



Subject Property

## Bojangles - Greenville, SC MSA

**\$2,735,300 | 6.00% CAP**

4397 SC-24, Anderson, SC 29626 (Greenville MSA)

- ✓ **16-Year Absolute NNN Lease (Approx. 15 Years Remaining)**
- ✓ **BOJ of WNC** is Bojangles' Largest and Most Profitable Operator
- ✓ **Located at a Four-Way Hard Corner Intersection** on SC-24 (11,349+ VPD) and SC-187 (6,390+ VPD)
- ✓ **Near Other Major National Retailers** such as AutoZone, Burger King, Food Lion, Starbucks, Ingles Market & Many More
- ✓ **31K+ People** within 5 Miles of the Property, 1.4%+ Expected Growth in Population Over the Next 5 Years



Bojangles is a Southern-inspired **fast-food chain** known for its Cajun-seasoned fried chicken, **made-from-scratch** buttermilk biscuits, and signature sides like dirty rice and seasoned fries. **Founded in 1977**, the restaurant has become a **popular choice** for **quick-service comfort food**, particularly in the Southeastern U.S.





# INVESTMENT OVERVIEW

BOJANGLES    ANDERSON, SC (GREENVILLE MSA)



Subject Property

### CONTACT FOR DETAILS

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SC Broker of Record: William Batson

License #: 2528

# \$2,735,300

## 6.00% CAP

NOI

\$164,118

Building Area

±2,695 SF

Land Area

1.218 AC

Year Built

2023

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **16-Year Absolute NNN Lease (Approx. 15 Years Remaining)** with 7% Rental Increases Every 5 Years Starting In Year 7, Plus (3) 5-Year Options to Renew
- ✓ **BOJ of WNC** is Bojangles' largest and most profitable operator with over 120 units and \$210M in annual revenue.
- ✓ **Located at a Four-Way Hard Corner Intersection** on SC-24 (11,349+ VPD) and SC-187 (6,390+ VPD). This commercial zone serves both residents and visitors traveling along SC-24, providing convenient dining and service options.
- ✓ **Near Other Major National Retailers** such as AutoZone, Burger King, Food Lion, Starbucks, Ingles Market, Subway, Walgreens, Jiffy Lube, and many more.
- ✓ **Excellent Demographics:** There are 31K+ people within 5 miles of the property & there is a 1.4%+ expected growth population over the next 5 years.
- ✓ **Close to Clemson & Anderson University:** The site is conveniently positioned just 11 miles south of Clemson University (22,875+ Students) and 6 miles west of Anderson University (4,115+ Students).
- ✓ **Anderson, South Carolina Serves as Both the County Seat and the Principal City of Anderson County.** Its strategic location places it at the heart of the bustling Interstate 85 corridor, renowned as one of the nation's most dynamic growth zones, thanks to its status as one of the southeast's busiest highways. The city also lies midway between Atlanta, Georgia, and Charlotte, North Carolina.

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.

**SECURE**  
NET LEASE



# TENANT OVERVIEW

BOJANGLES ANDERSON, SC (GREENVILLE MSA)

## Bojangles

**Lessee:** BOJ of WNC, LLC

**Guarantor:** BOJ of WNC, LLC

REVENUE  
\$1.78 B

LOCATIONS  
816

**Bojangles**

[bojangles.com](http://bojangles.com)

Bojangles' began in 1977 as the dream of operators Jack Fulk and Richard Thomas. They saw an opportunity to develop a quick-service restaurant chain based on three attributes: distinctive flavor profile; wholesome, high-quality products made from scratch; and a fun, festive restaurant design with fast, friendly service. 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 **816 restaurants**. 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**.

