



## Bojangles - Largest & Top Performing Franchisee

**\$2,242,500 | 5.50% CAP**

300 N Main St, Saluda, SC 29138

- ✓ Long Term Absolute NNN Lease with Options
- ✓ Franchisee has Over 115 Stores and Growing
- ✓ Strong Store Sales with Limited Market Competition
- ✓ Center of Town Location at a Signalized Intersection

Secure Net Lease, as exclusive listing broker and marketing advisor, is proud to present this offering for the new Bojangles restaurant in the historical community of Saluda SC.

The store was built in 2022 and opened for business in September of that year. The building is a new prototype with optimal indoor/outdoor seating and additional drive-thru service. It's located in the center of town at one of its busiest signalized intersections.

The franchisee, BOJ of WNC, is the largest and most profitable operator in the Bojangles system with more than 115 units and counting and in excess of \$210M in annual revenue. They executed a 16-year NNN lease with 7% rent bumps every 5 years and 3 renewal options of 5 years each.

Saluda is the county seat of Saluda County and located approx. 45 miles west of Columbia, the state capitol, and two hours from Charleston. It's part of the growing 4-county Western SC region that is within a one-hour drive of more than 1.3M people.

# INVESTMENT OVERVIEW

BOJANGLES SALUDA, SC

# \$2,242,500

## 5.50% CAP

NOI

\$123,335

Building Area

±2,425 SF

Land Area

±0.714 AC

Year Built

2022

Lease Type

NNN

Occupancy

100%

- ✓ **BOJ of WNC** is Bojangles largest and most profitable operator with over 115 units and \$210M in annual revenue.
- ✓ **16-Year NNN Lease** with 7% Rent Bumps Every 5 Years and 3 Renewal Options of 5 Years Each
- ✓ **Location has Strong Store Sales** and a very healthy rent-to-sales ratio (contact Broker for details).
- ✓ **Subject Property has an Ideal Location** situated in the center of the market at a popular signalized intersection nearby other national tenants such as CVS, Burger King, Advance Auto Parts, 7-Eleven, McDonald's, Family Dollar, and more.
- ✓ **High Quality 2022 Construction** on a 0.7+ acre parcel with 26 parking spaces and multiple points of access on two primary roads.
- ✓ **Site is Located 40 Miles from both Augusta, GA and Columbia, SC** and within a one-hour drive of more than 1.3M people.
- ✓ **Saluda is the County Seat of Saluda County** located in western SC less than 1 hour from the state capitol and just over 100 miles from both Charlotte-Douglas International Airport (48M passengers/year) and Charleston International Airport (6.1M passengers/year)

### CONTACT FOR DETAILS

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**SC Broker of Record: Tyson Glasser**

**License #: 72631**

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**SECURE**  
NET LEASE

# TENANT OVERVIEW

BOJANGLES SALUDA, SC

## Bojangles

**Lessee:** BOJ of WNC, LLC

**Guarantor:** BOJ of WNC, LLC

The BOJ of WNC story is one of good food, great people and exponential growth. It dates back to 1979 when their Founder and CEO Jeff Rigsby, then a teenager, first started in the restaurant industry.

Drawn to the team atmosphere, Jeff **advanced through the ranks of a national chain restaurant** before joining Bojangles in 1994. Always entrepreneurial in spirit, Jeff fulfilled **a lifelong dream** in 2001 when he purchased six Bojangles restaurants in the Asheville, NC area. From there, it was off to the races. The last two decades have been spent perfecting operations, developing teams, adding locations and expanding into new markets. Today, **BOJ of WNC is the nation's largest franchisee of Bojangles** restaurants with over 115 locations. Visit [www.bocountry.com](http://www.bocountry.com) for more information.

Tands, Inc. joined the Bojangles' team in **1980** and has been committed to those same **high standards**. More than **30 years** later, the vision hasn't changed – and neither have the recipes created by their founders Jack Fulk and Richard Thomas. They've now spread to the rest of the country. Bojangles' is now a **publicly traded company** with **over 800 restaurants in 17 states**.

**Bojangles'** is the **chicken and biscuits brand** that is dedicated to **honoring traditional Southern recipes** through a **new generation of unique flavors** for families and friends who desire the **simple goodness** of a hometown experience, all day every day. Bojangles' is not just in communities across the South – they are a part of them. From parades and festivals to charity events and community fundraising, they are right there **supporting** all those who make their restaurants and company **a success**. Visit [www.bojangles.com](http://www.bojangles.com) for more information.



