

# Bojangles

#1 FRANCHISEE IN THE CHAIN (125+ LOCATIONS)



CONFIDENTIAL OFFERING MEMORANDUM

813 W GREENWOOD STREET, ABBEVILLE, SC 29620

**CONTACT**



**TYSON GLASSER, CCIM**  
Senior Brokerage Associate  
404.435.6312 | [tglasser@trinity-partners.com](mailto:tglasser@trinity-partners.com)



**LAKIN PARR**  
Partner, Property Sales  
864.421.4747 | [lparr@trinity-partners.com](mailto:lparr@trinity-partners.com)

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NO. 01  
INVESTMENT OVERVIEW

# Introduction

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Trinity Partners is proud to serve as exclusive listing broker on behalf of ownership and present this net lease retail investment opportunity in Upstate SC occupied by Bojangles Famous Chicken 'n Biscuits, a leader in the quick serve restaurant industry with over 800 locations in 17 states. (“Bojangles” or the “Property”).

The Property was developed in the second half of 2023 on 0.85 acres with a 2,695 square foot drive-thru building and 28 parking spaces. Bojangles signed a 16-year absolute NNN lease that commenced in February 2024 with multiple 5-year renewal options and 10% rent bumps every 5 years. The franchisee (BOJ of WNC) is the largest operator in the Bojangles system with over 125 locations in 6 states.

The Property is in the county seat of Abbeville County and positioned on SC Hwy 72, the primary east-west commercial corridor through the county with the highest traffic volume occurring in front of the Property. Abbeville is less than 1 hour south of Greenville, less than 1.5 hours north of Augusta, less than 2 hours west of Columbia, and less than 3 hours east of Atlanta.



# Specifics

<b>Purchase Price</b>	\$2,251,500
<b>Purchase Cap Rate</b>	5.85% (Years 1-6)
<b>Average Cap Rate</b>	6.42% (Years 1-16)
<b>Base Rent/NOI</b>	\$131,704.00 (Years 1-6)
<b>Tenant Credit</b>	Private
<b>Lease Type</b>	Franchisee NNN
<b>Base Lease Term</b>	16 Years
<b>Lease Commencement</b>	February 1, 2024
<b>Lease Expiration</b>	February 29, 2040
<b>Renewal Options</b>	3 - 5 Years Each
<b>Rent Increases</b>	10% (Every 5 years starting Year 7)
<b>Building Age</b>	Completed Q1 2024
<b>Building Size</b>	± 2,695 SF
<b>Land Size</b>	± 0.85 AC
<b>Parking Spaces</b>	28 total (2 handicap)
<b>Zoning</b>	GC (General Commercial)



