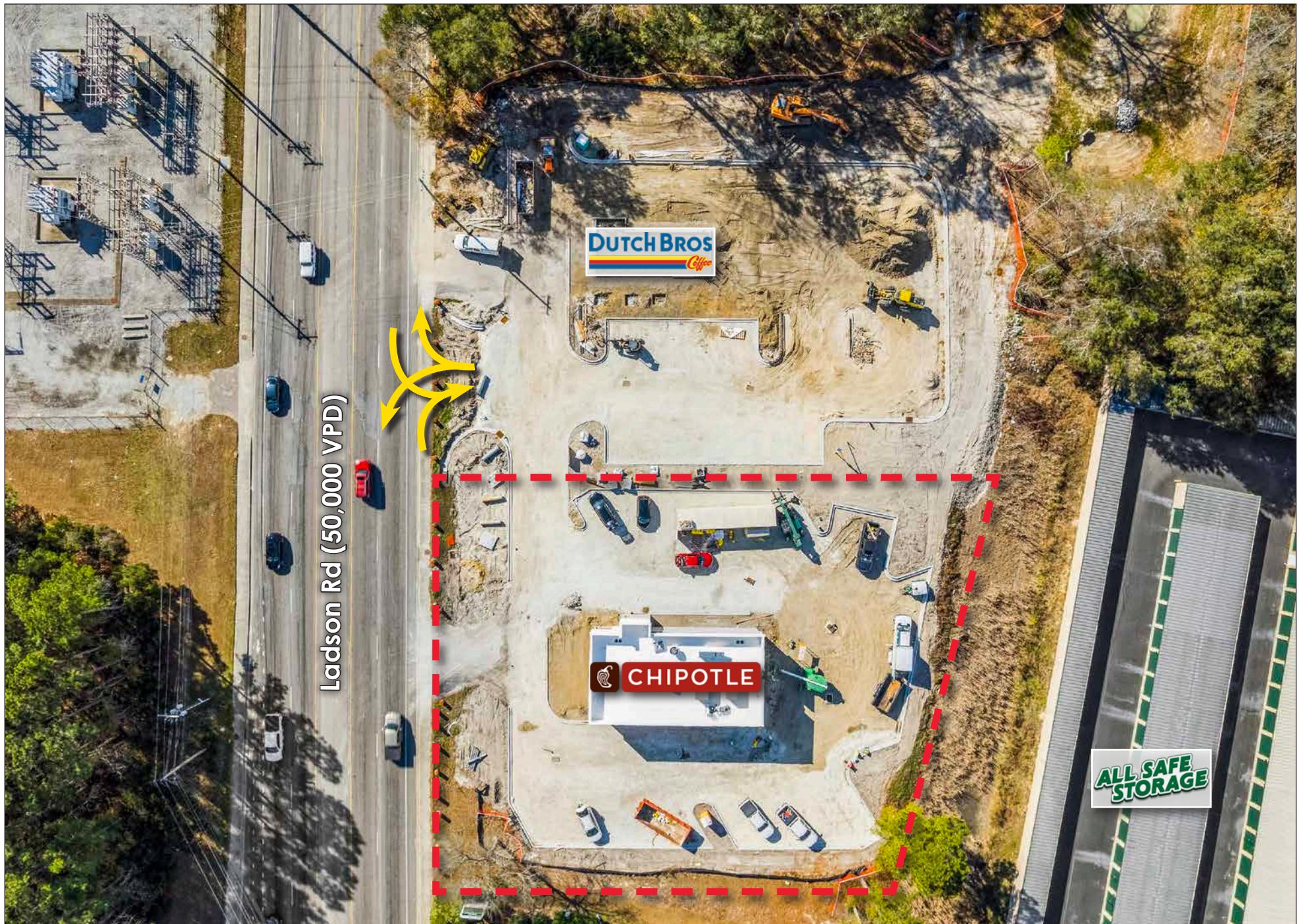
Located within the Charleston-North Charleston MSA, one of the fastest-growing MSAs in the Southeast | The region continues to benefit from population growth, job expansion, and limited new retail supply



