

133 & 135 MAGNOLIA VILLAGE PKWY ORANGEBURG, SC



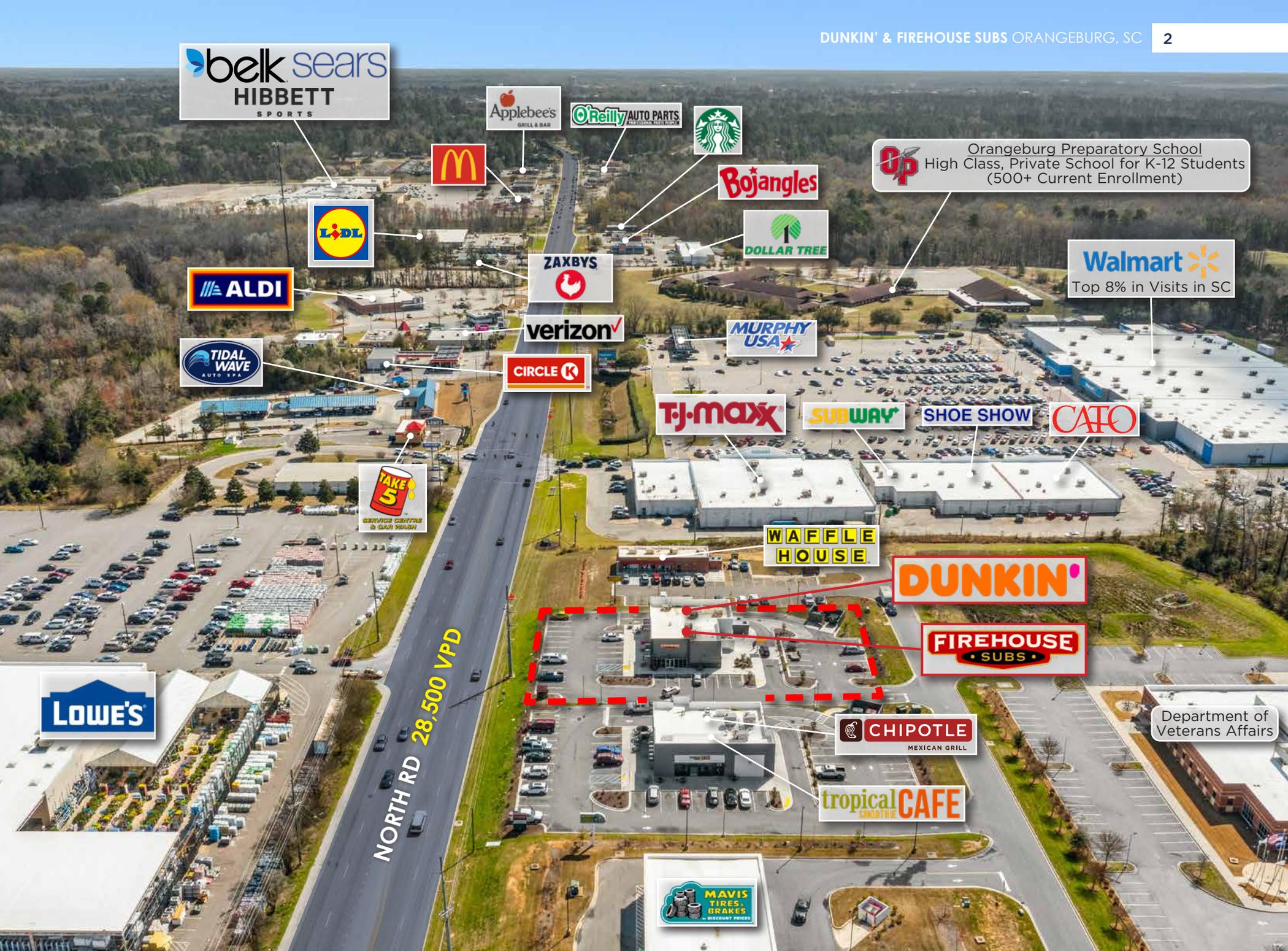
**OFFERED
FOR SALE**

\$2,697,000 | 6.25% CAP
NEW 2025 CONSTRUCTION



CONFIDENTIAL OFFERING MEMORANDUM





belk sears
HIBBETT
SPORTS

Applebee's
GRILL & BAR

O'Reilly
AUTO PARTS
PROFESSIONAL ASSISTANCE



Bojangles

Orangeburg Preparatory School
High Class, Private School for K-12 Students
(500+ Current Enrollment)