## IN THE NEWS

BOJANGLES SALUDA, SC

### BOJ OF WNC OPENS 100TH STORE IN SPARTANBURG, SOUTH CAROLINA!

CHRISTOPHER THOMAS, MAY 13, 2022 (BOJANGLES)

Everyone in Spartanburg and the surrounding area were invited to join us for the grand opening as we celebrated the historic achievement in true Bojangles fashion – by giving away a Bojangles swag bag with a \$100 gift card to the first 100 customers and by serving our FREE Legendary Iced Tea® to customers who stopped by to see us.

Jeff's story is an inspiration to everyone at Bojangles. He started out as an area supervisor in Greenville, South Carolina, in 1994. He then became a director of operations and oversaw more than 35 stores throughout the Carolinas. In 2001, he harnessed his entrepreneurial spirit and became a franchisee, buying six stores in Asheville, North Carolina. Since then, the BOJ of WNC franchise has grown exponentially in five states.

"I feel so fortunate to be celebrating this pivotal moment with the people of Spartanburg," Jeff says. "I didn't get here alone – there are so many who helped make this possible and truly represent the meaning of Bojangles' family."

According to Jeff, that success comes from operating the restaurants at the highest level, developing team members as the most important asset and giving back to the community.

BOJ of WNC is still growing with plans to open 45 new locations over the next seven years, including locations in Georgia, Kentucky, North Carolina, South Carolina and Tennessee. We're also planning to bring 15 stores to Columbus, Ohio. In addition to all of that new construction, we recently acquired 16 company-operated restaurants from Bojangles.

EXPLORE ARTICLE



### BOJANGLES BREAKS GROUND IN COLUMBUS, OHIO

CHRISTOPHER THOMAS, JANUARY 9, 2023 (BOJANGLES)

On January 5, 2023, BOJ of WNC celebrated the groundbreaking of a new Bojangles location in Columbus, Ohio. In an exciting afternoon ceremony, several of our leaders broke ground for the new restaurant using ceremonial shovels.

The new location will officially open in April of this year. It's located at 831 Hilliard Rome Road in Columbus, just south of Interstate 70, and it's the first of fifteen locations planned for the Columbus area.

When the news of the Columbus restaurant's opening was first announced in 2021, the news garnered the attention of the local media, as well as local residents who have welcomed the Bojangles brand with open arms.

Bojangles is a favorite among chicken lovers throughout the Southeast and mid-Atlantic, and soon the Columbus, Ohio area will be able to enjoy our world-famous chicken, made-from-scratch biscuits and legendary iced tea.

