

FOR SALE

**1222 BELLS HWY
WALTERBORO, SC**



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE



15-Year Corporate Absolute NNN Lease | 2,098 SF | 1 Acre | Zero Landlord Responsibilities

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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1222 BELLS HWY
WALTERBORO, SC

SALE PRICE	\$1,500,000
CAP Rate	6%
NOI	\$90,000
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
RENT COMMENCEMENT	July 2025
LEASE EXPIRATION	June 2040
RENEWAL OPTIONS	(3) 5-Year Options
RENT ESCALATIONS	10% Every 5 Years
DRIVE THRU	Yes
BUILDING SIZE	2,098 SF
LOT SIZE	1 Acre
PARKING SPACES	+/- 27
ZONING	HCD (Highway Commercial)
YEAR BUILT/RENOVATED	2020/2025
TMS	147-10-00-118.000
Guaranty	Corporate



AERIAL

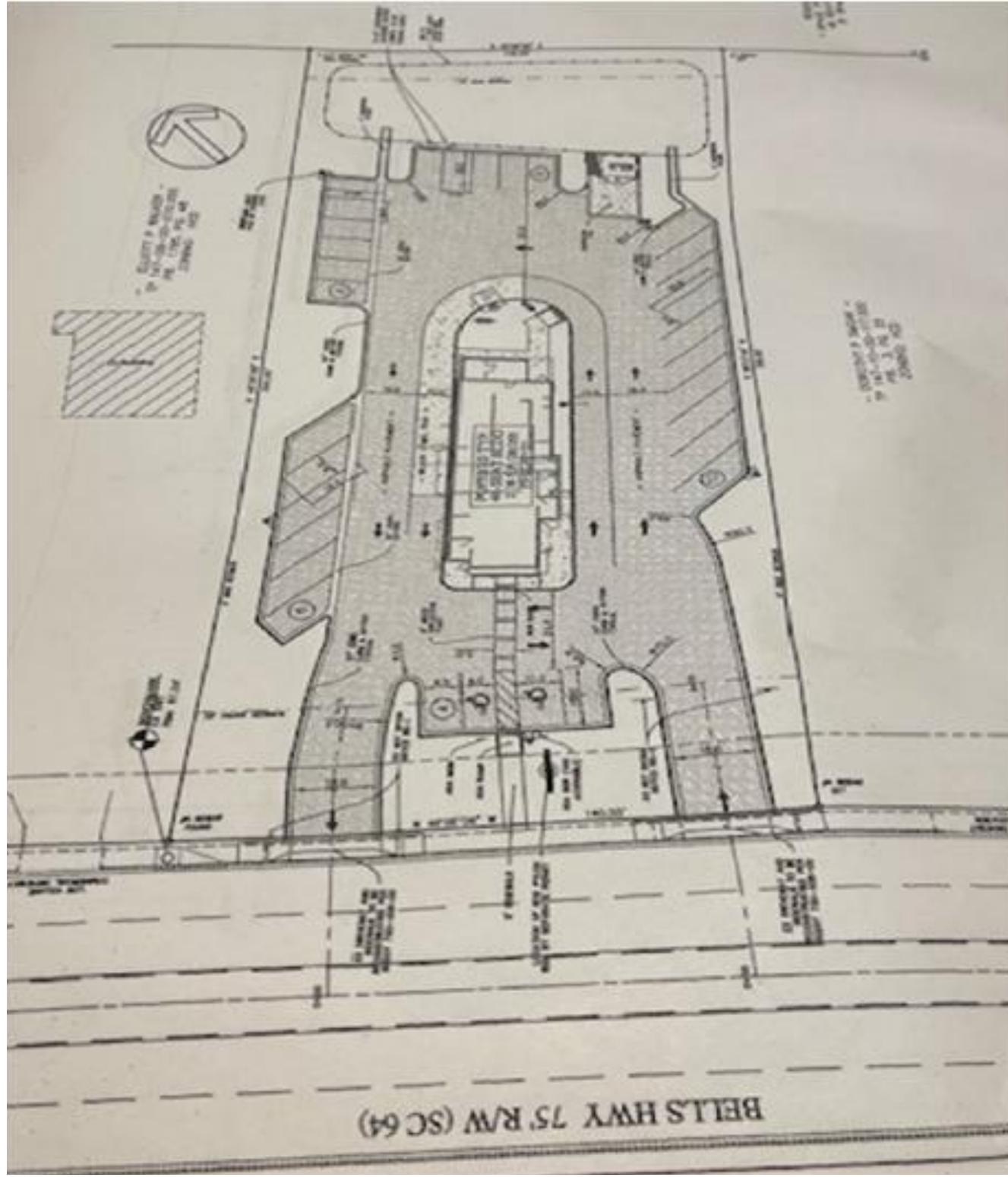


New
QT

Rent Schedule

Years 1-5	\$ 90,000
Years 6-10	\$ 99,000
Years 11-15	\$ 108,900
Years 16- 20 (Option 1)	\$ 119,790
Years 21-25 (Option 2)	\$ 131,769
Years 26-30 (Option 3)	\$ 144,945

SITE PLAN



PLAT



2020001542

PLAT
RECORDING FEES \$25.00
STATE TAX \$0.00
COUNTY TAX \$0.00

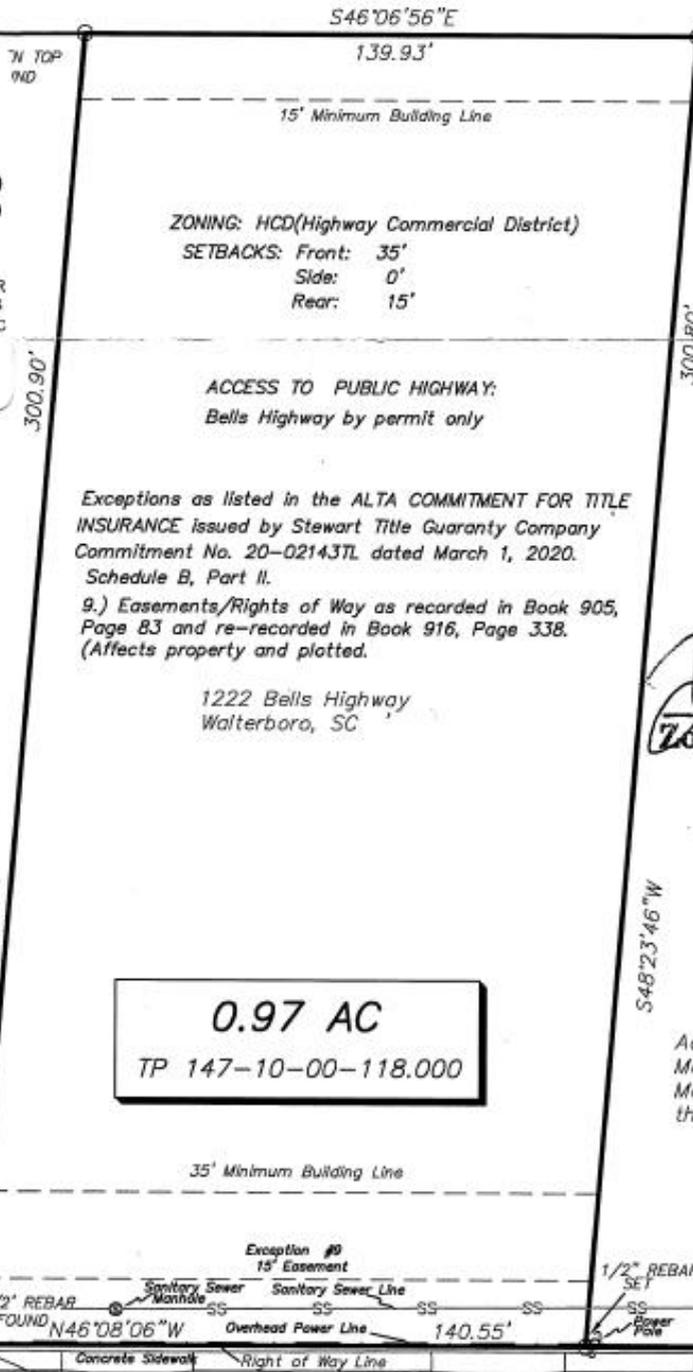
PRESENTED & RECORDED: 03-23-2020 12:03 PM

