

Chipotle

8601 Dorchester Rd | North Charleston, SC 29420
Signalized corner of Dorchester Rd & Netherby Ln



Investment Opportunity in North Charleston, SC

Offering Memorandum



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**All photos are for representative purposes*



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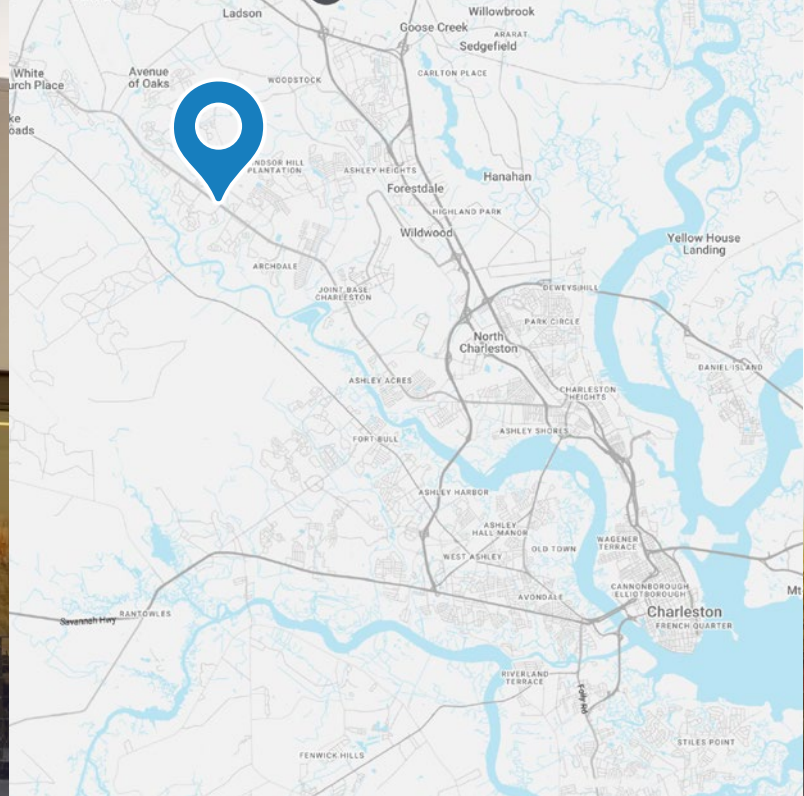
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Chipotle - North Charleston, SC

Investment Offering



Chipotle

North Charleston, SC

Broadstreet Partners presents an investment opportunity to acquire a Chipotle location at 8601 Dorchester Road in North Charleston, SC. This property is offered at \$3,600,000 with a 5% cap rate and \$180,000 NOI.

Strategically positioned between Cedar Grove Commons and Publix on Dorchester Road (45,300 vehicles per day), the property features a signalized intersection and excellent highway visibility. The location benefits from cotenancy with Starbucks and proximity to a newly developed shopping center featuring major retailers including Home Goods, PetSmart, Ulta, Five Below, Ross, and Lidl.

The Charleston MSA is powered by diverse economic drivers and a thriving tourism industry. This investment offers an attractive opportunity in a proven profitable location within one of the fastest-growing markets in the Southeast.

PROPERTY DETAILS

ADDRESS	8601 Dorchester Rd North Charleston, SC 29420
TOTAL GLA	+/- 2,325 SF
OCCUPANCY	100%
YEAR BUILT	2025
ACREAGE	0.89 AC
PARKING	24 Parking Spaces
NOI	\$180,000
CAP RATE	5%

Asking Price: \$3,600,000

Property Highlights



Convenient Location on Dorchester Rd

The Property is located between Cedar Grove Commons and Publix on highly trafficked Dorchester Rd. With a signalized intersection and an ingress from the deceleration lane off of Dorchester Rd, the site offers excellent visibility and frontage on a major highway.



Near Major Area Development

The Property benefits from its excellent location near Cedar Grove Commons, a newly developed shopping center on Dorchester Rd that includes major retail and multi-family apartments. The center includes major retailers like Home Goods, PetSmart, Ulta, Five Below, Ross, and Lidl. Other tenants include Buffalo Wild Wings, Chicken Salad Chick, Fifth Third Bank and more.



