

1066 TIGER BLVD CLEMSON, SC

KOLAPASI INDIAN KITCHEN

**OFFERED
FOR SALE**

\$1,287,000 | 6.50% CAP



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



Signature Hartwell Village
185 Apartments

The Cove at Clemson
203 Apartments



New Student Housing
Development
225 Apartments

TIGER BLVD 40,700 VPD





 **Clemson University**
27,000+ Students

MODA
159 Apartments

 **EAST COAST WINGS GRILL**

New Student Housing Development
225 Apartments

PAPA JOHN'S

 **CIRCLE K**

 **BANK OF AMERICA**

 **UNITED STATES POSTAL SERVICE**

KOLAPASI
INDIAN KITCHEN

 **DOLLAR TREE**

 **Skins**
The TRUE Southern Hotdog

 **DUNKIN'**

WAFFLE HOUSE



TIGER BLVD 40,700 VPD



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Kolapasi Indian Kitchen in Clemson, South Carolina, a net-leased restaurant investment generating \$83,642 in annual NOI. The asset is positioned along Tiger Boulevard (40,700 VPD), the primary retail corridor serving Clemson University and the surrounding trade area.

The property benefits from direct proximity to Clemson University (27,000+ students) and is immediately adjacent to multiple student housing developments, including a newly delivered 225-unit project, creating a dense, walkable, and highly trafficked retail environment.

The lease is structured as NN with limited landlord responsibilities (roof and structure) and features 3% annual rent increases, providing steady income growth. With approximately five years of remaining term and a personal guarantee in place, the offering presents a low basis opportunity well-suited for buyers seeking passive income in a university-driven market.

RENT SCHEDULE	RENT	RETURN
2nd Extension Term	11-15	\$96,964
3% Annual Increases		

NOI	\$83,642
CAP RATE	6.50%
LISTING PRICE	\$1,287,000

ASSET SNAPSHOT

Tenant Name	Kolapasi Indian Canteen
Address	1066 Tiger Blvd, Clemson, SC 29631
Building Size (GLA)	2,405 SF
Land Size	0.76 Acres
Year Built/Renovated	1989/2018
Signator/Guarantor	Unito Foods, LLC (Franchisee) / Personal Guarantee
Rent Type	NN
Landlord Responsibilities	Roof and Structure
Rent Commencement Date (First Extension)	4/25/2021 (5/1/2026)
Lease Expiration Date	4/30/2031
Remaining Term	5 Years
Rental Increases	3% Annual Increases
NOI	\$83,642




48,315
 PEOPLE
 IN 5 MILE RADIUS


\$79,998
 AHHI IN
 1 MILE RADIUS


40,700
 VPD ON
 TIGER BLVD





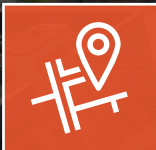
CLOSE PROXIMITY TO CLEMSON UNIVERSITY

Clemson University enrolls 27,000+ students, employs over 6,000 faculty and staff, and generates an estimated \$4.8 billion in annual economic impact across South Carolina.



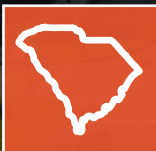
3% ANNUAL RENT INCREASES

Providing built-in NOI growth and inflation hedge.



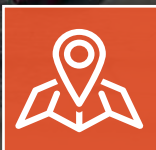
TIGER BOULEVARD FRONTAGE – HIGH-VISIBILITY CORRIDOR

Direct frontage on busy Tiger Boulevard (40K VPD) provides easy ingress/egress, natural visibility, and proximity to the university's primary commercial and retail activity.



UPSTATE SOUTH CAROLINA | ONE OF THE SOUTHEAST'S FASTEST-GROWING REGIONS

Upstate South Carolina has added over 100,000 residents in the past decade, driven by BMW, Michelin, and Fluor anchoring a manufacturing and technology corridor attracting billions in capital investment annually.