BK: PL 955

PG: 12

SOUTHERN PARTNERS INC
P O BOX 15787
AUGUSTA GA 30919

DEBORAH H. GUSLER
REGISTER OF DEEDS
COLLETON COUNTY, SC



ZONING: HCD(Highway Commercial District)

SETBACKS: Front: 35'
Side: 0'
Rear: 15'

ACCESS TO PUBLIC HIGHWAY:
Bells Highway by permit only

Exceptions as listed in the ALTA COMMITMENT FOR TITLE
INSURANCE issued by Stewart Title Guaranty Company
Commitment No. 20-02143TL dated March 1, 2020.
Schedule B, Part II.

9.) Easements/Rights of Way as recorded in Book 905,
Page 83 and re-recorded in Book 916, Page 338.
(Affects property and platted.)

1222 Bells Highway
Walterboro, SC

0.97 AC
TP 147-10-00-118.000



William F. [Signature]
3/19/2020

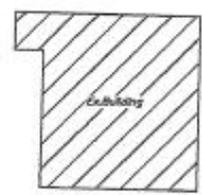
**City of Walterboro
Zoning Department
APPROVED**

[Signature] 3/23/20
Zoning Director Date

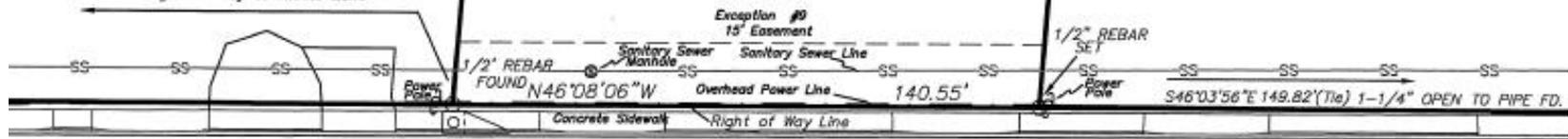
- DOROTHY P SMOAK -
TP 147-10-00-117.000
PB. 3, PG. 25

According to the Flood Insurance Rate
Maps for the City of Walterboro, SC
Map No. 45029C0316G dated 12/21/2017
this property lies in Flood Zone "X".