Minimal Landlord Responsibility

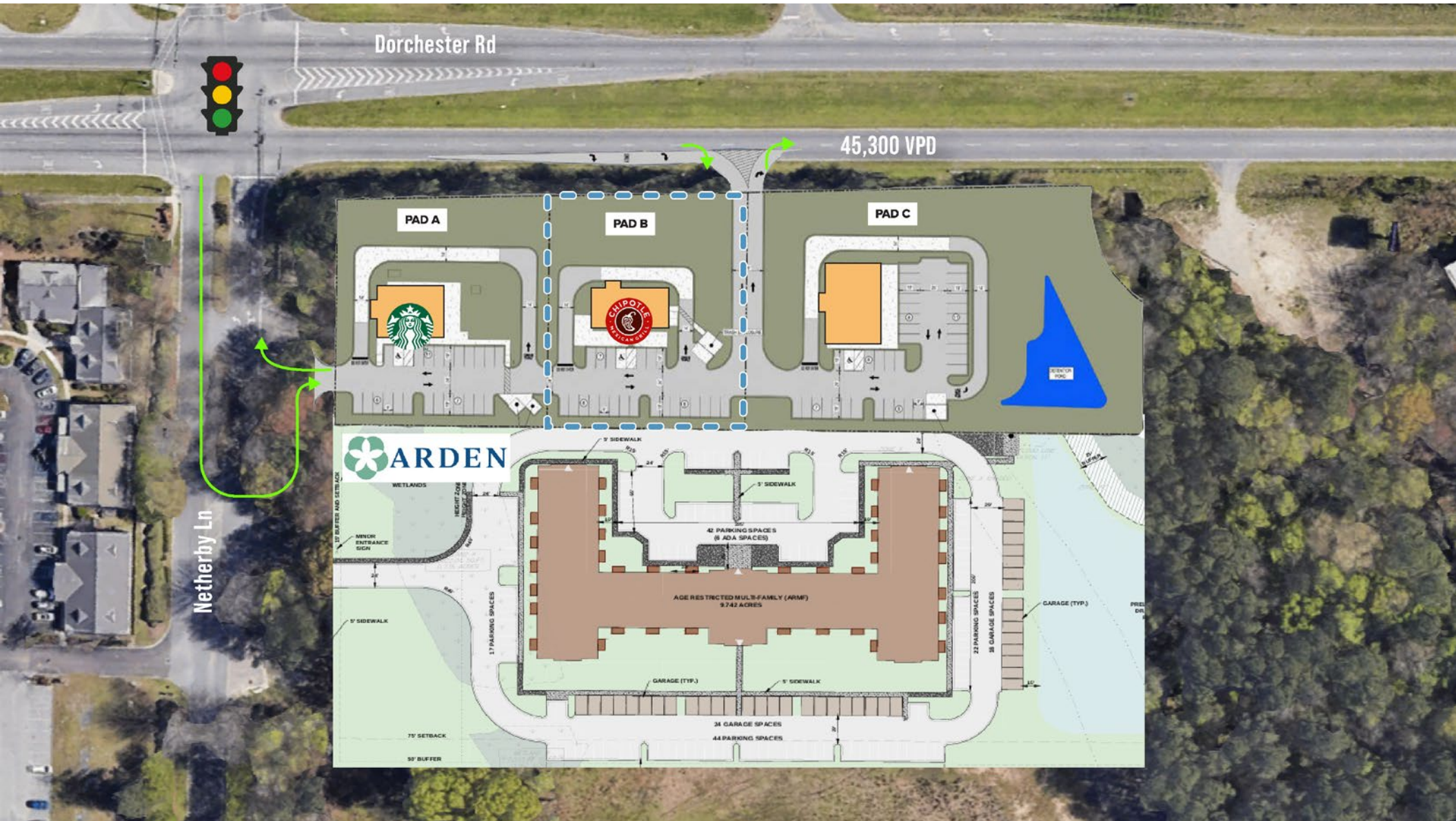
This property features brand new construction paired with an excellent structure, greatly reducing Landlord lease involvement throughout the duration of ownership.



Strong Demographics

This area boasts strong surrounding demographics. There are 116,863 people within five miles of the site, supported by an average household income of \$95,298. The property benefits from the area's population growth (estimated 1.25% annually from 2025 to 2030).

Site Plan





Tenant Highlights

Chipotle

Chipotle Mexican Grill is a fast-casual restaurant chain that pioneered the concept of customizable burritos, bowls, tacos, and salads made with fresh ingredients. Founded in 1993 by Steve Eells in Denver, Colorado, the company has grown into one of America's most popular Mexican-inspired restaurant chains, known for its "Food with Integrity" philosophy that emphasizes responsibly sourced ingredients, including naturally raised meats and organic produce when possible.