SITE PLAN

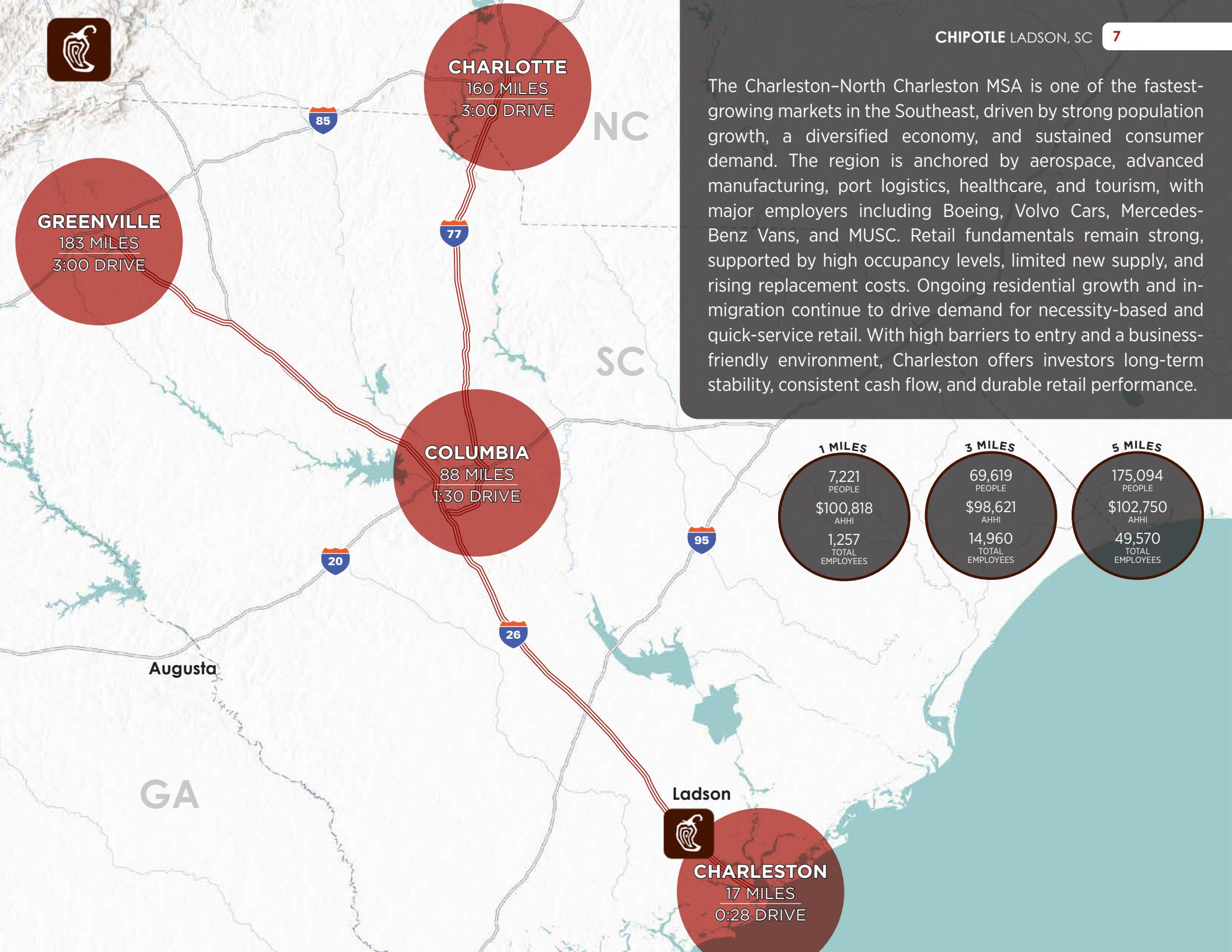
CHIPOTLE LADSON, SC

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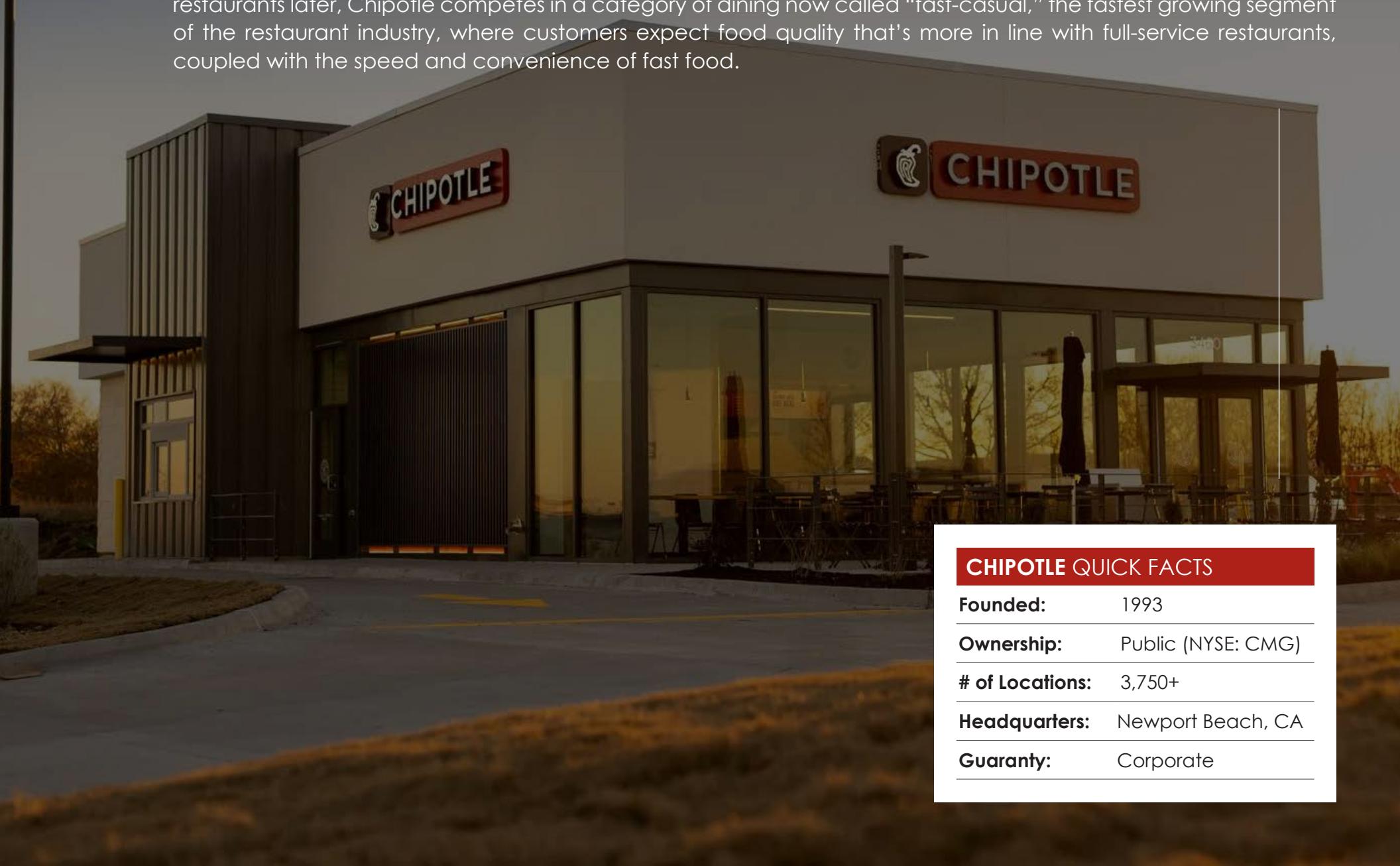


TENANT OVERVIEW

CHIPOTLE LADSON, SC

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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



CHIPOTLE

REPRESENTATIVE PHOTO

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Exclusively Offered By



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