

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New Construction | New 20-Year Lease | Located off I-26 (160K VPD)



2280 Ashley Phosphate Road

NORTH CHARLESTON SOUTH CAROLINA

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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OFFERING SUMMARY



OFFERING

Pricing	\$2,714,000
Net Operating Income	\$142,500
Cap Rate	5.25%

PROPERTY SPECIFICATIONS

Property Address	2280 Ashley Phosphate Road North Charleston, South Carolina 29406
Rentable Area	5,000 SF (Est.)
Land Area	1.38 AC
Year Built	2025
Tenant	Autobell Car Wash
Guaranty	(Corporate) Auto Bell Car Wash - 95 locations
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Rent Commencement	9/16/2025
Lease Expiration	9/30/2045

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		Begin	Increase	RENTAL RATES		
		Lease Start	Lease End			Monthly	Annually	Options
Autobell Car Wash	5,000 (Est.)	9/16/2025	9/30/2045	Current	-	\$11,875	\$142,500	4 (5-Year)
(Corporate Guaranty)					10%	\$13,063	\$156,750	10% Increases at Beg. of Each Option
					10%	\$14,369	\$172,425	
1) Tenant Shall have a 10-Day Right of First Refusal (ROFR)					10%	\$15,806	\$189,668	

Brand New 20-Year Deal | Scheduled Rental Increases | Growing Brand

- The tenant recently signed a brand new 20-year lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 10% rental increases every 5 years throughout the initial term and options, growing NOI and hedging against inflation
- The company currently operates 95 locations in the Southeast and Mid-Atlantic, with consistent expansion

Absolute NNN Ground Lease | Leased Fee Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities - Ground Lease
- Ideal, management-free investment for a passive investor

Strong Demographics in 5-mile Trade Area | Direct Consumer Base

- More than 151,000 residents and 76,000 employees support the trade area, providing a direct consumer base from which to draw
- \$89,387 average household income

Along Ashley Phosphate Rd | Interstate 26 | Dense Retail Corridor | Future Development | North Charleston Growth

- The site is located along Ashley Phosphate Rd, a major retail road that averages over 73,200 vehicles passing by daily
- The subject property benefits from nearby direct on/off ramp access to Interstate 26, a major thoroughfare that averages 160,000 VPD
- The asset is ideally situated in a dense retail corridor, with numerous nearby national/credit tenants including Lowe's (93rd percentile Placer.AI), Home Depot (91st percentile Placer.AI), Walmart, Target, Aldi, Petco, Hobby Lobby, Starbucks, Crunch Fitness, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The surrounding area will benefit from future development of Drury Plaza Hotel (252 rooms), WaterWalk Corporate Lodging (126 rooms), 7-Eleven, Clutch Coffee, and more
- North Charleston has an average annual population increases of 1.7% the past 5 years, with future projected growth to reach 45% by 2040

BRAND PROFILE



AUTOBELL CAR WASH

autobell.com

Company Type: Private

Locations: 95+

Celebrating 55 years of service, Charlotte, NC-based Autobell Car Wash remains unwavering in its focus on customers and the cars they love. Founded in 1969 by the late Charles Howard Sr., Autobell is privately held and operated by subsequent generations of the Howard family. Autobell is a conveyORIZED car wash with a range of exterior and interior cleaning and finishing services completed by its team members within minutes, saving customers time and effort. The company currently operates 95 locations in the Southeast and Mid-Atlantic, with consistent expansion. Autobell prioritizes team member training and development, community involvement, its scholarship and fundraising programs, and environmental protection and conservation.

Source: autobell.com/newsroom

PROPERTY OVERVIEW



LOCATION



North Charleston, South Carolina
Berkeley, Charleston & Dorchester County
Charleston MSA

ACCESS



Ashley Phosphate Road: 1 Access Point
Northwoods Boulevard: 2 Access Points

TRAFFIC COUNTS



Ashley Phosphate Road: 73,200 VPD
Interstate 26: 160,000 VPD

IMPROVEMENTS



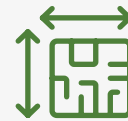
There is approximately 5,000 SF (Est.) of existing building area

PARKING



There are approximately 24 parking spaces on the owned parcel.
The parking ratio is approximately 4.80 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 484-11-00-030
Acres: 1.38
Square Feet: 60,113