EXPLORE ARTICLE



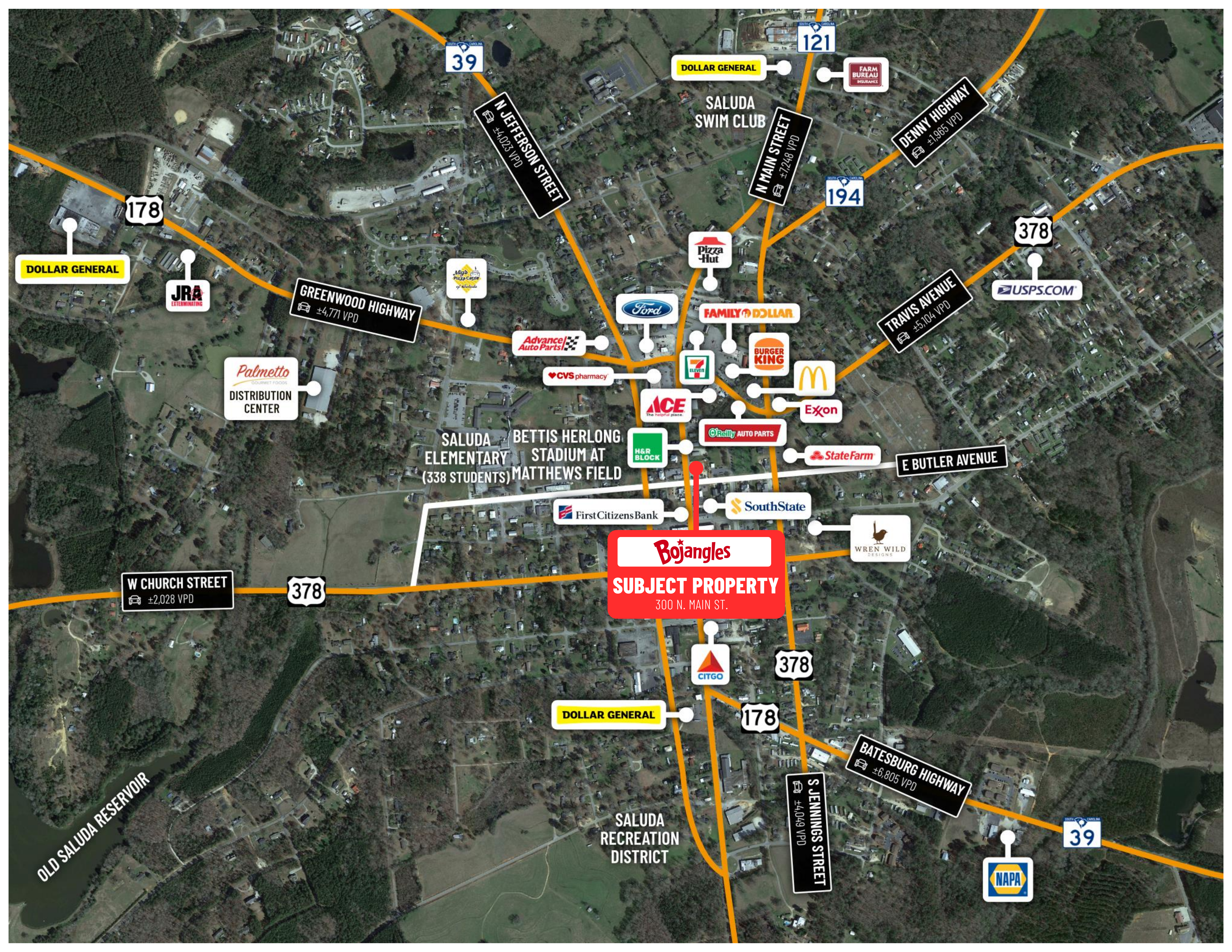
# LEASE OVERVIEW

**BOJANGLES** SALUDA, SC

Initial Lease Term	16 Years
Rent Commencement	September 22, 2022
Lease Expiration	September 30, 2038
Lease Type	Triple Net
Rent Increases	7% Every 5 Years Beginning Year 7
Annual Rent YRS 1-6	\$123,335
Annual Rent YRS 7-11	\$131,968
Annual Rent YRS 12-16	\$141,206
Annual Rent YRS 17-21 (Option 1)	\$151,091
Annual Rent YRS 22-26 (Option 2)	\$161,667
Annual Rent YRS 27-31 (Option 3)	\$172,984