Subject Property





# IN THE NEWS

BOJANGLES    ANDERSON, SC (GREENVILLE MSA)

## Bojangles Aims to Expand Its AI Drive-Thru Technology to 200 Restaurant Locations

LEA MIRA, JULY 24, 2024 (RESTAURANT TECHNOLOGY NEWS)

Bojangles, the popular Southern cuisine fast-food chain, is expanding its deployment of a drive-thru voice artificial intelligence (AI) technology. This move follows a successful pilot program at approximately 50 Bojangles restaurants and will encompass both company-owned and franchised locations, ultimately reaching hundreds of restaurants. The voice AI, known as “Bo-Linda” at Bojangles, is designed to streamline the drive-thru experience by automating order taking.

The technology boasts a 95% accuracy rate, comparable to human employees, and aims to alleviate workload pressures on staff, allowing them to focus on food quality, order accuracy, and customer engagement.

The conversational AI system, which uses natural language processing and accurate voice recognition technology, is powered by solution provider Hi Auto. The system acts as an intermediary between customers and employees, relaying information such as wait times for specific menu items. This communication flow has reportedly shifted employee perceptions of the technology, with Bo-Linda viewed as a valuable team member rather than a job threat.

Richard Del Valle, Bojangles’ Chief Information Officer, believes the technology will reduce employee turnover by creating a more manageable and less stressful work environment. He also cites the positive impact of the technology on employee satisfaction and customer experience, citing a 96% success rate in order taking without human intervention. He believes that by improving the employee experience, Bojangles can create a ripple effect that ultimately enhances the customer experience.

EXPLORE ARTICLE

## With new menu built around boneless chicken, Bojangles is ready to grow nationally

SAM OCHES, FEBRUARY 01, 2024 (NATION’S RESTAURANT NEWS)

CEO Jose Armario shares how the chain’s pared down menu is helping it finally become a national brand. Bojangles, the North Carolina-based franchise known for its chicken and biscuits, is beloved in the Southeast for its scratch-made cooking and Southern hospitality. The company has grown to 800-plus locations in nearly 50 years, with restaurants primarily spread across the South. Outside the Southeast, Bojangles has struggled to find traction. Past attempts to grow north and west fizzled.

Now, however, the company thinks it has finally found the right strategy to expand outside the Southeast. While historically Bojangles has emphasized a bone-in chicken product, the company has developed a pared-down menu that puts boneless chicken front and center.

CEO Jose Armario joined the latest episode of Take-Away with Sam Oches to talk about the decision to emphasize boneless chicken, the secrets to its massive cult-like following, and how he thinks Bojangles is on track to be a household name all across the country.