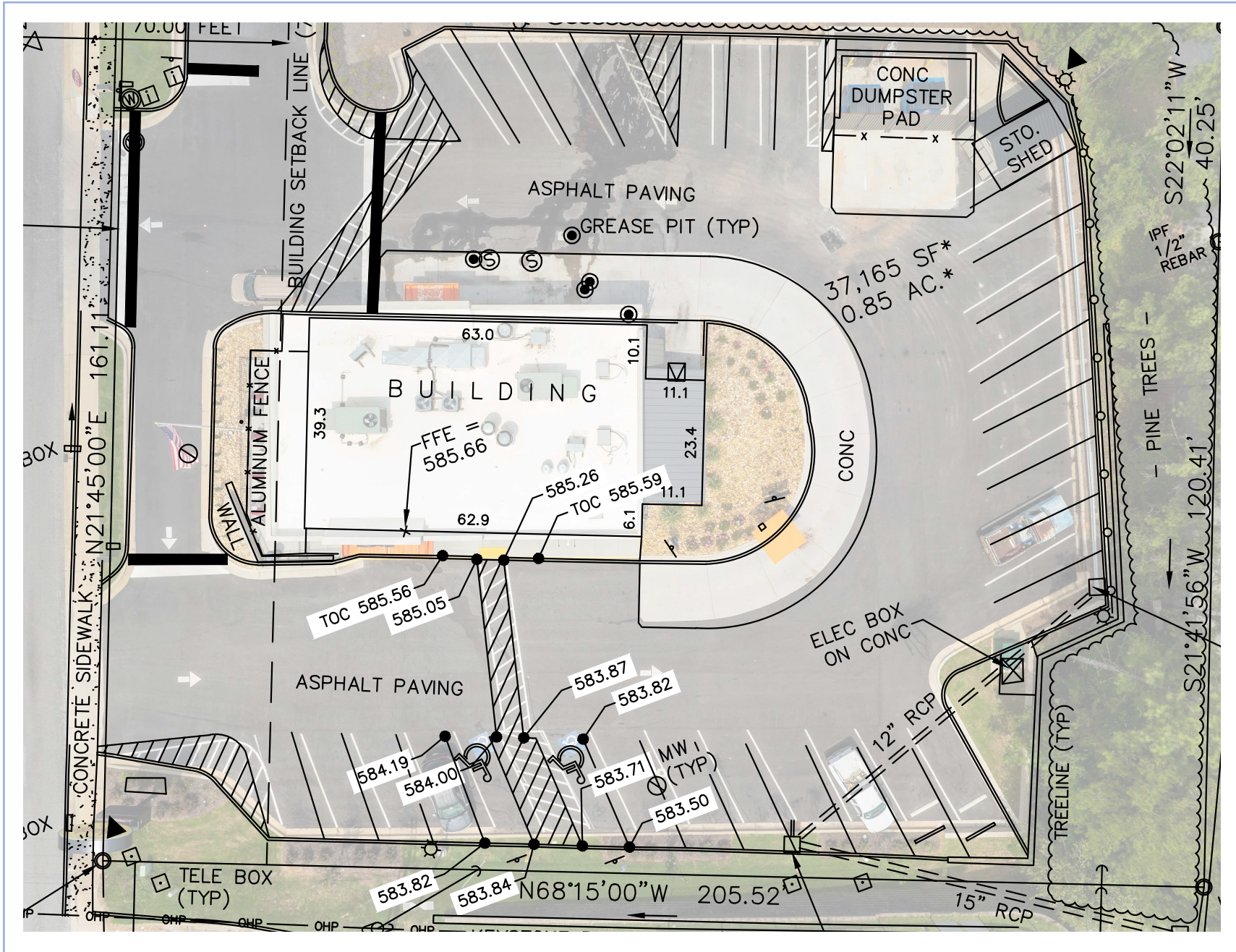
# Highlights

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- » 16-year absolute NNN lease with 3 renewal options of 5 years each
- » 10% rent bumps every 5 years beginning in year 7 including the options
- » Bojangles is one of the most popular QSR brands in the Southeast (800+ stores in 17 states)
- » BOJ of WNC is the largest (125+ units in 6 states) and most decorated franchisee in the chain
- » Highest traffic counts in the market are in front of the Property with 11,800 VPD
- » Located next to the Abbeville government offices and the Abbeville Area Medical Center
- » Neighboring retailers include Ace Hardware, CVS, Dollar Tree, Advance Auto, O'Reilly, Pizza Hut, Burger King, and more
- » Abbeville is the county seat with a workforce of approx. 130,000 people in a 30-mile radius
- » Abbeville County has a growing population of approx. 25,500 residents today
- » The County is home to more than 30 industrial parks employing over 4,000 people



# Site Plan



# Property Photos





An aerial photograph of a Bojangles restaurant at dusk. The building is a single-story structure with a flat roof and large windows. A prominent sign in the foreground reads "Bojangles" in its signature font, with "Atlanta" written above it. Below the main sign, there are smaller signs: "Breakfast Served All Day" and "OPENING SOON!". The restaurant is surrounded by a parking lot with several cars and a white van. In the background, there are other commercial buildings and a line of trees under a dark sky. The entire image is overlaid with a semi-transparent blue filter.

No. 02  
TENANT OVERVIEW

# Tenant Summary

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The BOJ of WNC story is one of good food, great people and exponential growth. It dates back to 1979 when Founder and CEO Jeff Rigsby, then a teenager, first started in the restaurant industry. Drawn to the team atmosphere, Jeff advanced through the ranks of a national chain restaurant before joining Bojangles in 1994. Always entrepreneurial in spirit, Jeff fulfilled a lifelong dream in 2001 when he purchased six Bojangles restaurants in the Asheville, NC area. From there, it was off to the races. The last two decades have been spent perfecting operations, developing teams, adding locations and expanding into new markets. Today, BOJ of WNC is the nation's largest franchisee of Bojangles restaurants with over 125 locations in 6 states. For more information, visit [www.bocountry.com](http://www.bocountry.com).

Bojangles is a Carolina-born restaurant chain specializing in craveable Southern chicken, biscuits and tea made fresh daily from real recipes, and with a friendly smile. Founded in 1977 as a single location in Charlotte, the beloved brand continues to grow nationwide. In addition to serving up flavorful food, the company is committed to doing good in the communities it serves. Fans from all over know Bojangles for its catchy tagline – “It's Bo Time!”

