

PROPERTY   
WHATABURGER  
NNN LEASE

OFFERED FOR SALE

\$3,100,000 | 4.40% CAP



CONFIDENTIAL OFFERING MEMORANDUM

\* REPRESENTATIVE PHOTO

## LOCATION

1466 Woodruff Road  
Greenville, SC 29607

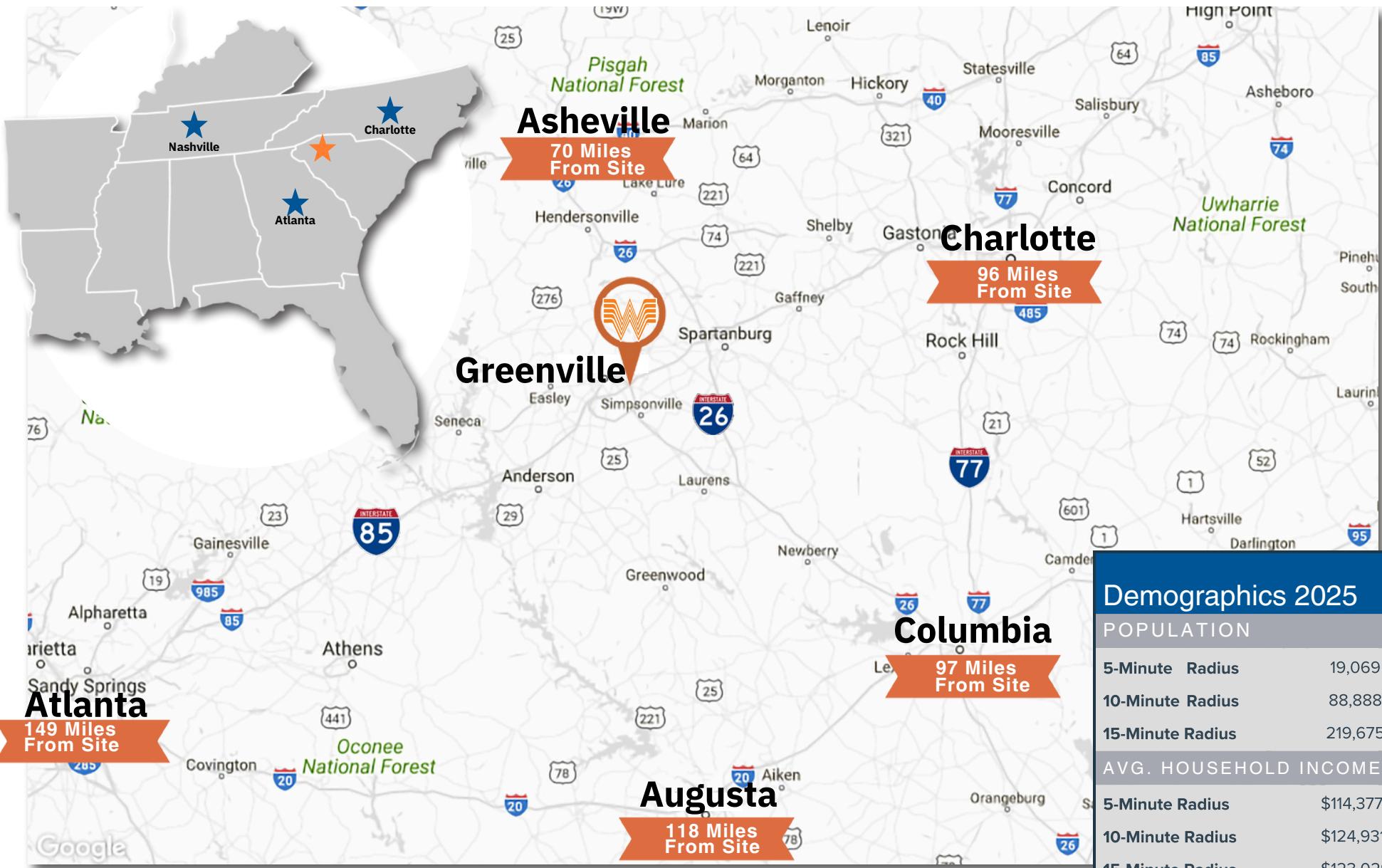
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# LOCATION MAP

