



470 FABIAN DRIVE
Aiken, SC

OFFERED FOR SALE
\$2,357,000 | 7.00% CAP

Brand New 15-Year
Absolute NNN Lease





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Wild Wing Cafe in Aiken, SC. The Premises has been leased to Wild Wing Cafe for 15 years. The Asset is well positioned in the rapidly growing MSA and benefitting from major infrastructure and multi-family development.



**15-YR
LEASE**



**DENSE
RETAIL NODE**



**HIGH GROWTH
COLUMBIA MSA**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$165,000
Rent Escalation	6-10	\$181,500
Rent Escalation	11-15	\$199,650
1st Extension	16-20	\$219,615
2nd Extension	21-25	\$241,577

NOI	\$165,000
CAP	7.00%
PRICE	\$2,357,000

ASSET SNAPSHOT

Tenant Name	Wild Wing Cafe
Address	470 Fabian Drive, Aiken, SC 29803
Building Size (GLA)	5,726 SF
Land Size	0.88 Acres
Year Built/Renovated	2012
Signatory/Guarantor	Aetius Companies, LLC (Corporate)
Lease Structure	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	Earlier of 90 Days After CO or 1/26/2026
Lease Expiration Date	Est. 1/26/2041
Remaining Term	15 Years
Rental Increases	10% Every 5 Years and in Option Periods
Current Annual Rent	\$165,000



55,380 PEOPLE
IN 5 MILE RADIUS

\$110,651 AHHI
IN 3 MILE RADIUS

25,900 VPD
ON SILVER BLUFF RD



STRONG LEASE FUNDAMENTALS

10% rent increase every 5 years and during options periods| Absolute NNN providing no Landlord Responsibilities| Two (2) - Five (5) year option periods



ESTABLISHED REGIONAL RESTAURANT OPERATOR WITH CORPORATE GUARANTY

Wild Wing is headquartered in Charlotte and has been operating for over 30 years | 20+ locations across 6 states | Wild Wing Café est annual revenue is \$214.7 million



AIKEN MSA GROWTH

Total population of 438,735 K and reaches both GA and SC residents | Workforce surpasses 250,000 employees anchored by Savannah River Site and Augusta University Health | AHHI has risen over 20% in the past decade | MSA growth is fueled by ongoing in-migration from Atlanta, Columbia and Charlotte



DEMOGRAPHIC STABILITY

In Aiken, 69.7% of households are owner occupied coupled by a low ownership turnover rate | Between 2022 and 2023, median property values in Aiken rose from \$235K to \$261K (11% in a single year) | Surrounding customer base has strong disposable income and home equity



POSITIONED IN A DENSE RETAIL NODE

Over 2 MSF of retail space within a 1-mile radius of asset | Nearby retailers include: Home Depot & Lowes Foods | Limited new construction in pipeline