45+

**YEARS IN BUSINESS**

±800

**RESTAURANTS**

9000+

**TEAM MEMBERS**

17

**STATES**

# Lease Summary

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<b>Address</b>	813 W Greenwood Street, Abbeville, SC 29620
<b>Lot Premise</b>	± 0.85 AC
<b>Building Premise</b>	± 2,695 SF
<b>Tenant</b>	BOJ of WNC, LLC
<b>Guarantor</b>	BOJ of WNC, LLC
<b>Lease Term</b>	16 Years
<b>Commencement Date</b>	February 1, 2024
<b>Expiration Date</b>	February 29, 2040
<b>Annual Rent</b>	\$131,704.00 (Years 1-6) \$144,874.40 (Years 7-11) \$159,361.84 (Years 12-16)
<b>Option Periods</b>	3 - 5 Years each (180-days written notice)
<b>Option 1 Starting Rent</b>	\$175,298.02 (Years 17-21)
<b>Option 2 Starting Rent</b>	\$192,827.82 (Years 22-26)
<b>Option 3 Starting Rent</b>	\$212,110.60 (Years 27-31)
<b>Landlord Responsibilities</b>	None
<b>Tenant Responsibilities</b>	Everything
<b>Right of First Refusal</b>	N/A
<b>Financial Information</b>	Tenant shall provide within 15 days of written request

An aerial photograph of a Bojangles restaurant at dusk. The building is a single-story structure with a flat roof and large windows. A prominent sign in the foreground reads "Bojangles" in a yellow oval with "Atlanta" written above it. Below the main sign, there are smaller signs: "Breakfast Served All Day" and "OPENING SOON!". The restaurant is surrounded by a large parking lot with several cars parked. In the background, there are other commercial buildings and a line of trees under a dark sky. The entire image is overlaid with a semi-transparent blue filter.

No. 03  
MARKET OVERVIEW

# Trade Area Summary

ABBEVILLE AREA  
MEDICAL CENTER

ABBEVILLE AREA  
MEDICAL CENTER



SAVITZ DRUG STORE  
TOBACCO/VAPE  
WORLD FINANCE  
WOW BURGERS & DOGS

SC HWY 72 / W GREENWOOD ST  
11,800 VPD

**ACE**  
Hardware  
OPENED IN 2023

# Trade Area Summary



DOWNTOWN ABBEVILLE



HOPESOUTH FEDERAL CREDIT UNION



SC HWY 72 / W GREENWOOD ST  
11,800 VPD

# Abbeville County Summary

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Abbeville County is 508 square miles and encompasses the natural resources of Calhoun Falls State Park, Richard Russell Dam, and Sumter National Forest. Historically Abbeville County includes the Abbeville Opera House and historic district, the Burk-Stark Mansion circa 1841, and Erskine College located in the town of Due West. Established in 1785, the county played a significant role in the state's history, especially during the Civil War era.

The city, with a population of around 5,000 people, hosts various events and festivals throughout the year, including the Hogs & Hens BBQ Festival, the Spring Festival, and Christmas in Abbeville, which all contribute to the lively local culture. In recent years, Abbeville has made efforts to revitalize its economy while maintaining its small-town charm. The local economy is supported by a mix of agriculture, manufacturing, and tourism, with an increasing focus on attracting visitors interested in history, the arts, and outdoor activities.

