



ORANGEBURG, SC

Dunkin' & Firehouse Subs

2025 CONSTRUCTION 2-TENANT ASSET
SHADOW-ANCHORED BY WALMART
SUPERCENTER



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed South Carolina
Broker #23763



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Dunkin' & Firehouse Subs

133 & 135 MAGNOLIA VILLAGE PKWY, ORANGEBURG,
SC 29118 

\$2,750,000

PRICE

6.13%

CAP RATE

NOI **\$168,590**

OF TENANTS **2**

OCCUPANCY **100%**

BUILDING SIZE **3,725 SF**

LAND AREA **0.94 AC**

Rendered Signage



Walmart Supercenter shadow-anchored

Dunkin' and Firehouse Subs shadow-anchored to a **top-9% Walmart Supercenter shopping center**, across from Lowe's Home Improvement, on U.S. Hwy 178 (North Road) with 30,023 VPD. Fronts the U.S. Department of Veterans Affairs Clinic serving approximately 1,000 veterans per week. **Average household income of \$83,583** within a 1-mile radius (per CoStar).

Dunkin' & Firehouse Subs

- Dunkin' has a new 15-year lease, with guaranty and rent increases every 5 years. Operator has 110+ locations, one of the largest franchisee groups in the country.
- Firehouse Subs has a new 10-year lease, with guaranty (5-years) and rent increases every 5 years. Operator is the nation's largest franchise owner of Firehouse Subs in the Southeast.
- Tenants are responsible for CAM, taxes, insurance and HVAC
- Landlord responsible for roof & structure (manufacturer roof warranty)

Ideal Location

- Orangeburg is in the center of South Carolina, just off I-26 and I-95
- Located on U.S. Hwy 178 (North Road) a primary retail corridor and in fast-growing Magnolia Village, a 62-acre mixed use development (more info on page 5)
- Shadow-anchored by a Walmart Supercenter and TJ Maxx, across from Lowe's Home Improvement and adjacent to Mavis Tires & Brakes
- Other nearby national retailers include Tractor Supply Company, Petco, Circle K, Dollar Tree, ALDI, Sonic Drive-In, McDonald's, Kay Jewelers, Planet Fitness and Take 5 Car Wash
- Subject property is 37 miles from Columbia and 75 miles to Charleston
- Columbia (CAE) Metro Airport (35 miles) and Charleston (CHS) International Airport (63 miles)

Economic and Growth Drivers

- Husqvarna Manufacturing Plant plans to invest \$50 million into their Orangeburg plant to manufacture electric and battery-powered products (2,300 employees)
- Zeus Industrial Products has an annual revenue of \$870 million (~3,000 employees)
- Regional Medical Center in Orangeburg has annual revenue of \$113.3 million (~1,200 employees)
- South Carolina State University (2,762 students), Claflin University (1,835 students), and Orangeburg-Calhoun Technical College (~6,000 students)
- Orangeburg County School District has 16 Elementary, 9 Middle and 7 High Schools (10,979 students) and Orangeburg Preparatory School (514 students)



tropical CAFE

ALSO AVAILABLE FOR PURCHASE -
INDIVIDUALLY OR IN COMBINATION WITH
SUBJECT PROPERTY

[CLICK HERE FOR OM](#)

Overview of Magnolia Village Development

Proximity to Key Landmarks

- Magnolia Village spans 62 acres as a mixed-use commercial development, situated on North Road (US Highway 178) in Orangeburg, South Carolina
- It is located near a Walmart Supercenter, adjacent to the City of Orangeburg's new \$20+ million baseball and softball recreational facility
- The recreational complex attracts local citizens in addition to hosting state, regional, and national tournaments

Current and Planned Facilities

- The state-of-the-art Veterans Affairs Outpatient Clinic at 151 Magnolia Village Parkway is now open, providing care to veterans in the region
- Plans are underway for two additional anchor parcels, measuring 2.31 and 4.47 acres, along with seven outparcels ranging from 0.92 to 1.61 acres
- Magnolia Village Parkway runs through the development, connecting it seamlessly with the City's recreational complex

[Read More](#) 