EXPLORE ARTICLE

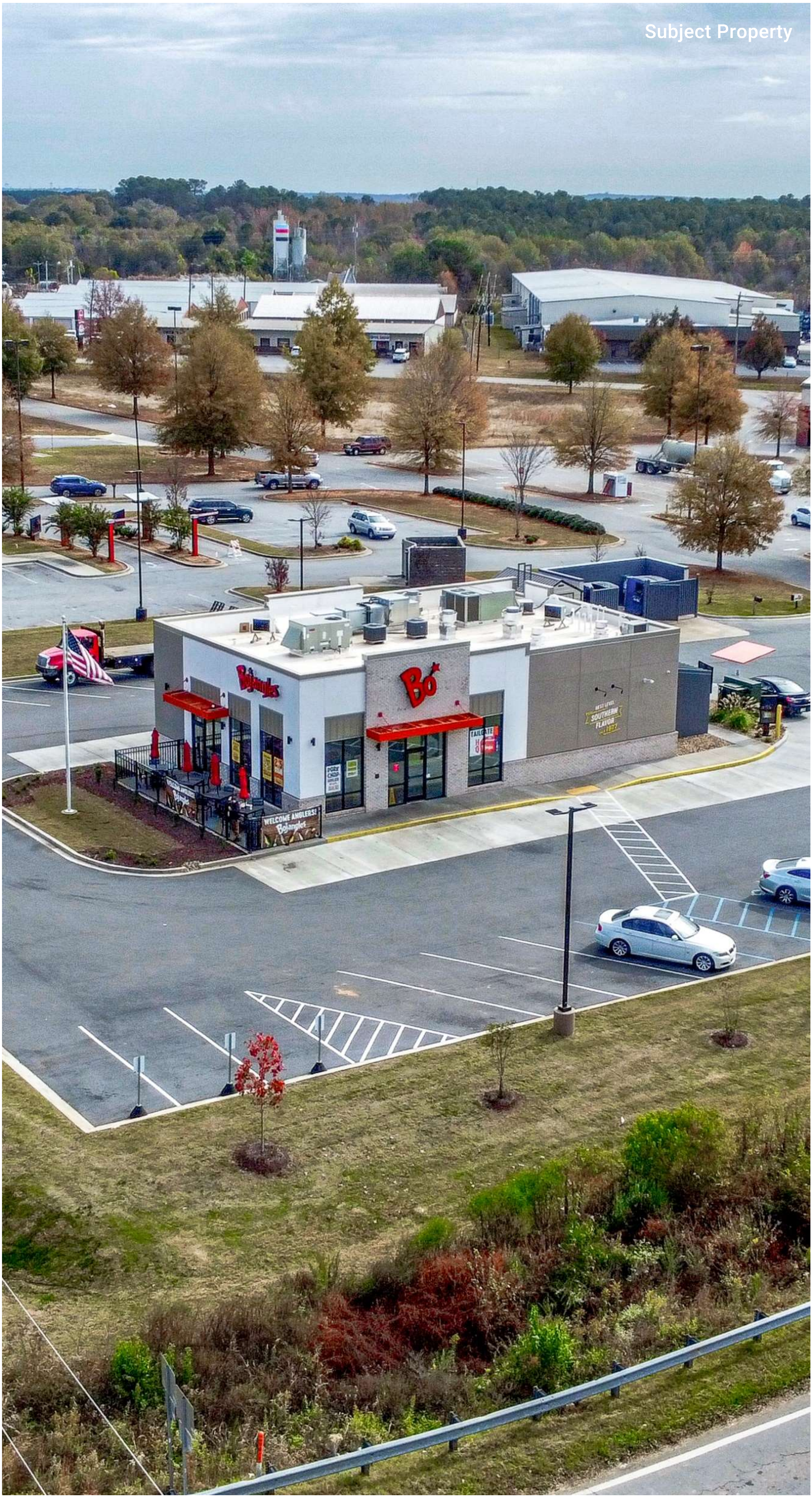


LEASE OVERVIEW

BOJANGLES    ANDERSON, SC (GREENVILLE MSA)

Initial Lease Term	16 Years
Rent Commencement	April 2023
Lease Expiration	April 2039
Lease Type	Absolute NNN
Rent Increases	7% Every 5 Years Starting In Year 7
Annual Rent YRS 1-6	\$164,118.00
Annual Rent YRS 7-11	\$175,606.00
Annual Rent YRS 12-16	\$187,999.00
Option 1	\$201,052.00
Option 2	\$215,125.00
Option 3	\$230,184.00

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SIX AND TWENTY CREEK

HOBBY LOBBY

BIG LOTS!

Party City

five BELOW

DOLLAR TREE

ROSS  
DRESS FOR LESS

OLD NAVY

SHOE CARNIVAL

PLATO'S CLOSET

Publix

Burlington

CRUNCH

chili's

POPEYES

LOUISIANA KITCHEN

TARGET

PET SMART

TRACTOR SUPPLY CO

Advance Auto Parts

BEST BUY

LOWE'S

Michaels

O'Reilly AUTO PARTS

DISCOUNT TIRE

Walmart  
Supercenter

Sam's CLUB

MATTRESS FIRM

TARGET

KOHL'S

HomeGoods

DICK'S SPORTING GOODS

JOANN

OLLIE'S OUTLET

GOOD STUFF CHEAP

DOLLAR GENERAL

TJ-maxx

Academy

Office DEPOT OfficeMax

Applebee's

THE HOME DEPOT

Ashley HOMESTORE

Roses

DOLLAR TREE

planet fitness

JCPenney

HIBBETT SPORTS

Dillard's

The Style of Your Life

AMERICAN EAGLE

Bath & Body Works

claire's

belk

rue21

ingles

76

28

DOLLAR GENERAL

CENTERVILLE ELEMENTARY SCHOOL  
(620 STUDENTS)