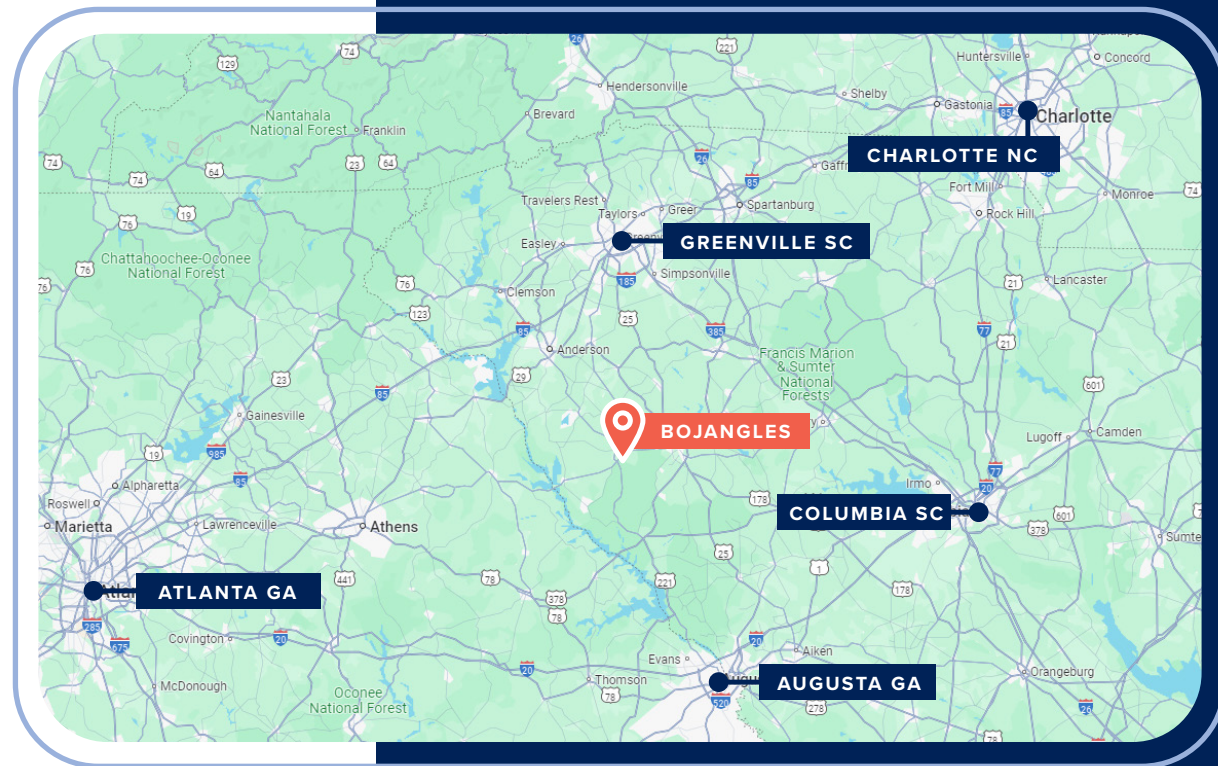


# Region Summary

Abbeville, South Carolina is strategically positioned in the Upstate SC region, offering businesses excellent access to major highways, rail lines, and proximity to Interstate 85, Greenville-Spartanburg International Airport, and deepwater ports like Charleston and Savannah. This connectivity, combined with the town's proximity to industrial hubs in Greenville and Spartanburg, makes it an ideal location for manufacturing, distribution, and logistics operations.

## DRIVING DISTANCES

<b>Greenville, SC</b>	55 miles
<b>Augusta, GA</b>	59 miles
<b>Columbia, SC</b>	89 miles
<b>Atlanta, GA</b>	140 miles
<b>Charlotte, NC</b>	130 miles





# Demographics

## POPULATION

	5 Miles	10 Miles	15 Miles
<b>2010 Population</b>	8,993	17,416	69,919
<b>2020 Population</b>	8,421	16,752	68,476
<b>2024 Population</b>	8,365	16,739	68,442
<b>2029 Population</b>	8,261	16,688	68,330
<b>2010-2020 Annual Rate</b>	-0.66%	-0.39%	-0.21%
<b>2020-2024 Annual Rate</b>	-0.16%	-0.02%	-0.01%
<b>2024-2029 Annual Rate</b>	-0.25%	-0.06%	-0.03%
<b>2020 Median Age</b>	44.3	45.4	40.2
<b>2024 Median Age</b>	43.9	45.2	40.3

## HOUSEHOLDS

	5 Miles	10 Miles	15 Miles
<b>2010 Households</b>	3,708	6,911	27,532
<b>2020 Households</b>	3,586	6,846	27,677
<b>2024 Households</b>	3,577	6,890	27,932
<b>2029 Households</b>	3,589	6,978	28,325
<b>2010-2020 Annual Rate</b>	-0.33%	-0.09%	0.05%
<b>2020-2024 Annual Rate</b>	-0.06%	0.15%	0.22%
<b>2024-2029 Annual Rate</b>	0.07%	0.25%	0.28%
<b>2024 Average Household Size</b>	2.29	2.39	2.33

## MEDIAN HOUSEHOLD INCOME

<b>2024 Median Household Income</b>	\$43,394	\$53,018	\$48,030
<b>2029 Median Household</b>	\$48,262	\$61,450	\$53,794
<b>2024-2029 Annual Rate</b>	2.15%	3.00%	2.29%

## AVERAGE HOUSEHOLD INCOME

<b>2024 Average Household Income</b>	\$69,339	\$78,244	\$73,770
<b>2029 Average Household Income</b>	\$80,011	\$90,146	\$84,463
<b>2024-2029 Annual Rate</b>	2.90%	2.87%	2.74%

## PER CAPITA INCOME

<b>2024 Per Capita Income</b>	\$29,343	\$32,544	\$30,243
<b>2029 Per Capita Income</b>	\$34,359	\$38,101	\$35,154
<b>2024-2029 Annual Rate</b>	3.21%	3.20%	3.06%

## CONTACT



**TYSON GLASSER, CCIM**

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**LAKIN PARR**

Partner, Property Sales

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## DISCLAIMER

Trinity Partners-Cola, LLC, a South Carolina Limited Liability Company (“Trinity Partners”), has been retained as advisor and broker to SC Abbeville Hwy 72, LLC (the “Owner”) regarding the sale of 813 W Greenwood Street, Abbeville, SC 29620 (collectively, the “Property”).

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