



BUFFALO WILD WINGS

4629 Clemson Boulevard, Anderson, SC 29621

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BUFFALO WILD WINGS

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OFFERING PRICE
\$4,800,000

INVESTMENT HIGHLIGHTS

Offered at a 6% CAP Rate on a brand-new single-tenant net-lease investment.

Brand-New 2026 Construction: Approximately 7,280 SF Buffalo Wild Wings restaurant on 2.44 acres.

Prime Location: High-visibility, front-and-center position within the Clemson Common Development at Exit 19.

Traffic Exposure: Approximately 32,500 VPD on US HWY 76 and +/- 56,100 VPD on I-85.

Minimal Landlord Responsibilities: Tenant responsible for taxes, insurance, and maintenance including roof, structure, and parking lot.

Strong Co-Tenancy: Neighboring national and regional operators include 7-Eleven, Guthrie's Chicken, and 7 Brew Coffee.

Strategic Interstate/Highway Location: Major commercial growth corridor with significant daily traffic and strong visibility.

OFFERING SUMMARY

SALE PRICE	\$4,800,000
CAP RATE	6.0%
NOI	\$288,000
BUILDING SIZE	7,280 SF
LEASE TERM	10 Years + 3 (5-Yr) Options
RENT ESCALATIONS	10% Every 5 Years

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

INVESTMENT OPPORTUNITY

Brand New Buffalo Wild Wings - 6% CAP Rate

An exceptional single-tenant net-lease investment opportunity featuring a brand-new Buffalo Wild Wings located at the highly visible Clemson Common Development at Exit 19 in Anderson, South Carolina.

The property consists of approximately 7,280 square feet of brand-new 2026 construction situated on approximately 2.44 acres with 117 dedicated parking spaces. The property occupies a prominent, front-and-center position within the development, providing excellent visibility and access. The surrounding area is experiencing significant residential growth within a five-mile radius, providing an expanding population base and increasing demand for retail, dining, and convenience-oriented services.

The combination of new construction, a nationally recognized restaurant concept, long-term lease structure, built-in rent growth, high traffic counts, and a prominent location within a growing commercial development makes this an attractive opportunity for investors seeking durable commercial real estate income.



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ANDERSON, SOUTH CAROLINA

A THRIVING UPSTATE MARKET

AREA OVERVIEW

Anderson, South Carolina is a dynamic and rapidly growing city located in the heart of the **Upstate region**, strategically positioned along the **I-85 corridor** between Atlanta and Charlotte. Known as "The Electric City," Anderson has emerged as a hub for commerce, industry, and quality living, offering a compelling mix of Southern charm, economic opportunity, and access to natural amenities including *Lake Hartwell* and the Blue Ridge Mountains.

The subject property is located within the highly trafficked **Clemson Boulevard corridor**, one of the market's most prominent retail and commercial destinations, anchored by national brands, dining establishments, and continued residential expansion.



BY THE NUMBERS

38,865

POPULATION (5 MILE)

Growing residential base

\$91,307

AVG HH INCOME

Within 5-mile radius

32,500

VPD ON US HWY 76

High visibility corridor

56,100

VPD ON I-85

Interstate exposure

REGIONAL HIGHLIGHTS

STRATEGIC LOCATION

Midway between **Atlanta** and **Charlotte** along the I-85 corridor, offering unmatched regional access and logistics advantages.

EDUCATION & TALENT

Home to **Clemson University** and **Anderson University**, driving innovation, research, and a strong local workforce pipeline.

LIFESTYLE & TOURISM

Recreation at **Lake Hartwell**, proximity to the Blue Ridge Mountains, and a thriving downtown fuel year-round tourism and consumer demand.

TENANT OVERVIEW

BRAND NEW 2026 CONSTRUCTION • NNN INVESTMENT



BUFFALO WILD WINGS

Founded in 1982 in Columbus, Ohio, Buffalo Wild Wings is one of the largest sports-bar and wing-focused restaurant chains in the U.S., operating and franchising over 1,200 locations globally.

HEADQUARTERS

Atlanta, GA

FOUNDED

1982

LOCATIONS

1,200+ Worldwide

PARENT CO.

Inspire Brands

OPERATOR / FRANCHISEE

Grube, Inc.

One of the largest Buffalo Wild Wings franchisees in the U.S., headquartered in Peoria, IL. Grube, Inc. operates 40+ BWW locations across the Midwest and Southeast, with a long track record of successful multi-unit operation since the 1990s.

ABOUT THE TENANT

Buffalo Wild Wings is a nationally recognized casual-dining brand known for its signature bone-in and boneless wings, extensive sauce selection, and sports-focused atmosphere. As a subsidiary of **Inspire Brands** — one of the largest restaurant companies in the United States alongside Arby's, Sonic, Dunkin', Jimmy John's, and Baskin-Robbins — the tenant benefits from significant scale, marketing, and operational support. The brand continues to expand through both new construction and remodels of high-visibility, high-traffic sites such as the subject property.