- ELLIOTT P WALKER. SR. -
TP 147-09-00-070.000
DB 2375, PG 175



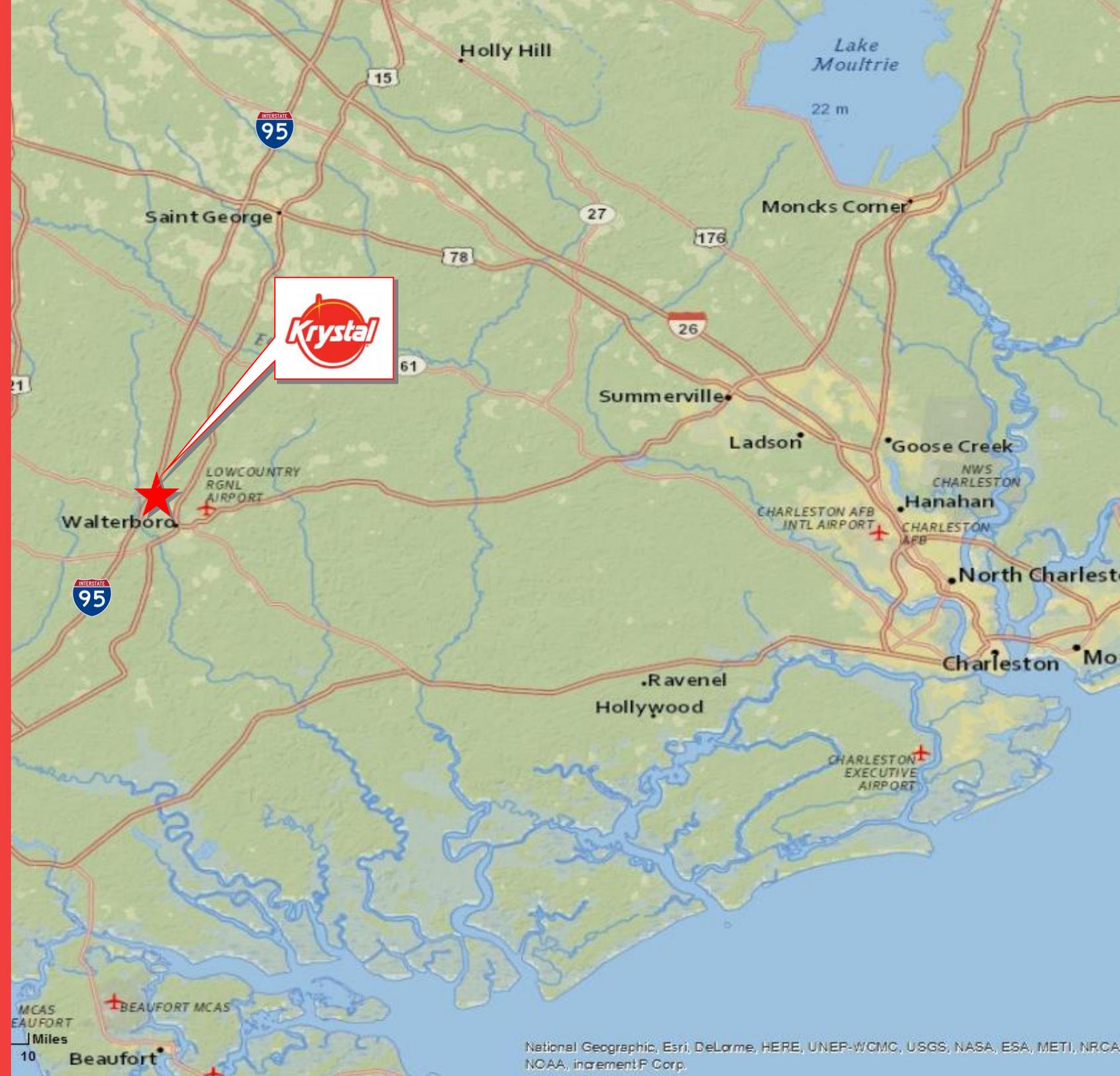
358.88' to 1-1/4" Open Top Pipe Found at
the Right of Way of Hotts Lane



BELLS HIGHWAY 75' R/W (SC 64)

VICINITY

- 0.53 Miles to Interstate 95
- 50 Miles to Downtown Charleston
- 69 Miles to Savannah, GA



DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	2,074	9,149	15,843
Households (2024)	892	3,800	6,366
2021 Average Household Income	\$83,973	\$63,536	\$58,349
Daytime Employment	3,333	7,109	9,512



Mini burgers. Major flavor.

- Founded: 1932
- Headquarters: Chattanooga, TN
- 274 Locations (Plans to grow to 500+ over the next few years)
- 11 States
- The oldest quick serve chain in the South
- Signature Product: The iconic small, square “slider” burgers topped with steamed onions and served hot on square buns—a distinct, polarizing flavor with a loyal following
- Expansion: Launching 200 new locations over 3–4 years in airports, convenience stores, and travel hubs





FOR MORE INFORMATION CONTACT:

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All information in the package is confidential in nature and is believed to be true and reliable. However, Oswald Cooke & Associates makes no guaranties, warranties or representations to the completeness thereof. The presentation is subject to errors and should be verified by all interested parties.



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