As of 2025, Chipotle operates over 4,000 locations, primarily in the United States, with additional restaurants in Canada, the United Kingdom, France, and Germany. The chain has become known for its assembly-line format where customers can watch their meals being prepared, its commitment to sustainability, and its digital ordering capabilities. Chipotle has successfully balanced rapid expansion with maintaining quality standards, making it a leader in the fast-casual dining segment with annual revenues exceeding \$11 billion.

CMG

NYSE Symbol

\$11.31B

Total Revenue

\$41.9B

Market Cap

4,000+

Locations

130,504+

Employees





Chipotle - North Charleston, SC

Market Overview

North Charleston MSA

South Carolina

The Charleston Metropolitan Statistical Area (MSA), centered around Charleston, South Carolina, is a vibrant economic region driven by diverse industries. Key economic drivers include aerospace, with Boeing's assembly plant being a significant employer and contributor to the local economy. The region also boasts a strong automotive sector, highlighted by the presence of Volvo and Mercedes-Benz manufacturing facilities. Additionally, the Port of Charleston, one of the busiest ports on the East Coast, plays a crucial role in international trade, supporting logistics and distribution businesses.

The tourism industry, fueled by Charleston's rich history, cultural attractions, and coastal beauty, further bolsters the economy. The area also benefits from a growing technology sector, with numerous startups and established tech firms choosing Charleston for its favorable business climate and quality of life.

Key Economic Drivers

- Aerospace
- Energy
- IT & Defense
- Automotive
- Life Sciences

Leaders in the Market

- **Joint Base Charleston & Charleston Int'l Airport**
25,000+ employees (4.6 miles)
- **Charleston Southern University**
3,500+ students (8 miles)
- **Medical University of South Carolina**
17,000 employees (18 miles)
- **Volvo Car USA LLC**
2,200 employees (26 miles)
- **College of Charleston**
12,000 students (18 miles)
- **Mercedes-Benz Vans, LLC**
2,000 employees (3.9 miles)
- **Trident Technical College**
12,000 students (5.8 miles to main campus)
- **Bosch**
1,800 employees (1.4 miles)
- **The Boeing Company**
7,864 employees (7.7 miles)
- **Bon Secours St. Francis Hospital**
6,100 employees (12.2 miles)





Fort Dorchester High School
2,312 Students

FIREHOUSE SUBS
 FIVE BELOW
 HomeGoods
 LIDL
 ROSS DRESS FOR LESS

Exxon

Site

ARBY'S
 7-ELEVEN
 SUNDCO

CAPTAIN D'S
 CIRCLE K
 ARBY'S
 TACO BELL

CIRCLE K
 DUNKIN'
 WAFFLE HOUSE
 BASKIN BR ROBBINS

AMERICAN FREIGHT FURNITURE - MATTRESS
 Hardee's
 DOLLAR TREE
 CVS pharmacy
 Pizza Hut

COLD STONE
 COOK-OUT
 Chick-fil-A
 B tropical CAFE

MCDONALD'S
 LET'S PIZZA
 ZAXBY'S
 SUBWAY
 PAPA JOHN'S
 Publix
 POPEYES
 Walgreens

DEMOGRAPHIC SNAPSHOT (2025)