ABOUT GRUBE, INC. — FRANCHISEE

Grube, Inc. is one of the largest and longest-tenured Buffalo Wild Wings franchisees in the United States. Founded in **1994** and headquartered in **Peoria, Illinois**, the company was among the earliest franchise partners of the BWW system and has since grown into a multi-state operator with **40+ restaurants** across Illinois, Indiana, Michigan, Ohio, Tennessee, Georgia, and the Carolinas. Grube is known for its disciplined site selection, operational excellence, and long-term hold strategy — routinely ranking among the top-performing BWW franchisee groups in guest satisfaction and unit-level economics.

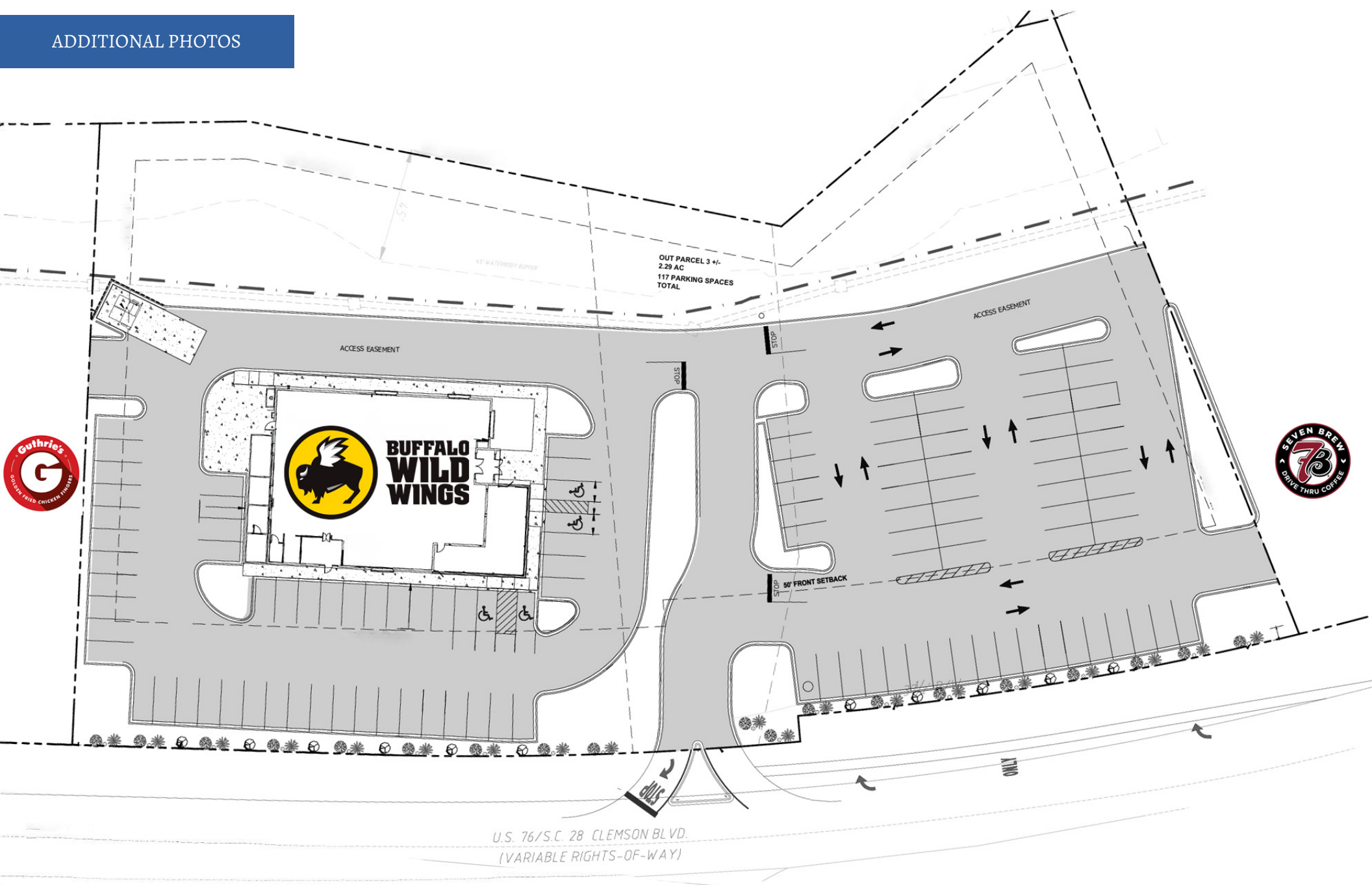
LEASE SUMMARY

TENANT	Buffalo Wild Wings (Grube, Inc. — Franchisee)
LEASE TYPE	NNN (Triple Net)
INITIAL TERM	10 Years
RENEWAL OPTIONS	Three (3) 5-Year Options
RENT ESCALATIONS	10% Every 5 Years (Including Options)
TENANT RESPONSIBILITIES	Taxes, Insurance, Maintenance, Roof, Structure, Parking Lot