CURRENT		
Price		\$2,750,000
Capitalization Rate		6.13%
Price Per Square Foot		\$738.26
Total Leased (SF):	100.00%	3,725
Total Vacant (SF):	0.00%	0
Total Rentable Area (SF):	100.00%	3,725
Income	\$/SF	
Scheduled Rent	\$45.26	\$168,590
Scheduled Recoveries	\$7.91	\$29,482
Effective Gross Income		\$198,072
Adjusted Gross Income		\$198,072
Expense	\$/SF	
CAM	(\$1.88)	(\$7,008)
Property Taxes	(\$4.68)	(\$17,424)
Insurance	(\$1.36)	(\$5,050)
Total Operating Expenses	(\$7.91)	(\$29,482)
Net Operating Income		\$168,590



Tenant Info			Lease Terms		Rent Summary		
Tenant Name	Sq. Ft.	% of GLA	Term		Monthly Rent	Annual Rent	Rent/ft
Dunkin'	1,920	51.54%	Years	1-5	\$8,333.33	\$100,000.00	\$52.08
			Increase	6-10	\$8,833.33	\$106,000.00	\$55.21
			Increase	11-15	\$9,333.33	\$112,000.00	\$58.33
			Option Years	16-20	\$9,800.00	\$117,600.00	\$61.25
			Option Years	21-25	\$10,290.00	\$123,480.00	\$64.31
			Option Years	26-30	\$10,804.50	\$129,654.00	\$67.53
			Option Years	31-35	\$11,344.73	\$136,136.70	\$70.90
Firehouse Subs	1,805	48.46%	Years	1-5	\$5,715.83	\$68,590.00	\$38.00
			Increase	6-10	\$6,317.50	\$75,810.00	\$42.00
			Option Years	11-15	\$6,949.25	\$83,391.00	\$46.20
			Option Years	16-20	\$7,644.18	\$91,730.10	\$50.82
OCCUPIED	3,725	100.00%		TOTAL CURRENT	\$14,049.17	\$168,590.00	\$45.26
VACANT	0	0.00%					
CURRENT TOTALS	3,725	100.00%					

DUNKIN'	
Premise & Term	
Tenant	Coastal Columbia Investments, LLC
Lease Guarantor	Franchisee - 15-Year Guaranty
Lease Type	Net Lease
Lease Term	15 Years
Rent Commencement	May 28, 2025
Options	Four (4), 5-Year
Year Built	2025

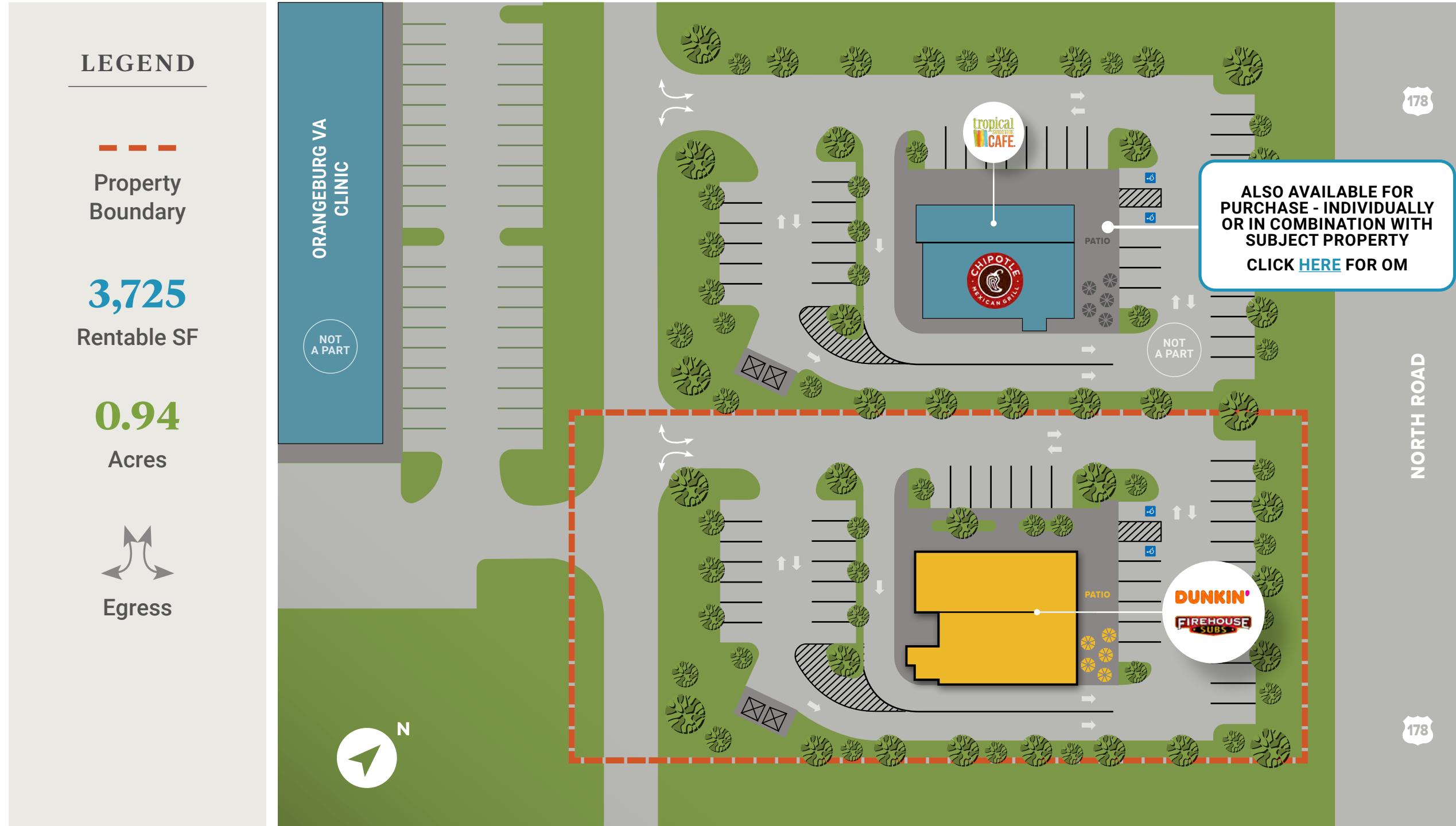
FIREHOUSE SUBS	
Premise & Term	
Tenant	TLC Enterprises, LLC
Lease Guarantor	Personal - 5-Year Guaranty
Lease Type	Net Lease
Lease Term	10 Years
Rent Commencement	June 4, 2025
Options	Two (2), 5-Year
Year Built	2025