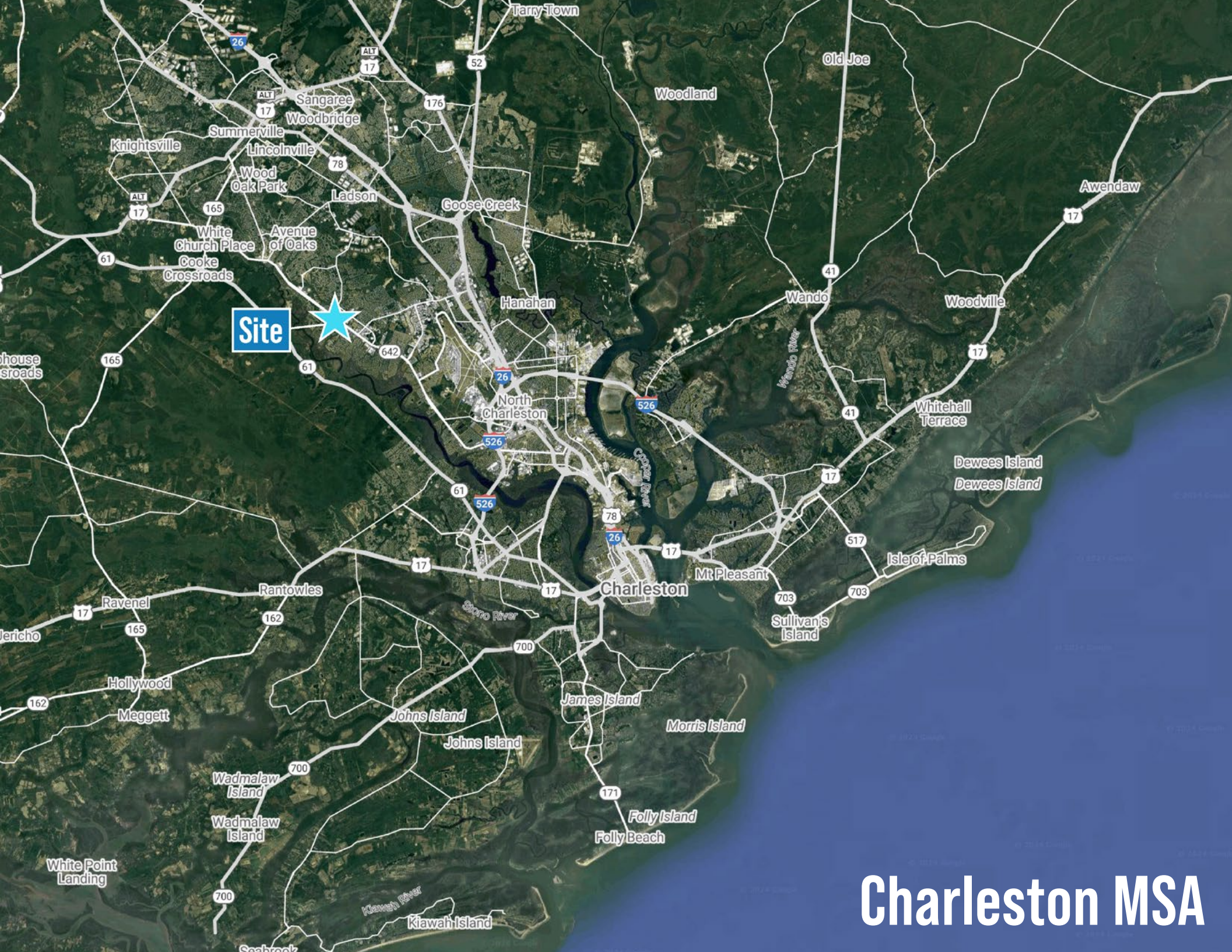
51,245
 POPULATION
 3-Mile Radius

\$106,109
 AVG HH INCOME
 3-Mile Radius

13,413
 EMPLOYEES
 3-Mile Radius

45,300
 VEHICLES PER DAY
 3-Mile Radius

1,178
 BUSINESSES
 3-Mile Radius



Site

Charleston MSA



Chipotle - North Charleston, SC

Financial Overview

Investment Summary

LEASE DETAILS

TENANT LEASE ENTITY	Chipotle Mexican Grill of Colorado, LLC
RENT COMMENCEMENT	3/01/2026 (Est)
LEASE EXPIRATION	2/28/2041
ORIGINAL LEASE TERM	15 Years
OPTIONS REMAINING	Four, 5-Year
LEASE TYPE	Absolute Net
NOI	\$180,000

Asking Price: \$3,600,000

Cap Rate: 5%

NOI: \$180,000

Rent Schedule

LEASE COMMENCE	START	END	ANNUAL RENT	% INCREASE
Year 1-5	3/01/2026	2/28/2031	\$180,000	10%
Year 6-10	3/01/2031	2/28/2036	\$198,000	10%
Year 11-15	3/01/2036	2/28/2041	\$217,780	10%



CONFIDENTIAL OFFERING MEMORANDUM DISCLAIMER

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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (1) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (2) that you will not photocopy or duplicate any part of the Offering Memorandum, (3) that you will not disclose the Offering Memorandum or any of its contents to any other entity without prior authorization of the Owner, and (4) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the owner or Brokers. If you have no further interest in the Property, please return the Offering Memorandum forthwith.

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