ADDITIONAL PHOTOS



Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com



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974 Single Family Homes
688 Apartments



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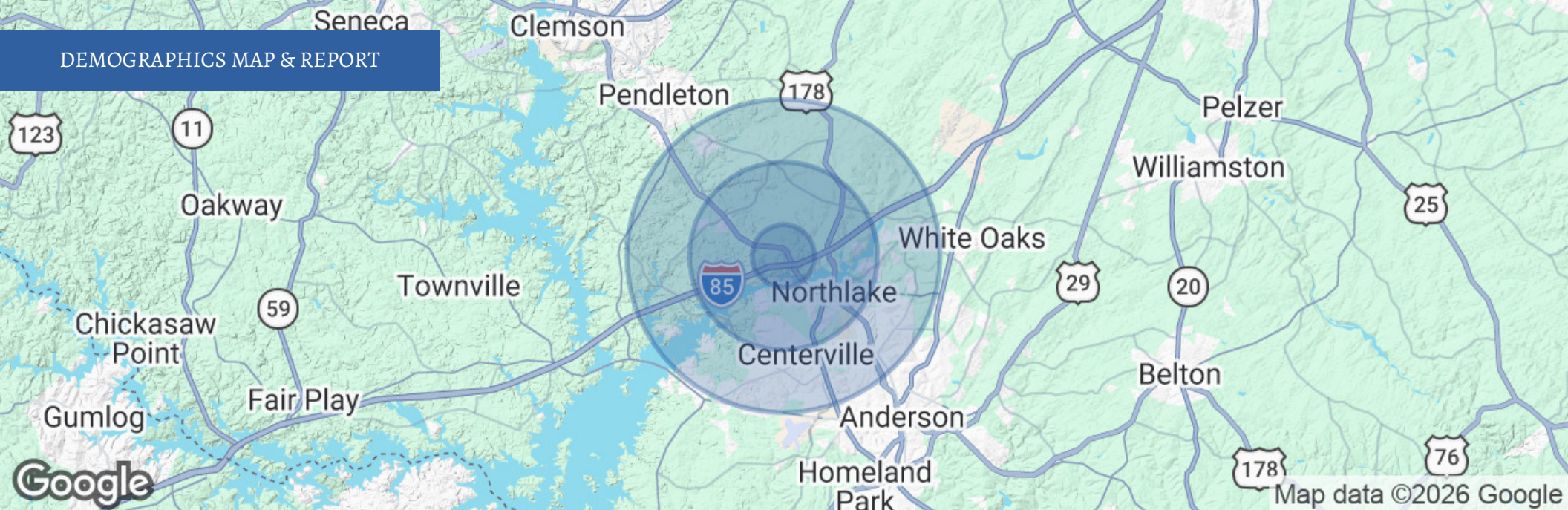


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	552	10,881	38,865
Average Age	51.3	42.9	43.6
Average Age (Male)	50.9	43.2	42.2
Average Age (Female)	51.9	44.0	44.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	247	4,533	16,872
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$99,710	\$98,802	\$91,307
Average House Value	\$256,900	\$240,118	\$241,975

2023 American Community Survey (ACS)



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**RICH BENNETT**

Senior Vice President

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Direct: **864.642.8655****PROFESSIONAL BACKGROUND**

Rich is a generational member of the Western Upstate community and began his real estate career in the residential housing, land and development sector where he excelled in areas surrounding Lake Hartwell. He soon moved into the commercial area and expanded his focus in development, BTS, land banking and investment. His specter of business is broad and includes at any one time, industrial, land banking, retail, build to suit and investment properties from outlying growth areas to downtown re-development projects.

He serves as the SVP of Development for McCoy Wright, Inc. and primarily supplies the firm with development inventory and oversight of brokerage and contemplated development projects. He works with the firm's brokerage staff on a daily basis to determine demand and absorption by national retailers and industrial users. He also provides direction to the company on financing, purchasing and construction strategies. He maintains an excellent command of horizontal & vertical development, financing, site work, utilities, infrastructure needs investment and capital needs in all areas including single and multi-family, retail, specialty and industrial development.

MEMBERSHIPS

Rich maintains excellent relationships throughout the overall community lending success to development in conjunction with major employers, governments and stakeholders in the geography including Clemson University. His projects have supplied a higher level of home ownership and growth in areas resulting in a more substantial tax base for several municipalities. Rich is a member of the Western Upstate of REALTORS®, South Carolina Association of REALTORS®, National Association of REALTORS® and International Council of Shopping Centers.

McCoy Wright

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