Expenses	
CAM	Tenant reimburses, Landlord to maintain
Property Taxes	Tenant reimburses Landlord
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

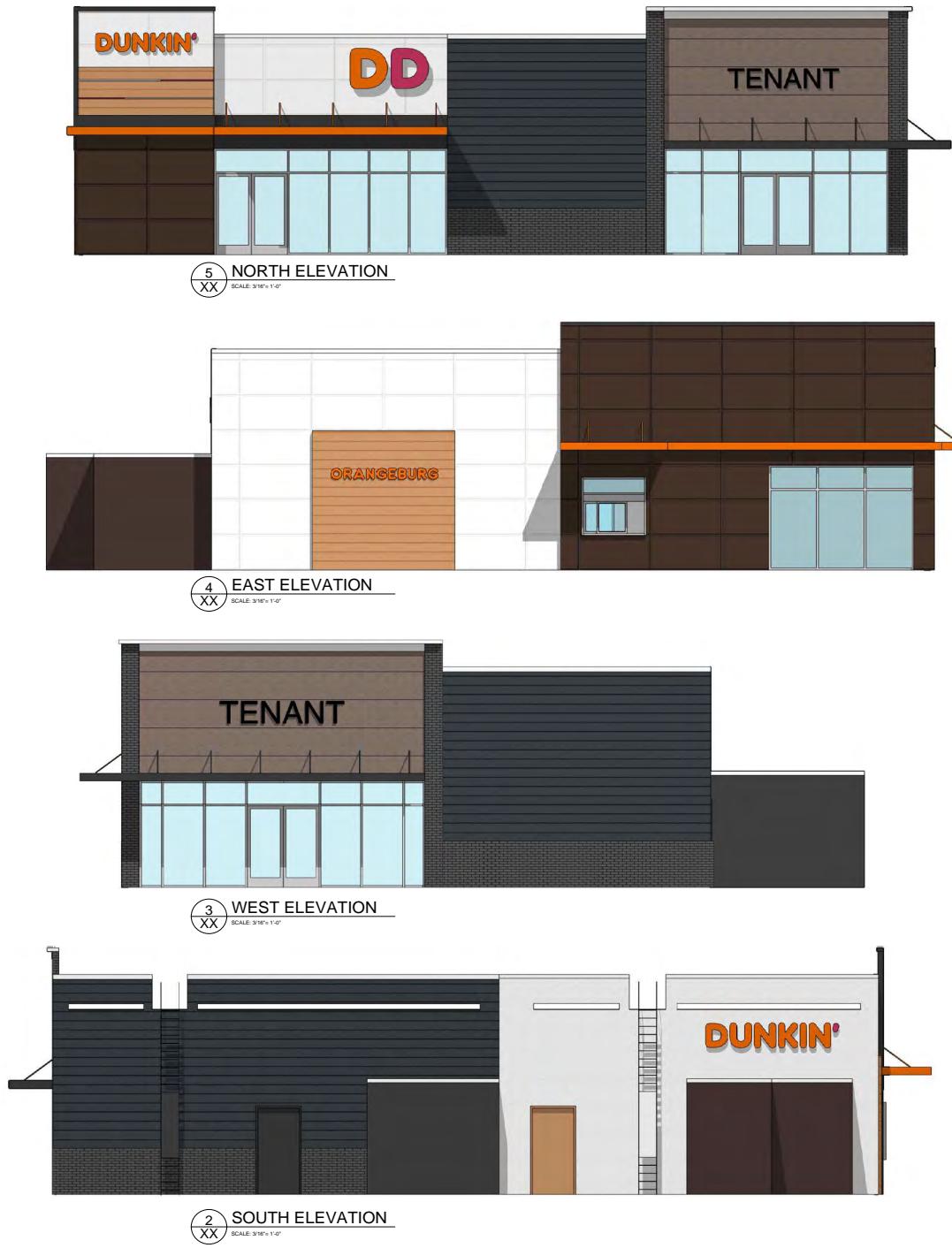
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HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).