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





**Bojangles**  
**SUBJECT PROPERTY**  
300 N. MAIN ST.

**SALUDA BETTIS HERLONG  
ELEMENTARY STADIUM AT  
(338 STUDENTS) MATTHEWS FIELD**

**SALUDA  
RECREATION  
DISTRICT**

**Palmetto  
GOURMET FOODS  
DISTRIBUTION  
CENTER**

**JRA  
EXTERMINATING**

**DOLLAR GENERAL**

**DOLLAR GENERAL**

**FARM  
BUREAU  
INSURANCE**

**SALUDA  
SWIM CLUB**

**N MAIN STREET  
±7,248 VPD**

**DENNY HIGHWAY  
±1,985 VPD**

**N JEFFERSON STREET  
±4,023 VPD**

**GREENWOOD HIGHWAY  
±4,771 VPD**

**Migro  
PIZZA CASTLE  
of saluda**

**Pizza  
Hut**

**Ford**

**FAMILY DOLLAR**

**Advance/  
Auto Parts**

**CVS pharmacy**

**7  
ELEVEN**

**BURGER  
KING**

**McDonald's**

**ACE  
The helpful place.**

**Exxon**

**O'Reilly AUTO PARTS**

**H&R  
BLOCK**

**State Farm**

**E BUTLER AVENUE**

**First Citizens Bank**

**SouthState**

**WREN WILD  
DESIGNS**

**W CHURCH STREET  
±2,028 VPD**

**378**

**Bojangles  
SUBJECT PROPERTY  
300 N. MAIN ST.**