NEARBY DEVELOPMENT - CLEMSON 2045 PLAN

Positioned just behind the site is a 5.92 acre project with 225 new residential units with 752 beds and 566 parking garage spaces with 71 surface retail parking spaces set to be completed in 2027.



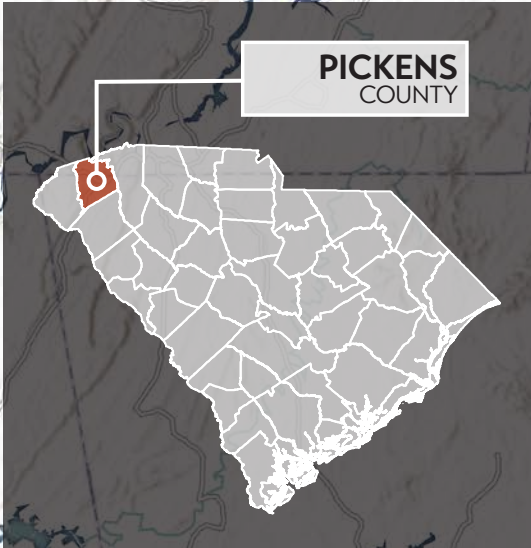
ESTABLISHED QUICK-SERVICE CONCEPT WITH REGIONAL FOOTPRINT

Operating across the Southeast with a scalable model and growing brand recognition.





LOCATION MAP



GREENVILLE
26 MILES
0:43 DRIVE

CHARLOTTE
119 MILES
2:20 DRIVE

COLUMBIA
113 MILES
2:15 DRIVE

ATLANTA
110 MILES
2:20 DRIVE

Augusta

Clemson

1 MILES

11,430
PEOPLE
\$65,788
AHHI
3,378
EMPLOYEES

3 MILES

31,598
PEOPLE
\$78,350
AHHI
11,026
EMPLOYEES

5 MILES

48,315
PEOPLE
\$79,998
AHHI
15,709
EMPLOYEES

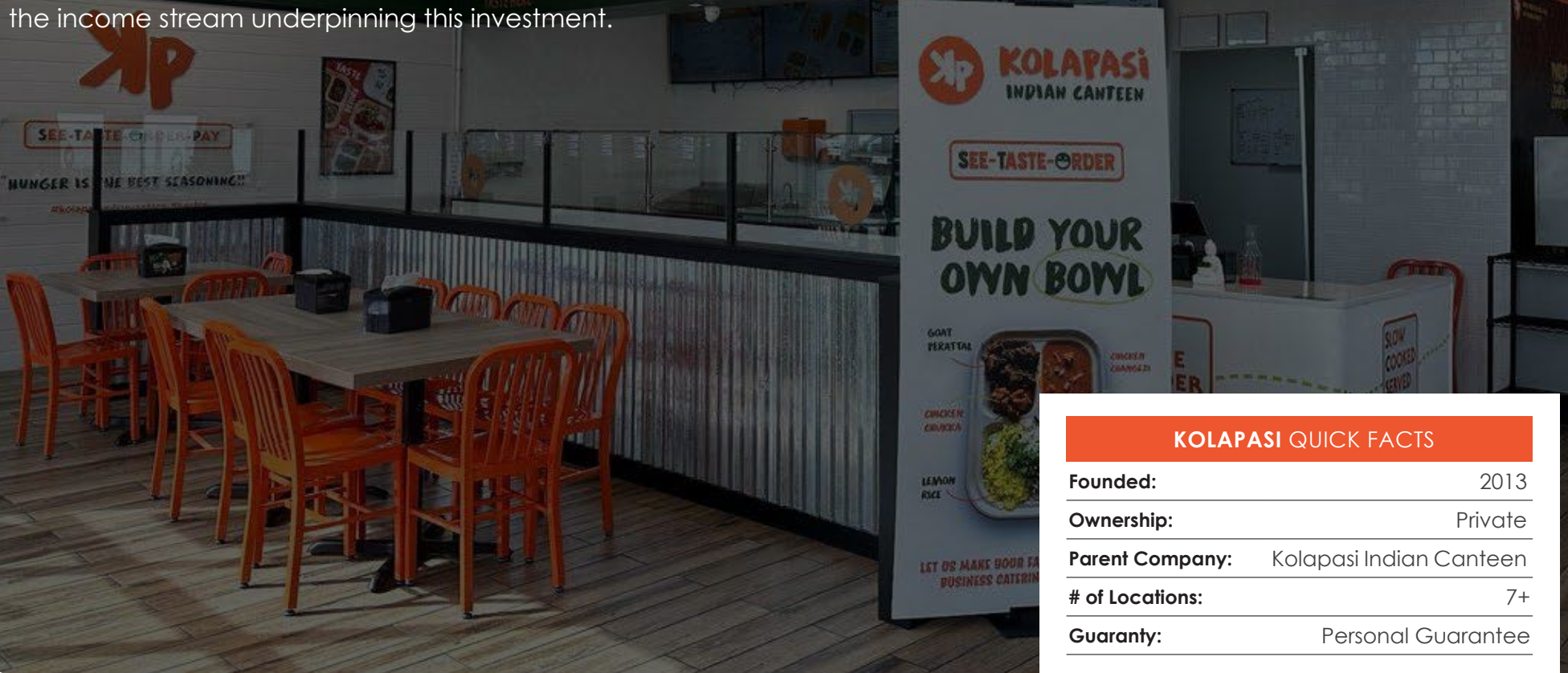
Clemson is anchored by Clemson University, a major public institution with over 27,000 students and a strong, stable economic footprint. The university drives consistent retail demand, particularly along Tiger Boulevard, the primary commercial corridor serving both the campus and surrounding residential base.