Renderings & Elevations



The largest coffee and donuts brand in the United States



13,200+

STORES
WORLDWIDE

\$11.9 Billion

U.S. SALES
IN 2023

40

GLOBAL
MARKETS

DUNKIN'

About Dunkin'

- Established in 1950, Dunkin' stands as a prominent global chain specializing in coffee and donuts, with its headquarters in Canton, Massachusetts
- There are over 13,200 locations in 40 countries worldwide, with more than 9,000 of those in the United States
- In 2020, Inspire Brands acquired Dunkin' Brands under its diverse portfolio of highly-valued brands including Arby's, Baskin-Robbins, Buffalo Wild Wings, Jimmy John's, and SONIC Drive-In
- This acquisition led Inspire Brands to achieve an impressive milestone in 2023, surpassing \$32.5 billion in global system sales
- Also in 2020, Dunkin' earned the #1 spot on *Entrepreneur's* Franchise 500 ranking, distinguishing it as the best coffee restaurant franchise in the United States

About the Franchisee

- One of the largest franchisee groups in the country, Coastal Franchising owns and operates over 110 locations in North Carolina, South Carolina, and Southern Virginia. They are committed to providing a top-notch experience for their guests, employees and the communities they serve. Coastal Franchising is headquartered in Charleston, SC.

[Franchisee Website](#)

“Enjoy More Subs. Save More Lives.”



1,250+

TOTAL RESTAURANT LOCATIONS

\$1.19 Billion

SYSTEM-WIDE SALES IN 2023

7.1%

SYSTEM-WIDE SALES GROWTH



About Firehouse Subs

- Based in Jacksonville, Florida and founded in 1994 by former firefighter brothers Chris Sorensen and Robin Sorensen, Firehouse Subs is a leader in the fast casual sandwich industry with over 1,250 restaurants in 46 states, Puerto Rico, and Canada
- The chain's menu includes an extensive selection of hot gourmet sub sandwiches and salads, and also offers catering services
- On December 15, 2021, Restaurant Brands International acquired Firehouse Subs for \$1 billion
- Restaurant Brands International Inc. (“RBI”) is one of the world's largest quick service restaurant companies with over \$40 billion in annual system-wide sales and approximately 30,000 restaurants in more than 100 countries
- RBI owns four of the world's most prominent and iconic quick service restaurant brands – Burger King, Tim Hortons, Popeyes Louisiana Kitchen, and Firehouse Subs

About the Franchisee

- TLC Enterprises, LLC, is the nation's largest franchise owner of Firehouse Subs with more than 39 locations throughout North and South Carolina, and 15 in the Midlands area. Firehouse is known for its dedication to the community, and the Public Safety Foundation is such a huge part of TLC Enterprises, raising more than \$3.3 million for South Carolina's public safety organizations.