CONSTRUCTION



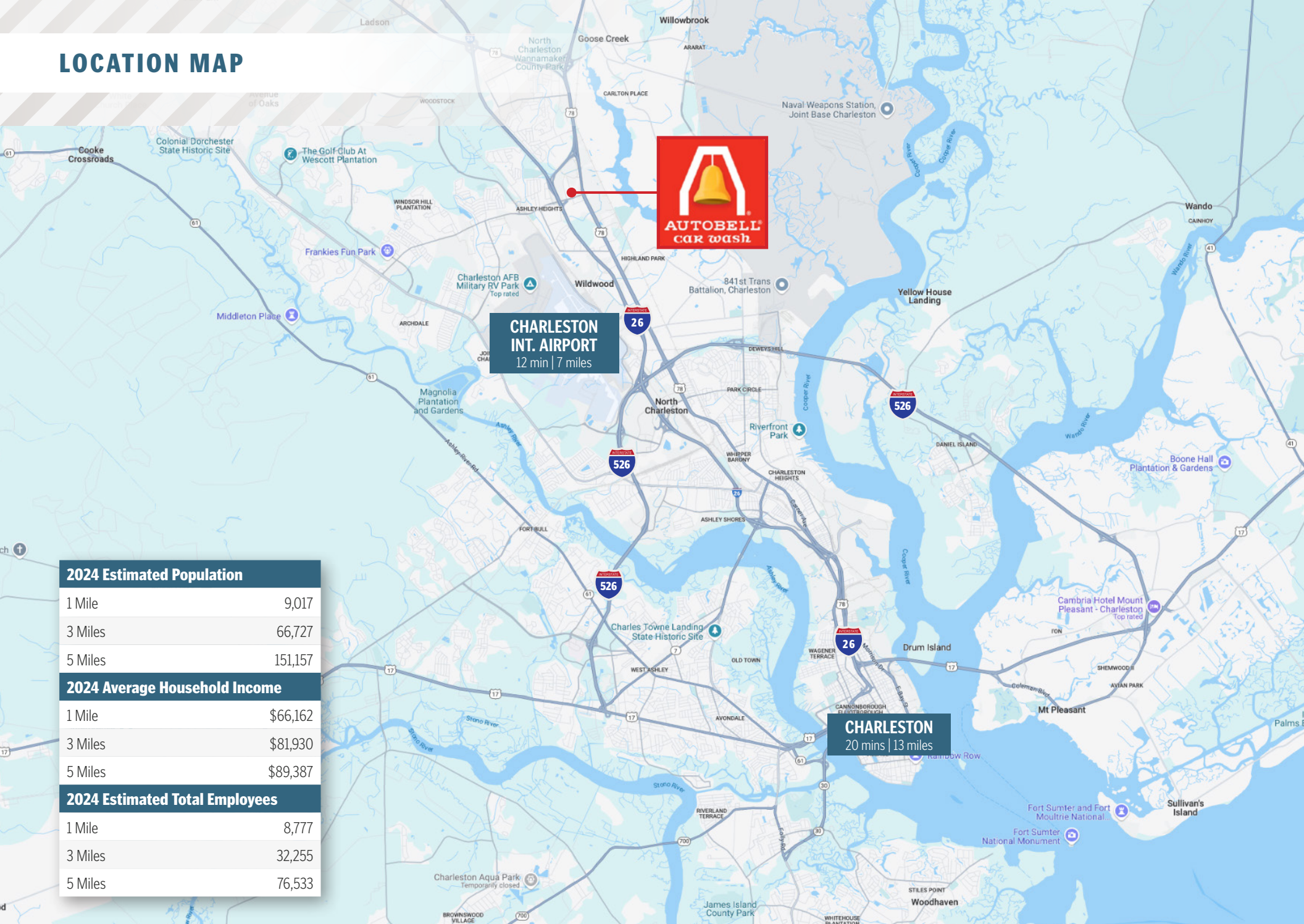
Year Built: 2025

ZONING



B-2: General Business District

LOCATION MAP



2024 Estimated Population

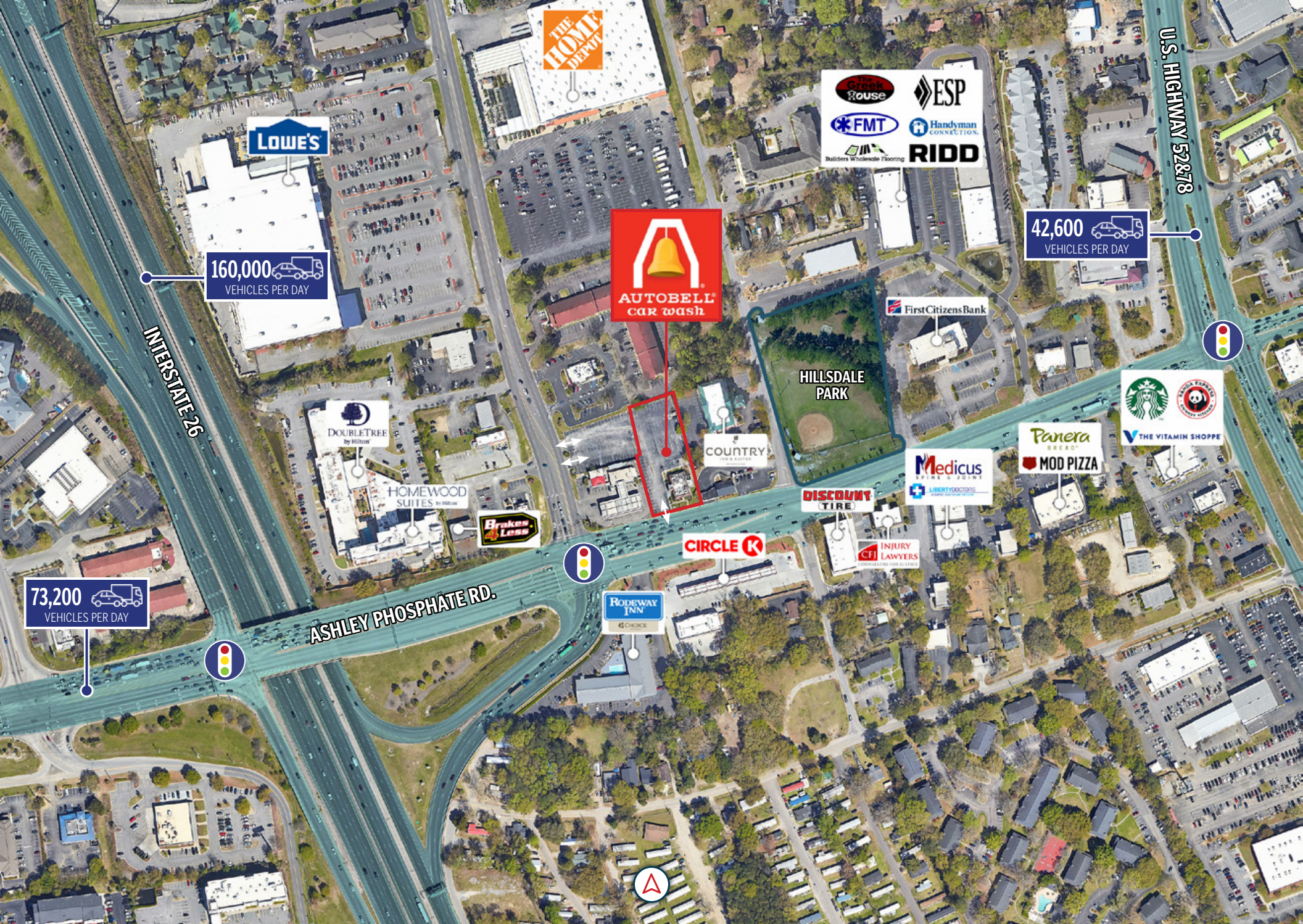
1 Mile	9,017
3 Miles	66,727
5 Miles	151,157

2024 Average Household Income

1 Mile	\$66,162
3 Miles	\$81,930
5 Miles	\$89,387

2024 Estimated Total Employees

1 Mile	8,777
3 Miles	32,255
5 Miles	76,533







	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	9,017	66,727	151,157
2029 Projected Population	9,039	69,357	157,458
2024 Median Age	32.3	33.7	34.2
Households & Growth			
2024 Estimated Households	3,788	26,316	59,509
2029 Projected Households	3,866	27,790	63,143
Income			
2024 Estimated Average Household Income	\$66,162	\$81,930	\$89,387
2024 Estimated Median Household Income	\$50,864	\$62,024	\$67,257
Businesses & Employees			
2024 Estimated Total Businesses	664	2,624	5,446
2024 Estimated Total Employees	8,777	32,255	76,533



NORTH CHARLESTON, SOUTH CAROLINA

The City of North Charleston is located in Charleston, Dorchester and Berkeley Counties, in the southeastern part of South Carolina. It is one of the State's youngest cities of significant size and has experienced consistent significant growth throughout its life. The City of North Charleston is the 3rd largest city in South Carolina with a population of 123,698 as of July 1, 2024.

North Charleston's diverse economy is attributed to its unique blend of trade, manufacturing and service businesses and government. Local industry is characterized by the production of a wide range of products, including paper, automobile components, health care, housewares, tools, machinery and electronics equipment and airplane components. Major non-manufacturing employers include those providing aerospace, defense, education, financial, transportation, marine, health care, food distribution and retail sales services. Area businesses have experienced continuing growth and development in the past year. This continued growth is indicative of the excellent market location of this area, which is served by major highways including Interstate 26, the Mark Clark Expressway and U.S. Highways 17, 52 and 78. The City is also served by The Port of Charleston, an international container cargo port terminal, that ranks in the top eight busiest in the nation. International trade through the South Carolina ports facilitates jobs across the State of South Carolina in the maritime, transportation, distribution and manufacturing industries while providing an overall economic impact of over \$50 billion each year. Tourism remains a vital segment of the local MSA economy.

Nearby attractions are Riverfront Park, Charleston Museum, South Carolina Aquarium, Congressional Medal of Honor Museum, Slave Mart Museum, James Island County Park.



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\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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