**CITGO**

**378**

**DOLLAR GENERAL**

**178**

**BATESBURG HIGHWAY  
±6,805 VPD**

**S JENNINGS STREET  
±4,049 VPD**

**OLD SALUDA RESERVOIR**

**NAPA**

**39**

**194**

**121**

**39**

**378**

**TRAVIS AVENUE  
±5,104 VPD**

**USPS.COM**

# SITE OVERVIEW

**BOJANGLES** SALUDA, SC

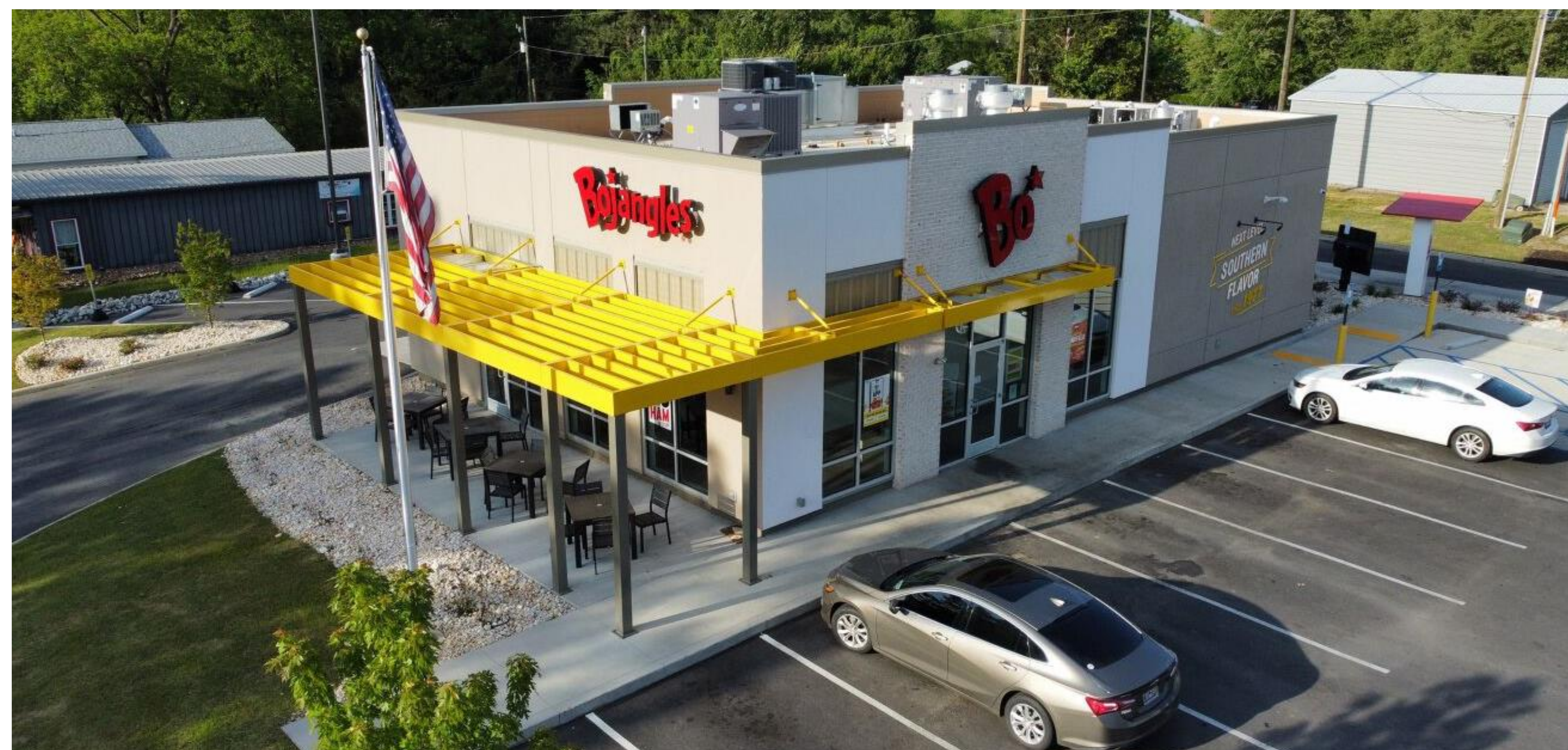
 Year Built | 2022

 Building Area | ±2,425 SF

 Land Area | ±0.714 AC

## NEIGHBORING RETAILERS

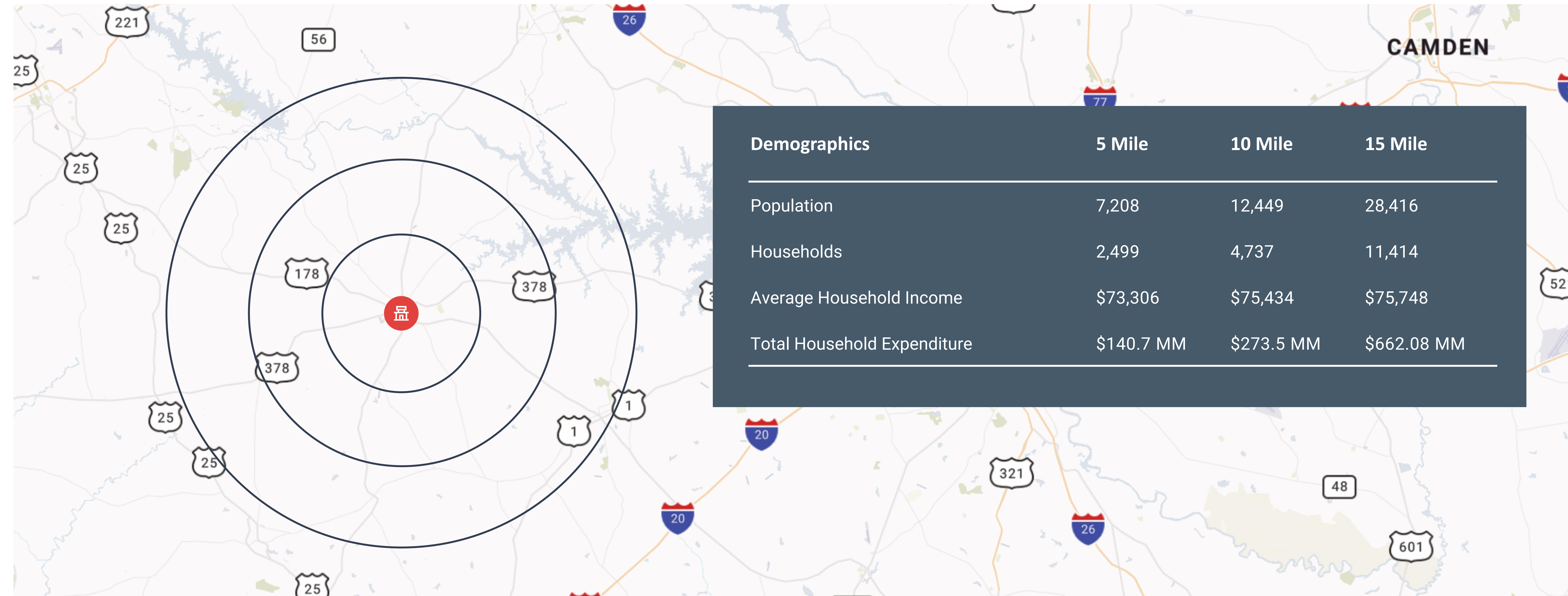
- Ace Hardware
- Family Dollar
- Dollar General
- McDonald's
- Burger King
- Pizza Hut
- CVS
- United States Postal Service
- Advance Auto Parts
- O'Reilly Auto Parts





# LOCATION OVERVIEW

BOJANGLES SALUDA, SC



## SOUTH CAROLINA ECONOMIC DRIVERS (EMPLOYEES)

1. ZF Group (147,797)
2. Michelin (127,000)
3. Shaeffler (92,478)
4. Techtronic Industries TTI (48,028)
5. Commonwealth (43,585)
6. Reitangruppen (38,000)
7. Draexlmaier Automotive of America (30,000)
8. Pure Fishing (25,000)
9. Hyosung Corporation (25,000)
10. Sonoco (21,000)
11. Interloop Limited (17,000)