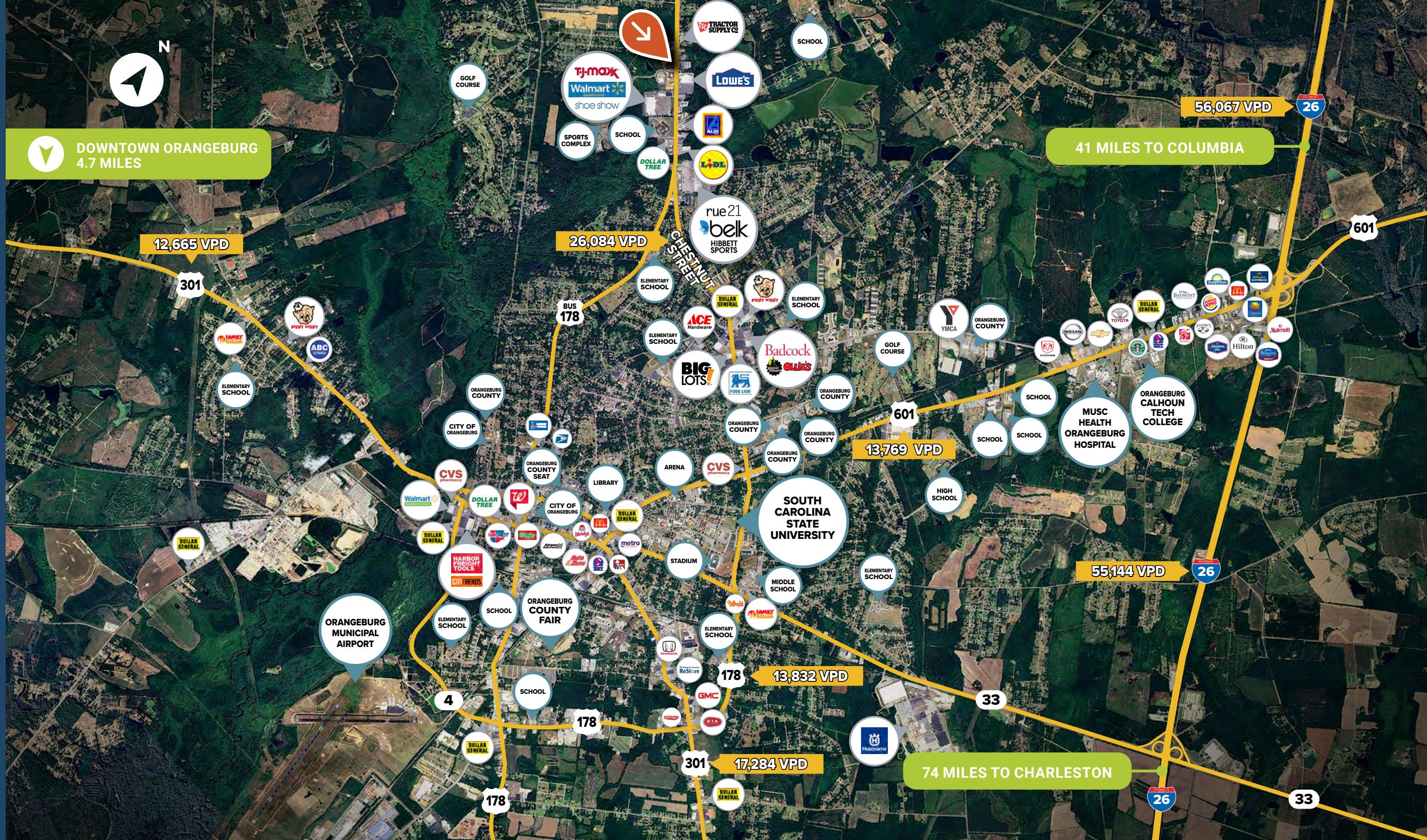
About the Franchisee



Immediate Trade Area



Regional Trade Area



Ring Radius Population Data

	3-MILES	5-MILES	10-MILES
2023	19,361	33,547	50,078

Ring Radius Income Data

	3-MILES	5-MILES	10-MILES
Average	\$63,275	\$57,062	\$60,119
Median	\$45,457	\$42,160	\$44,162