DOLLAR TREE

ALDI

ZAXBYS

Walmart
Top 8% in Visits in SC

TIDAL WAVE
AUTO SPA

verizon

MURPHY
USA

CIRCLE K

T.J. maxx

SUBWAY

SHOE SHOW

CATO

TAKE 5
SERVICE CENTRE & CAR WASH

WAFFLE
HOUSE

DUNKIN'

FIREHOUSE
SUBS

LOWE'S

NORTH RD 28,500 VPD

CHIPOTLE
MEXICAN GRILL

Department of
Veterans Affairs

tropical CAFE
SMOOTHIE

MAVIS
TIRES, BRAKES
WASHOUT PRICES



Executive Summary

Atlantic Capital Partners has been exclusively engaged to offer for sale a newly constructed two-tenant quick-service restaurant property in Orangeburg leased to Dunkin' and Firehouse Subs. The 3,725 SF asset, delivered in 2025, is 100% leased under new long-term NNN leases featuring scheduled rent increases and renewal options.

The property sits within Magnolia Village, a 62-acre mixed-use development along U.S. Highway 178, and is surrounded by major national retailers including Walmart, Lowe's, ALDI, TJ Maxx, and Tractor Supply Company, creating a dominant regional retail corridor with strong daily traffic.

Located between Columbia and Charleston, Orangeburg serves as a regional hub supported by manufacturing, healthcare, and higher education, offering investors stable passive income, contractual rent growth, and minimal near-term capital expenditure from new construction.

ASSET SNAPSHOT

Address	133 & 135 Magnolia Village Pkwy, Orangeburg, SC
Building Size (GLA)	3,725 SF
Land Size	0.94 Acres
Year Built/Renovated	2025
Tenants	Dunkin' & Firehouse Subs
Lease Type(s)	NNN
WALT	12.93 Years
Rental Increases	Varies
Occupancy	100%
Current NOI	\$168,590



INVESTMENT HIGHLIGHTS



LONG-TERM NNN LEASE WITH CONTRACTUAL RENT GROWTH

- Dunkin': 15-year lease with -6% increases every five years during the primary term and 5% increases in options
- Firehouse Subs: 10-year lease with 10% increases every five years
- Provides predictable income growth and inflation protection



EXPERIENCED MULTI-UNIT FRANCHISE OPERATORS

- Dunkin' operated by a large multi-unit franchise group with 110+ locations nationwide
- Firehouse Subs operated by an established regional franchise operator in the Southeast



POSITIONED ALONG ORANGEBURG'S PRIMARY RETAIL CORRIDOR

- Located along North Road (US-178) with approximately 28,500 vehicles per day
- Surrounded by more than 900,000 SF of national retail within a one-mile radius



BRAND-NEW CONSTRUCTION

- Newly delivered asset built to each tenant's latest prototype specifications
- Modern construction minimizes near-term capital expenditures and operational risk



DIVERSE ECONOMIC DRIVERS

- Major employers include Husqvarna, Zeus Industrial Products, and Regional Medical Center
- More than 10,000 students across South Carolina State University, Claflin University, and Orangeburg-Calhoun Technical College



SHADOW-ANCHORED BY NATIONAL RETAILERS

- Adjacent to Walmart Supercenter and TJ Maxx
- Surrounded by Lowe's, ALDI, Tractor Supply, McDonald's, and numerous national retailers