# LOCATION OVERVIEW

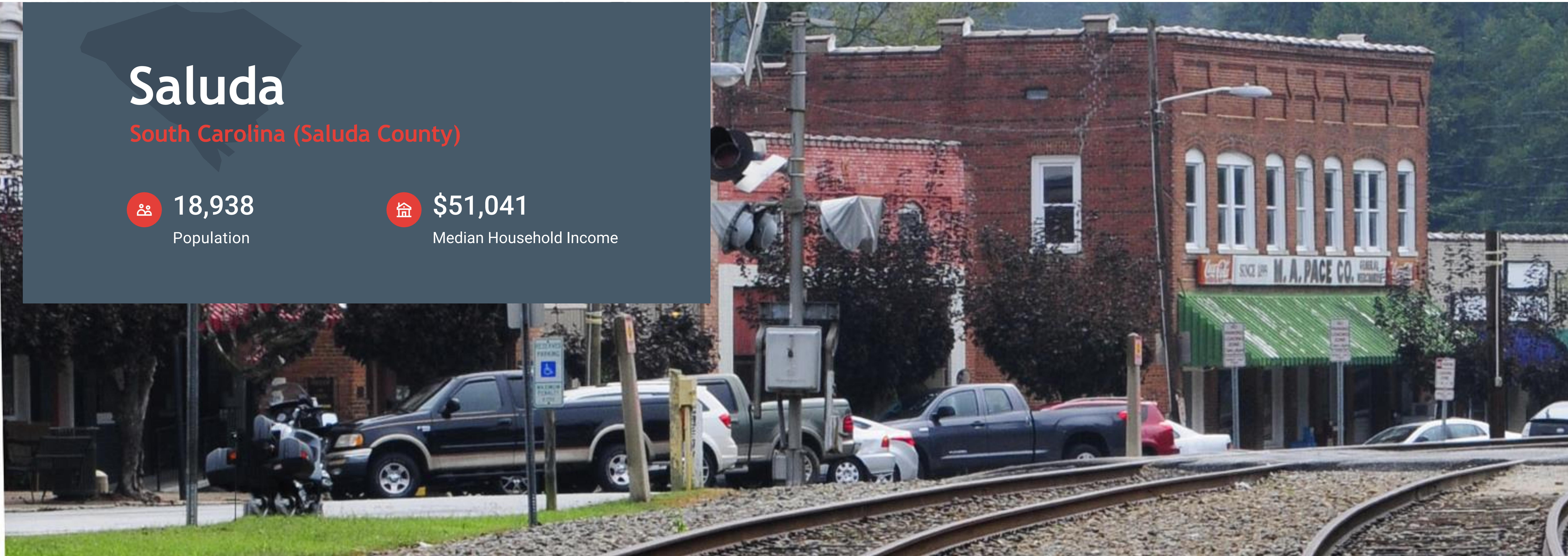
BOJANGLES SALUDA, SC

## Saluda

South Carolina (Saluda County)

 18,938  
Population

 \$51,041  
Median Household Income



Saluda is 45 Miles from  
Augusta & 48 Miles from  
Columbia

MIDDLE POINT  
BETWEEN TWO  
PRIME CITIES

Saluda is the County Seat  
of Saluda County

COUNTY SEAT

**Saluda, SC is the county seat of Saluda County, South Carolina. Saluda is located along sloping hills beside the Little Saluda River.**

The town is just 45 miles from Augusta, GA and 48 miles from Columbia, SC. The Town's low, gradually sloping hills are fitted for the growing of crops.

**The Town of Saluda sits squarely in the center of the County at the crossroads of South Carolina Highway 121 and US Highway 378.**

The Town of Saluda was named for the Saluda River, which forms one of the 3.3 square mile town's borders.

The Town of Saluda is the county seat and sits squarely in the center of the county. Two famous heroes of the Alamo, William Barrett Travis and James Butler Bonham were natives of Saluda. The Town of Saluda was also the home to a few South Carolina plantations. Most of the plantations in Saluda County grew cotton which became an important crop in the early 1800s.

Saluda County has a total land area of 288,877 acres, covering 451 square miles. It ranks 39th in size among the counties in South Carolina. Saluda County is conveniently located 43 miles from Columbia, 40 miles from Augusta, 76 miles from Greenville, 145 from Charleston.

Saluda County is home to a portion of Lake Murray which has approximately 500 miles of shoreline and covers 50,000 acres. Saluda County's portion includes Big River and Little Saluda River. Big River runs until it adjoins Lake Greenwood at the Lake Greenwood Dam; however, Little Saluda River runs on and forms many smaller rivers and creeks throughout the county. Lake Murray is home to many residents as well as many recreational opportunities which include, but are not limited to, fishing, boating, dining, or just plain relaxation.

## IN THE NEWS

BOJANGLES SALUDA, SC

## USDA Rural Development Announces Over \$171 Million to Support S.C.

NOVEMBER 2, 2023 (MORNING AGCLIPS)

This funding is part of recent \$5 billion announcement by President Biden leading his Administration's Investing in Rural America Event Series.

President Biden will announce **over \$5 billion** in **new investments** from his Investing in America agenda – including the Bipartisan Infrastructure Law and the Inflation Reduction Act – **to advance rural prosperity**, economic development, competition, and **sustainability**. President Biden will also discuss how Bidenomics and his Investing in America agenda are ensuring rural Americans do not have to leave their hometowns to find opportunity.

“These efforts will help rebuild the physical infrastructure of our country to grow the economy, create good-paying jobs and help rural America prosper.”

Over the course of two weeks, **President Biden, Cabinet members, and Senior Administration Officials** are barnstorming across the country as part of the Investing in Rural America Event Series to highlight how the Biden-Harris Administration's investments are bringing **new revenue to farms, increased economic development in rural towns and communities**, and **more opportunity** throughout the country.