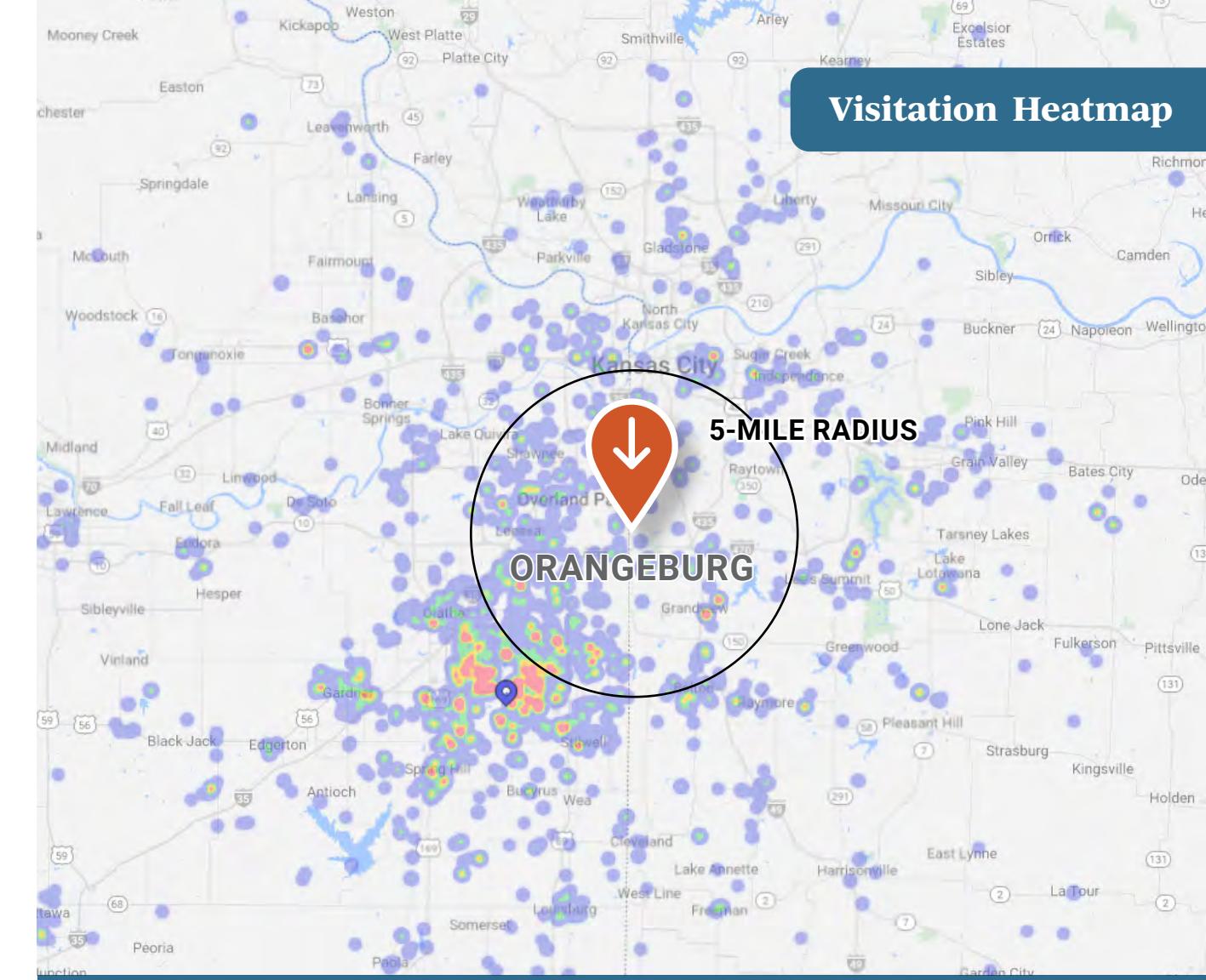
The adjacent North Road Plaza, **anchored by Walmart Supercenter**, is ranked in the **91st percentile (top 9%)** of shopping centers in South Carolina in terms of annual visits in the past 12 months

3.2M Visits

OVER PAST 12 MONTHS AT THE
ADJACENT NORTH ROAD PLAZA

37 Minutes

AVERAGE DWELL TIME AT THE
ADJACENT NORTH ROAD PLAZA



The shading on the map above shows the **home location of people who visited the North Road Plaza over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