McDonald's

Arby's

HIGHWAY 28 BYPASS  
±22,214 VPD

THE HUNTINGTON APARTMENTS

WESTSIDE HIGH SCHOOL  
(1,769 STUDENTS)

HAMPTON GREENE AND CREST APARTMENTS  
(136 UNITS)

DOLLAR GENERAL

Wendy's

NEW PROSPECT ELEMENTARY SCHOOL  
(464 STUDENTS)

DOLLAR TREE

O'Reilly AUTO PARTS

WAFFLE HOUSE

CITITRENDS

save a lot

FAMILY DOLLAR

AutoZone

ROBERT ANDERSON MIDDLE SCHOOL  
(1,131 STUDENTS)

Advance Auto Parts

Aaron's

SOUTHWOOD ACADEMY OF THE ARTS  
(394 STUDENTS)

29

Walmart  
Supercenter

DOLLAR TREE

TACO BELL

KFC

LOWE'S

McDonald's

BUDDY'S HOME FURNISHINGS

ANDERSON REGIONAL AIRPORT

MC LEES ELEMENTARY SCHOOL  
(592 STUDENTS)

Bojangles

SUBJECT PROPERTY

4397 SC-24

FAMILY DOLLAR

±11,349 VPD

DOLLAR GENERAL

ACE Hardware

Domino's

AutoZone

BURGER KING

ingles

Walgreens

Great Clips

IT'S GONNA BE GREAT

SUBWAY

FOOD LION

187

±6,390 VPD

24

187









WESTERN CAROLINA  
SAILING CLUB

LAKE HARTWELL



CAROLINA  
TAN

Bojangles

MOATS FLOWER ROAD



187

(6,390 VPD)

24

(11,349 VPD)