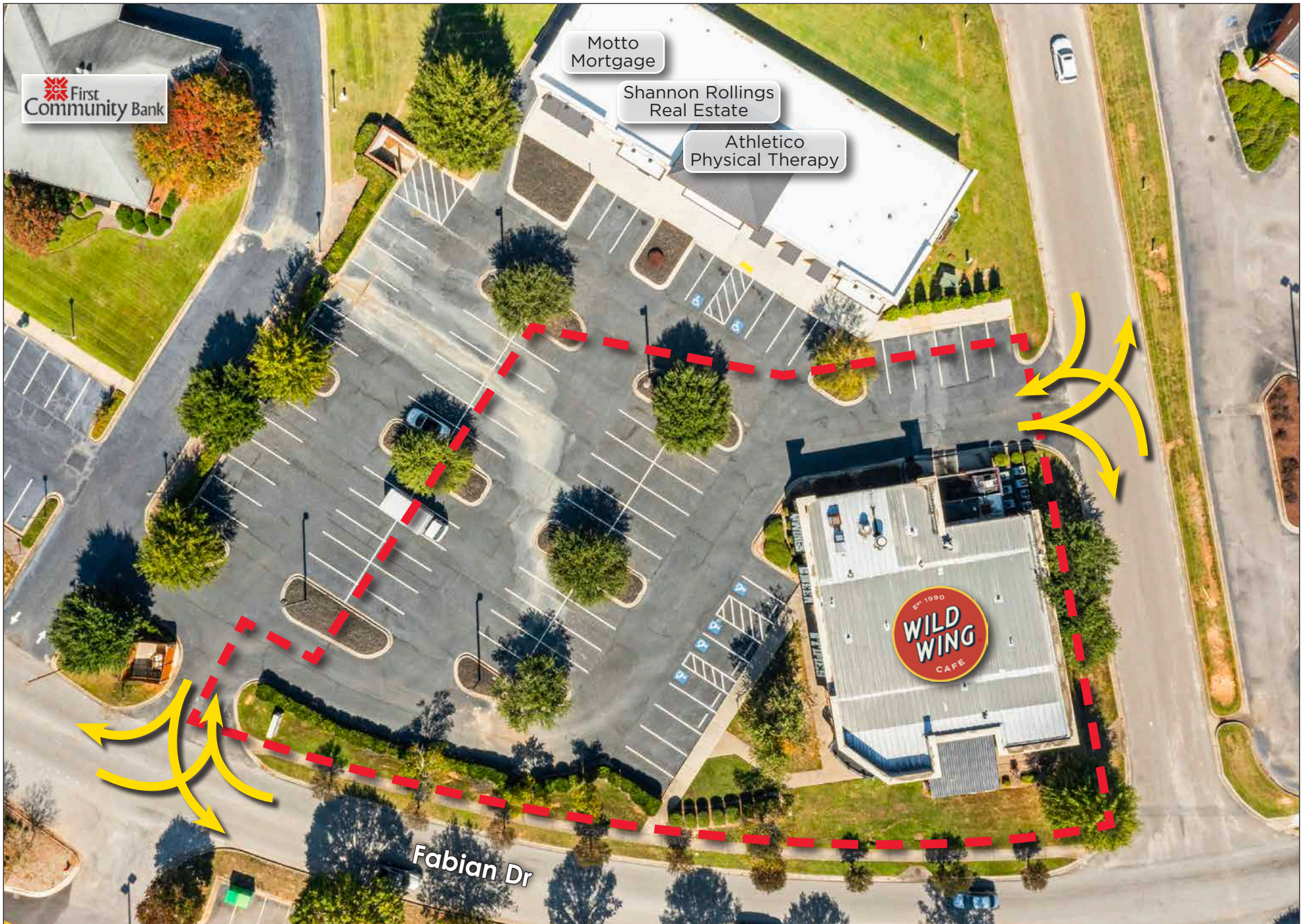


PROXIMITY TO MAJOR REDEVELOPMENT & MIXED-USE HUB

Former Aiken Mall site is being redeveloped into a mixed use multi-family center | 256 Class A multi-family | \$46 M committed in infrastructure buildout alone for the development site | Sits along Whiskey Rd (38,600 AADT) anchoring future demand and spillover traffic



SITE PLAN





MARKET AERIAL



Pine Log Rd (18,600 VPD)

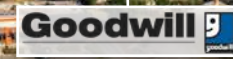
Silver Bluff Rd (25,900 VPD)



MARKET AERIAL



Pine Log Rd (18,600 VPD)



Silver Bluff Rd (25,900 VPD)



The Augusta–Aiken MSA, encompassing portions of Georgia and South Carolina, is home to over 435,000 residents and continues to experience steady population and employment growth. Anchored by Augusta University, Savannah River Site (11,000+ employees), and Fort Eisenhower (formerly Fort Gordon), the region boasts a diverse, recession-resistant economy driven by healthcare, education, defense, and advanced manufacturing. The area’s median household income exceeds \$67,000, supported by consistent in-migration from larger metros such as Atlanta, Columbia, and Charlotte seeking affordable housing and strong job opportunities. With a growing professional class, expanding retail corridors, and a thriving food-and-beverage culture, the Augusta–Aiken MSA provides a deep customer base and sustainable long-term fundamentals for restaurant operators like Wild Wing Café.