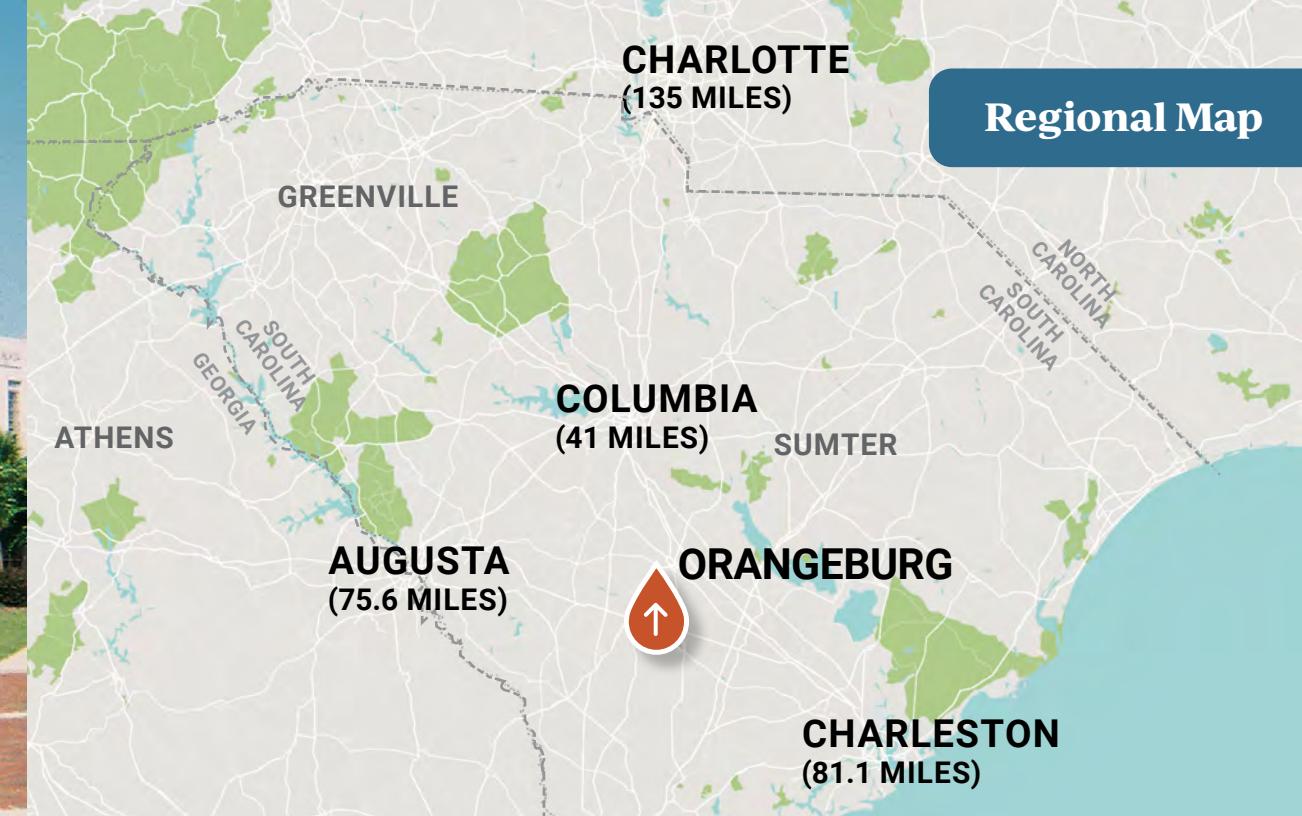


Orangeburg, South Carolina



83,094

ORANGEBURG COUNTY
ESTIMATED POPULATION



Regional Map

17

About Orangeburg: “The Garden City”

- Orangeburg is a city in central South Carolina and county seat of Orangeburg County, located 37 miles southeast of Columbia
- Characterized by a mix of rolling hills and flatlands, the town is situated on the north fork of the Edisto River, home to the beautiful Edisto Memorial Gardens which hosts the annual Orangeburg Festival of Roses
- Founded in the mid-1700s and named after William IV, Prince of Orange, Orangeburg developed from a trading post into a key settlement
- Orangeburg’s economy has evolved from its agricultural and textile roots into a more diversified landscape, with key sectors now including manufacturing, healthcare, education, retail, and services
- Well-connected by major highways, including Interstate 26 and U.S. Highways 301 and 601 and Columbia Metropolitan Airport located about 45 minutes away, serving as the nearest major airport for regional and national flights



NORTH ROAD PLAZA

Walmart Supercenter **T.J.maxx** **CATO**
SHOE SHOW **MEGA** **SUBWAY** **cricket**



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