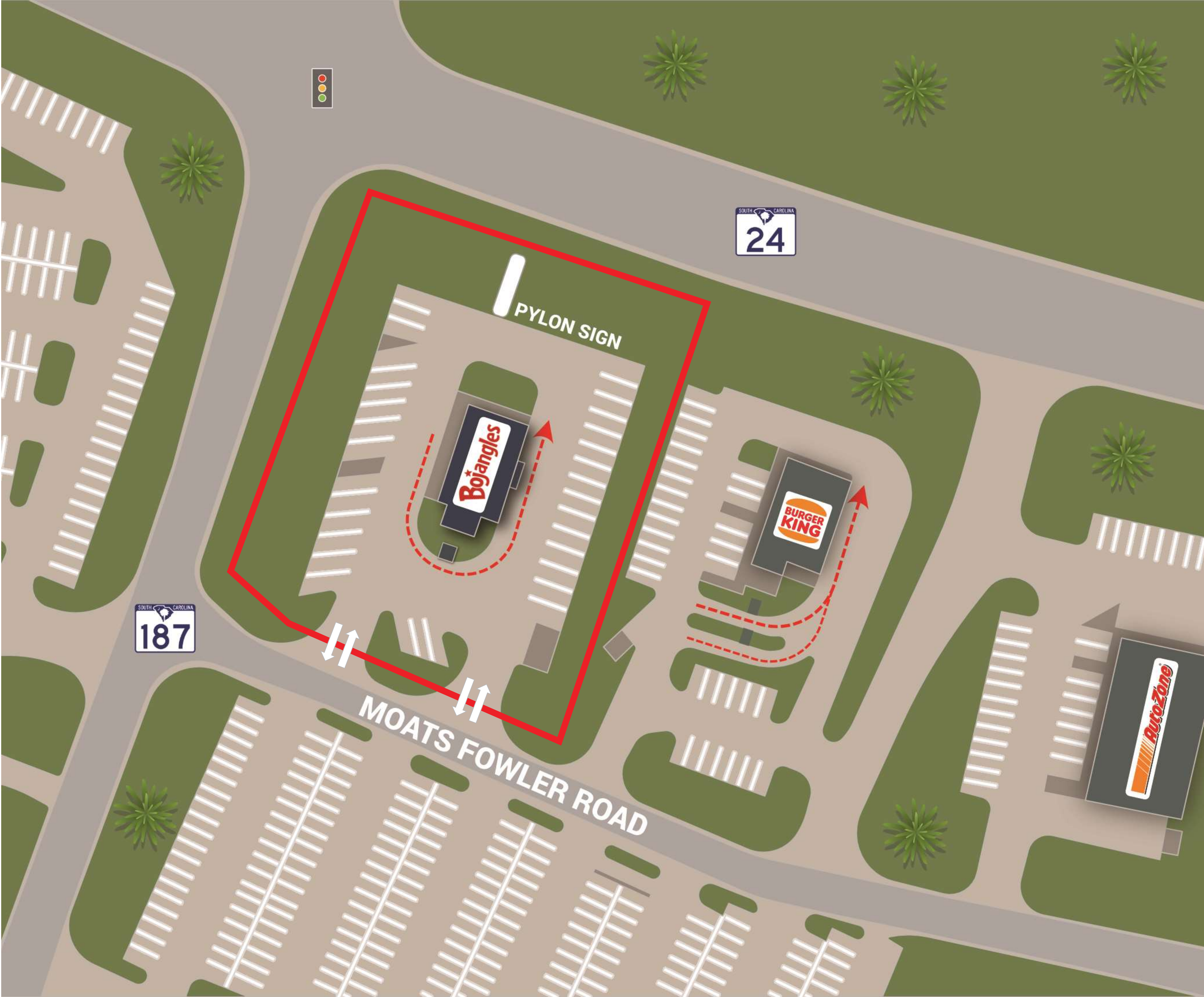
# SITE OVERVIEW

BOJANGLES    ANDERSON, SC (GREENVILLE MSA)