CHARLESTON
115 MILES
2:25 DRIVE

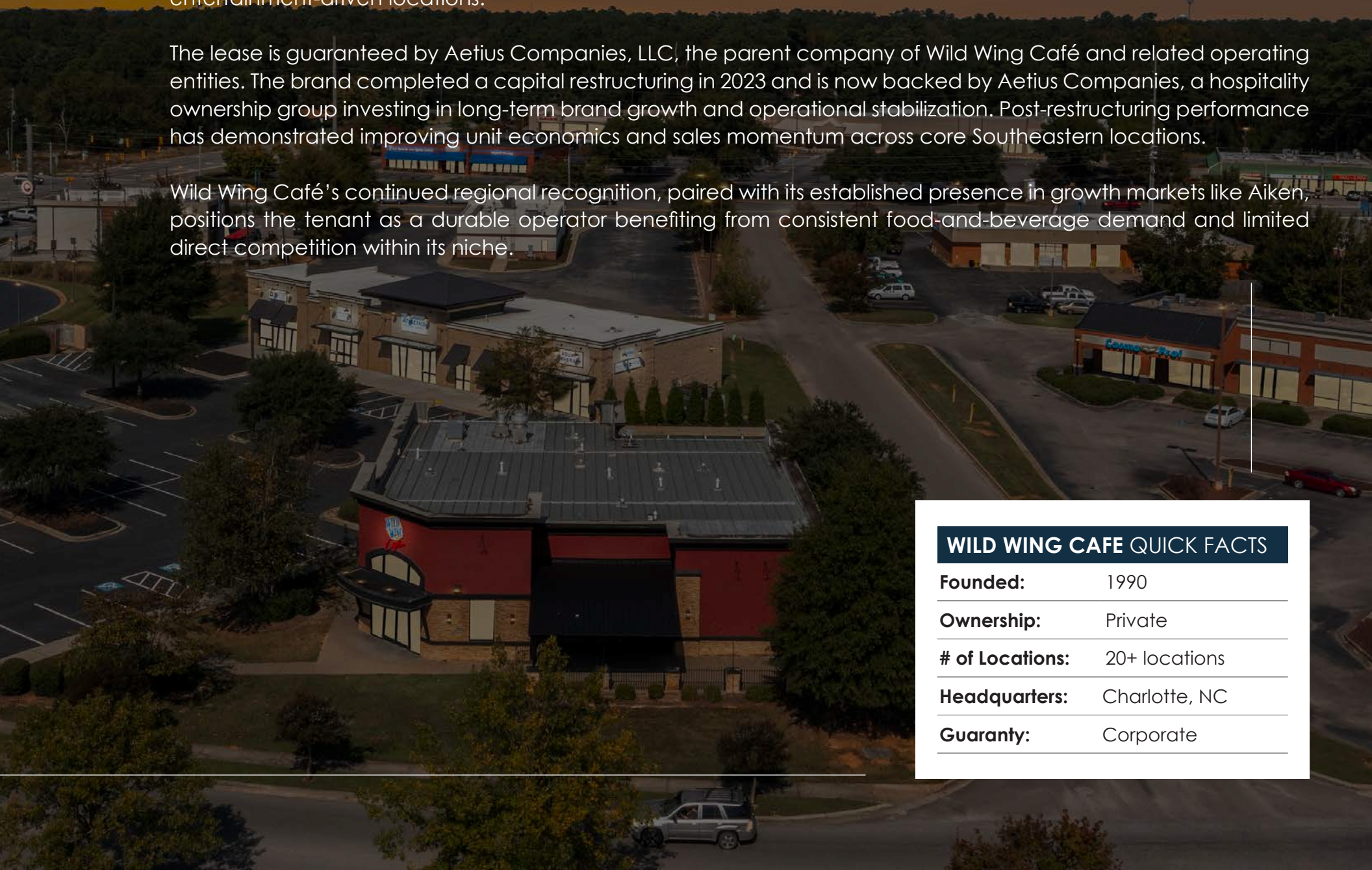


TENANT OVERVIEW

Founded in South Carolina in 1990, Wild Wing Café is a full-service restaurant and sports bar concept known for its casual dining atmosphere, live music, and diverse menu featuring wings, burgers, and American fare. The brand operates primarily across the Southeast, maintaining a loyal regional customer base built around its high-traffic, entertainment-driven locations.

The lease is guaranteed by Aetius Companies, LLC, the parent company of Wild Wing Café and related operating entities. The brand completed a capital restructuring in 2023 and is now backed by Aetius Companies, a hospitality ownership group investing in long-term brand growth and operational stabilization. Post-restructuring performance has demonstrated improving unit economics and sales momentum across core Southeastern locations.

Wild Wing Café’s continued regional recognition, paired with its established presence in growth markets like Aiken, positions the tenant as a durable operator benefiting from consistent food-and-beverage demand and limited direct competition within its niche.



WILD WING CAFE QUICK FACTS

Founded:	1990
Ownership:	Private
# of Locations:	20+ locations
Headquarters:	Charlotte, NC
Guaranty:	Corporate



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Aiken, SC

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Exclusively Offered By



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