## Regional Map



### Demographics 2025

#### POPULATION

5-Minute Radius	19,069
10-Minute Radius	88,888
15-Minute Radius	219,675

#### AVG. HOUSEHOLD INCOME

5-Minute Radius	\$114,377
10-Minute Radius	\$124,931
15-Minute Radius	\$123,029



## Executive Summary

## LEASE SUMMARY

Tenant	<b>Whataburger Restaurants, LLC</b>
Tenant Trade Name	<b>Whataburger</b>
Lease Guarantor	<b>Whataburger Restaurants, LLC</b>
Tenant Classification	<b>Corporate</b>
Lease Type	<b>NNN Lease</b>
Original NNN Lease Term	<b>15 Years</b>
Rent Commencement Date	<b>June 10, 2024</b>
Lease Expiration Date	<b>June 30, 2039</b>
Term Remaining on Lease	<b>±14 Years</b>
Options	<b>(3) 5-Year</b>
Increases	<b>10% Every 5 Years</b>
Repairs & Maintenance	<b>Tenant Responsibility</b>
Property Taxes	<b>Tenant Responsibility</b>
Insurance	<b>Tenant Responsibility</b>
Roof & Structure (CapEx)	<b>Tenant Responsibility</b>

## RENT SCHEDULE

Initial Term	Annual
<b>Year 1 - 5</b>	<b>\$135,000</b>
<b>Year 6 - 10</b>	<b>\$148,500</b>
<b>Years 11-15</b>	<b>\$162,850</b>
<b>First Option</b>	
<b>Years 16-20</b>	<b>\$178,285</b>
<b>Second Option</b>	
<b>Years 21-25</b>	<b>\$196,113</b>
<b>Third Option</b>	
<b>Years 26-30</b>	<b>\$215,725</b>

**\*Building depreciation tax savings opportunity.**



# TENANT OVERVIEW

## Whataburger



Whataburger is an American regional fast-food restaurant chain, headquartered in San Antonio, Texas. Founded by Harmon Dobson and Paul Burton, it opened its first restaurant in Corpus Christi, Texas in 1950. Family-owned by the Dobsons until 2019, the chain is now managed by BDT Capital Partners; the Dobson family still holds a small stake. Whataburger generated more than \$4.1 billion in revenue in 2024 at more than 1,100 restaurant locations in 17 states, as well as from the sale of various retail products in grocery stores throughout the U.S., and employed approximately 53,000 people as of 2025.

Whataburger has earned a series of impressive accolades that reflect its commitment to excellence in the fast-food industry. According to Restaurant Business, it has been recognized as one of the top 10 fastest-growing burger chains, showcasing its remarkable growth and popularity among customers. Newsweek, on the other hand, has also acknowledged Whataburger's dedication to its patrons by ranking it at No. 7 among fast food chains with "America's Best Loyalty Programs."

Additionally, Whataburger has secured the No. 2 spot in Newsweek's annual "America's Best Customer Service" ranking for "Fast-Food Restaurant Chains," highlighting its exceptional customer service. Furthermore, the brand's regional appeal is evident as it clinched the No. 4 position on USA TODAY

Readers' Choice "10 Best Regional Fast Food" list, solidifying its status as a beloved and top-tier fast-food establishment. These accolades affirm Whataburger's position as a thriving and customer-centric burger chain.