The property is positioned within a dense pocket of student housing and national retailers, benefiting from both local traffic and a captive student population. Continued residential development, including new student housing deliveries immediately adjacent to the site, reinforces long-term demand and supports sustained retail performance.

- 27,000+ Clemson University students
- 40,700 VPD on Tiger Blvd
- 225-unit student housing directly adjacent
- 48,000+ population within 5 miles
- \$80K average household income (5-mile)



Kolapasi Indian Canteen is a fast-growing regional quick-service concept built on a foundation of authenticity, clean ingredients, and a first-of-its-kind “Taste Before You Buy” model that has redefined how American diners discover Indian food. Founded by Santhosh, a Georgia Tech graduate who launched the brand out of a desire to honor his South Indian farming heritage and bring honest, scratch-made food to the U.S. market, Kolapasi has grown to approximately seven locations across the Carolinas and Southeast — including Charlotte, Greenville, Chapel Hill, and Clemson — establishing itself as one of the most distinctive and fastest-growing Indian restaurant concepts in the region. Every dish is made fresh daily with no MSG, preservatives, or artificial colors, using traditional Seeraga Samba rice and slow-cooked, homestyle recipes that range from creamy butter chicken and spicy chicken chukka to build-your-own bowls and family-style combos. The brand's rapid multi-market expansion reflects both strong consumer demand and a scalable operating model that blends culinary authenticity with the speed and convenience of modern quick service. The Clemson location's positioning along Tiger Boulevard places it squarely within the university's primary dining and retail corridor, serving a captive base of 27,000-plus students with a concept purpose-built for high-frequency, everyday dining — reinforcing the durability of the tenancy and the long-term stability of the income stream underpinning this investment.



KOLAPASI QUICK FACTS	
Founded:	2013
Ownership:	Private
Parent Company:	Kolapasi Indian Canteen
# of Locations:	7+
Guaranty:	Personal Guarantee



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Exclusively Offered By



Primary Deal Contacts

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

MIKE LUCIER

Executive Vice President
980.377.4469
mlucier@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

BEN OLMSTEAD

Senior Associate
980.498.3296
bolmstead@atlanticretail.com

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