TENANT	SF	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	ESCALATION DATE	ESCALATIONS	RECOVERY TYPE	RENEWAL OPTIONS	OPTION RENT
Dunkin'	1,920	5/28/2025	6/1/2035	\$52.08	\$100,000	5/28/2030 5/28/2035	\$106,000 \$112,000	Pro-Rata Share	4 x 5 Years Option 1 Option 2 Option 3 Option 4	\$117,600 \$123,480 \$129,654 \$136,137
Firehouse Subs	1,805	6/4/2025	6/1/2035	\$38.00	\$68,590	6/4/2030	\$75,810	Pro-Rata Share	2 x 5 Years Option 1 Option 2	\$83,391 \$91,730



TENANT	SF	START	END	RENT			REIMBURSEMENTS			TOTAL RECOV	TOTAL ANNUAL
				PSF	MONTH	YR	CAM	INS	TAXES		
Dunkin'	1,920	5/28/2025	6/1/2035	\$52.08	\$8,333	\$100,000	\$4,608.00	\$1,440	\$9,600	\$15,648	\$115,648
Firehouse Subs	1,805	6/4/2025	6/1/2035	\$38.00	\$5,716	\$68,590	\$3,610	\$3,610	\$11,769	\$18,989	\$87,579
PROPERTY TOTAL	3,725				\$14,049	\$168,590	\$8,218	\$5,050	\$21,369	\$34,637	\$203,227

CASH FLOW	
INCOME	
Base Rent	\$168,590
Expense Recovery	\$29,482
Effective Gross Revenue	\$198,072
EXPENSES	
CAM	\$7,008
Property Taxes	\$17,424
Insurance	\$5,050
Total Expenses	\$29,482
NET OPERATING INCOME	\$168,590





DUNKIN' QUICK FACTS

FOUNDED:	1950
OWNERSHIP:	PRIVATE
# OF LOCATIONS:	13,200+
HEADQUARTERS:	CANTON, MA
GUARANTY:	FRANCHISEE (110+ LOCATIONS)



FIREHOUSE SUBS QUICK FACTS

FOUNDED:	1994
OWNERSHIP:	PRIVATE
# OF LOCATIONS:	1,250+
HEADQUARTERS:	JACKSONVILLE, FL
GUARANTY:	5 YEAR PERSONAL GUARANTEE

Dunkin' is one of the most recognized quick-service restaurant brands in the United States, with over 13,000 locations worldwide and a strong presence across high-growth suburban and urban markets. The company is a leading provider of coffee and breakfast items, benefiting from consistent daily traffic and a loyal customer base. Dunkin' locations typically feature drive-thru service and efficient store formats that support strong unit-level economics. The brand's focus on convenience, affordability, and digital ordering continues to drive same-store sales growth. Backed by Inspire Brands, Dunkin' offers investors stable, long-term performance within the resilient coffee and morning daypart sector.

Firehouse Subs is a fast-growing national sandwich chain known for its premium, made-to-order hot subs and strong brand loyalty. Founded by former firefighters, the company has built a differentiated concept centered on quality ingredients, community engagement, and its Public Safety Foundation, which supports first responders. With more than 1,200 locations across the United States and international markets, Firehouse Subs benefits from steady demand within the resilient quick-service restaurant sector. The brand continues to expand through both franchise and corporate growth strategies. Acquired by Restaurant Brands International, Firehouse Subs offers investors stable cash flow, strong franchisee support, and long-term growth potential.

LOCATION OVERVIEW



Orangeburg, South Carolina offers investors a compelling opportunity driven by economic revitalization, industrial growth, and strategic regional access. Located near Columbia, Charleston, and Augusta, the area benefits from strong transportation connectivity and a growing logistics and manufacturing base. Orangeburg County has seen expansion across key sectors including manufacturing, healthcare, and education, supported by major employers such as Husqvarna, South Carolina State University, and regional healthcare providers. Continued public and private investment, along with pro-business incentives and designated Opportunity Zones, has attracted new employers and supported job creation. With affordable real estate, an emerging workforce, and increasing business activity, Orangeburg provides attractive entry pricing and strong yield potential, making it an appealing market for investors seeking long-term growth and stable cash flow as population and economic trends continue to improve.



★ Orangeburg



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DUNKIN'
DRIVE THRU

Exclusively Offered By



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