### QUICK FACTS

Founded	1950
Headquartered Annual	San Antonio, TX
Revenue (2024)	\$4.1 Billion
AUV Number of Stores	\$4 Million
Number of States	±17
Number of Employees	±53,000

For more information, visit [www.whataburger.com](http://www.whataburger.com)

# PROPERTY PHOTOS

Whataburger



# AERIAL OVERVIEW

Whataburger



**SITE**

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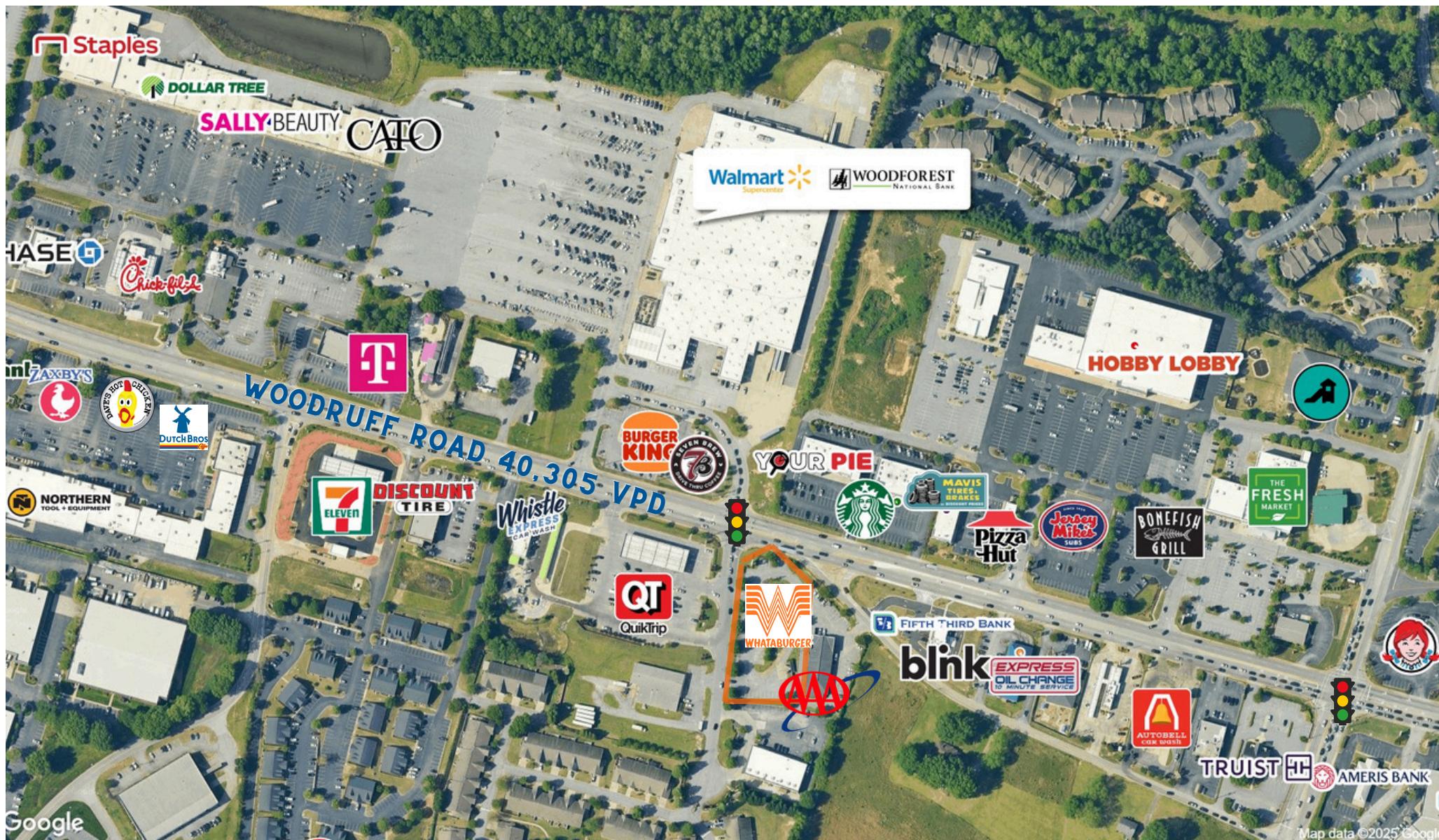
# BIRDS EYE VIEW

Whataburger



# AERIAL CLOSE-UP

Whataburger



Map data ©2025 Google

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