**\$171 Million** in Investments in South Carolina Rural American Infrastructure: USDA is making the investments through the Electric Infrastructure Loan and Loan Guarantee Program, Higher Blends Infrastructure Incentive Program, Water and Waste Disposal Loan and Grant Program; and an additional **\$138,864 grant** through the Rural Energy for America Program.

EXPLORE ARTICLE



## SC Commerce reports another banner year for economic development

JAY KING, NOVEMBER 29, 2023 (UPSTATE BUSINESS JOURNAL)

As of November, the Palmetto State has attracted about \$7.7 billion in economic investments, according to Teresa Powers, deputy director for global business development for the state Department of Commerce.

Powers provided the update on **economic development Nov. 29** during a Coffee and Conversations program at Upstate SC Alliance, the **leading** economic development organization for the **northwestern corner of the state**.

This year's investment total so far represents about 12,000 new jobs from 70 projects. Powers expects the final tally to come close to 2022's \$10 billion and 14,000 jobs.

Leading the pack of significant projects announced this year is Scout Motor's decision in **March to invest \$2 billion** to build a **manufacturing plant** in Richland County. The company plans to build up to **200,000 trucks and SUVs** for a **brand** that last saw production from **1960-1980**.

In resurrecting an iconic vehicle brand, **Scout is essentially a startup**, Powers said. The company will operate under the Volkswagen umbrella of companies.

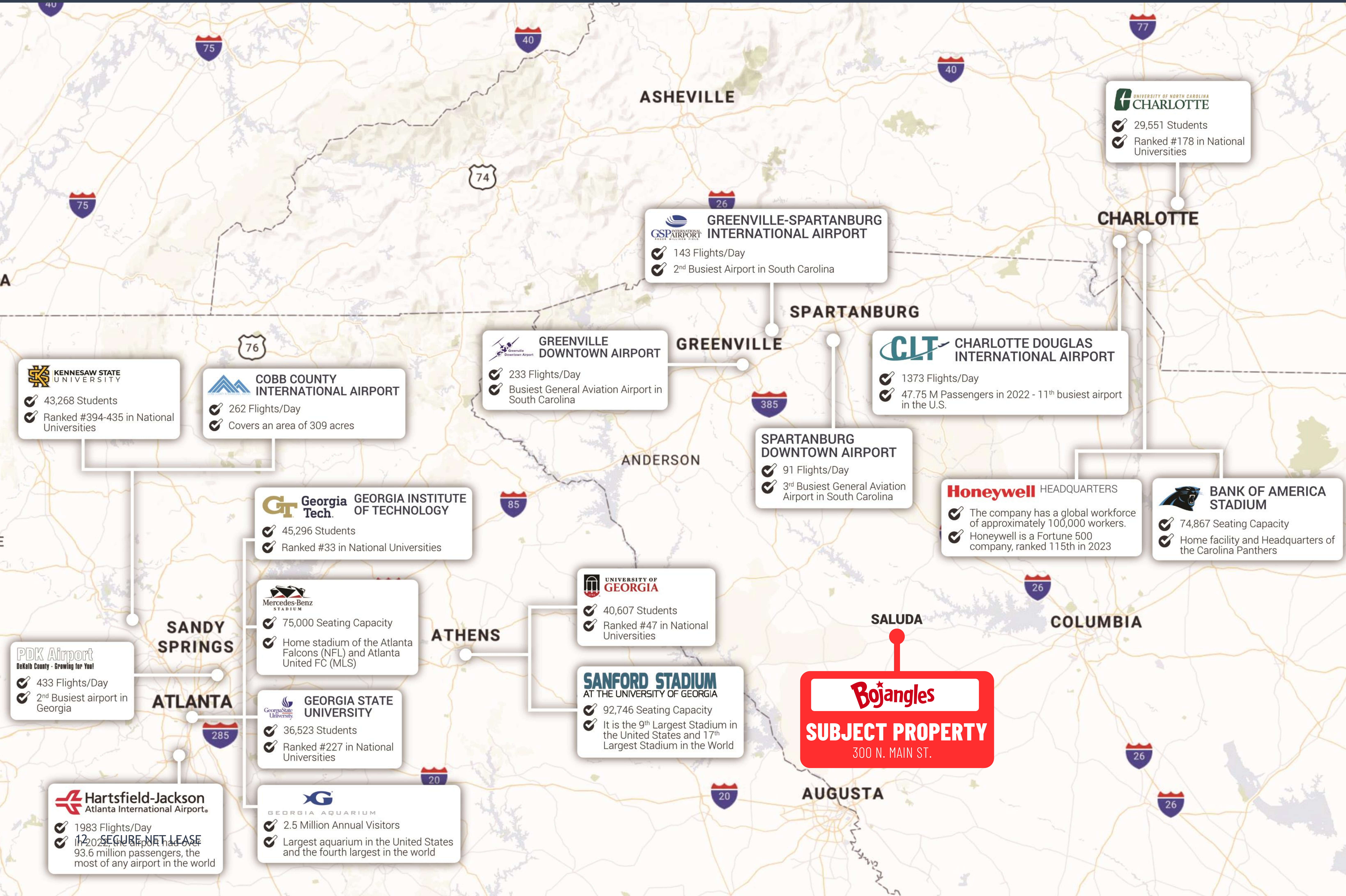
She said Scout's decision to locate in the state was in part due to the **proven track record of automotive manufacturing** here and the **effectiveness** with which **local and state agencies** and **organizations work together**.

EXPLORE ARTICLE



# WESTERN SC

BOJANGLES SALUDA, SC



**UNIVERSITY OF NORTH CAROLINA CHARLOTTE**

- ✓ 29,551 Students
- ✓ Ranked #178 in National Universities

**GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT**

- ✓ 143 Flights/Day
- ✓ 2<sup>nd</sup> Busiest Airport in South Carolina

**CHARLOTTE**

**CLT CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT**

- ✓ 1373 Flights/Day
- ✓ 47.75 M Passengers in 2022 - 11<sup>th</sup> busiest airport in the U.S.

**SPARTANBURG**

**GREENVILLE DOWNTOWN AIRPORT**

- ✓ 233 Flights/Day
- ✓ Busiest General Aviation Airport in South Carolina

**GREENVILLE**

**SPARTANBURG DOWNTOWN AIRPORT**

- ✓ 91 Flights/Day
- ✓ 3<sup>rd</sup> Busiest General Aviation Airport in South Carolina

**ANDERSON**

**Honeywell HEADQUARTERS**

- ✓ The company has a global workforce of approximately 100,000 workers.
- ✓ Honeywell is a Fortune 500 company, ranked 115<sup>th</sup> in 2023

**BANK OF AMERICA STADIUM**

- ✓ 74,867 Seating Capacity
- ✓ Home facility and Headquarters of the Carolina Panthers

**KENNESAW STATE UNIVERSITY**

- ✓ 43,268 Students
- ✓ Ranked #394-435 in National Universities

**COBB COUNTY INTERNATIONAL AIRPORT**

- ✓ 262 Flights/Day
- ✓ Covers an area of 309 acres

**Georgia Tech. GEORGIA INSTITUTE OF TECHNOLOGY**

- ✓ 45,296 Students
- ✓ Ranked #33 in National Universities

**Mercedes-Benz STADIUM**

- ✓ 75,000 Seating Capacity
- ✓ Home stadium of the Atlanta Falcons (NFL) and Atlanta United FC (MLS)

**UNIVERSITY OF GEORGIA**

- ✓ 40,607 Students
- ✓ Ranked #47 in National Universities

**ATHENS**

**SANFORD STADIUM AT THE UNIVERSITY OF GEORGIA**

- ✓ 92,746 Seating Capacity
- ✓ It is the 9<sup>th</sup> Largest Stadium in the United States and 17<sup>th</sup> Largest Stadium in the World

**SALUDA**

**Bojangles**

**SUBJECT PROPERTY**

300 N. MAIN ST.

**COLUMBIA**

**SANDY SPRINGS**

**PK Airport**  
DeKalb County - Growing for You!

- ✓ 433 Flights/Day
- ✓ 2<sup>nd</sup> Busiest airport in Georgia

**ATLANTA**

**Georgia State UNIVERSITY**

- ✓ 36,523 Students
- ✓ Ranked #227 in National Universities

**Hartsfield-Jackson Atlanta International Airport**

- ✓ 1983 Flights/Day
- ✓ In 2022, the airport had over 93.6 million passengers, the most of any airport in the world

**GEORGIA AQUARIUM**

- ✓ 2.5 Million Annual Visitors
- ✓ Largest aquarium in the United States and the fourth largest in the world

**AUGUSTA**

CALL FOR ADDITIONAL INFORMATION

## Dallas

### Office

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

### Office

123 Nevada Street  
El Segundo, CA 90245  
(424) 320-2321

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