	Year Built	2023
	Building Area	±2,695 SF
	Land Area	1.218 AC

## NEIGHBORING RETAILERS

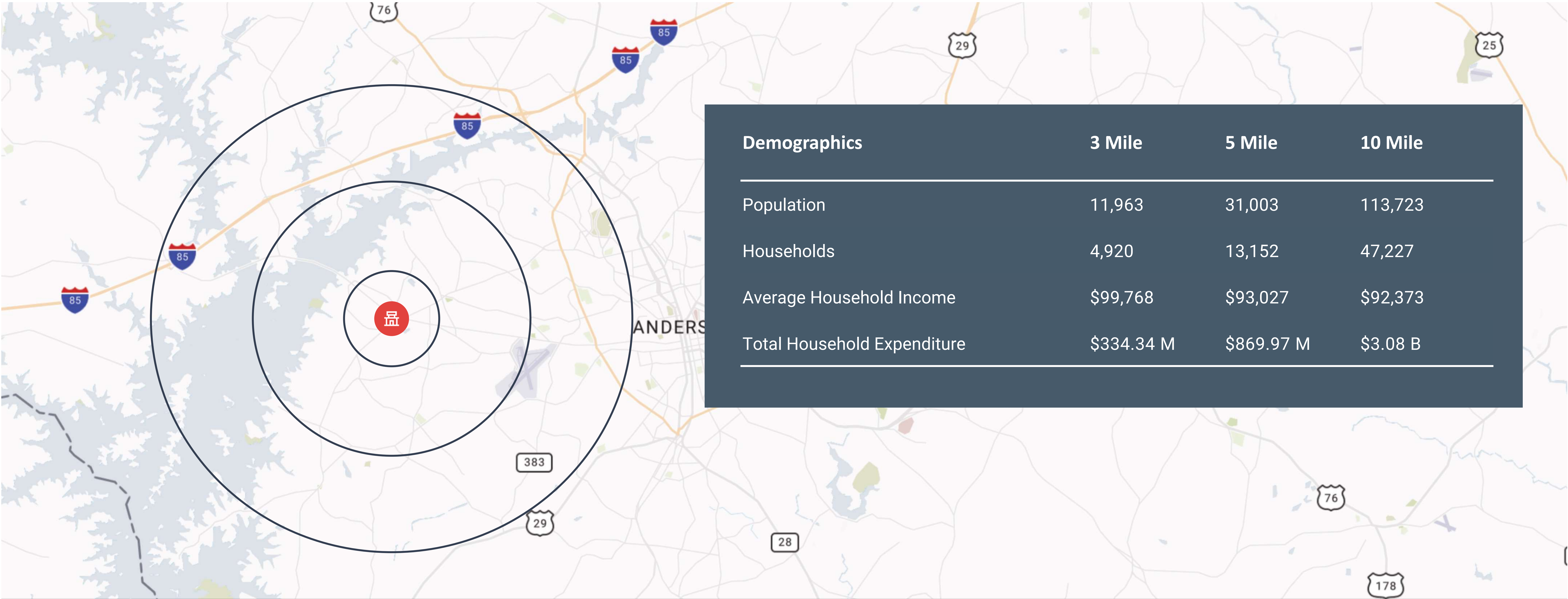
- Ingles
- Lowe’s
- Walmart Supercenter
- ROSS Dress For Less
- Hobby Lobby
- Sam’s Club
- Big Lots!
- AutoZone Auto Parts
- Target
- The Home Depot





# LOCATION OVERVIEW

BOJANGLES    ANDERSON, SC (GREENVILLE MSA)



## 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 ANDERSON, SC (GREENVILLE MSA)

## Anderson

South Carolina

 **30,148+**  
Population

 **\$40,445**  
Median Household Income



Anderson is located in the  
Geographical Center of  
the County

**PRIME  
LOCATION**

Anderson is the County  
Seat of Anderson County

**COUNTY SEAT**

**Situated in the northwest corner of South Carolina on the Piedmont Plateau, the City of Anderson serves as both the county seat and the principal city of Anderson County.**

Its strategic location places it at the heart of the bustling Interstate 85 corridor, renowned as one of the nation's most dynamic growth zones, thanks to its status as one of the southeast's busiest highways.

**Anderson County, South Carolina lies midway between Atlanta, Georgia, and Charlotte, North Carolina.**

Anderson enjoys a prime position, approximately 127 miles north of Atlanta, Georgia, and 132 miles south of Charlotte, North Carolina.

The City encompasses approximately 14 square miles and is located in the geographical center of the county. The I-85 corridor from Atlanta to Charlotte is now known as one of the nation's hottest growth areas. This stretch of highway is one of the heaviest traveled highways in the southeast. Business leaders and development officials in Anderson have taken advantage of this asset, and visible progress is the result. Anderson is a major contributor to the success of the upstate. Anderson offers all of the basics upon which to build a thriving economy, including affordable land, a good transportation system, infrastructure, and a large number of recreational amenities. In June 2000, Anderson County was one of only ten communities to be designated an All -America City by the National Civic League. The Anderson community offers the feel of small-town living with the attractions and business opportunities of larger cities only a short drive away.



# IN THE NEWS

BOJANGLES    ANDERSON, SC (GREENVILLE MSA)

## Anderson County experiencing economic growth

ANNA ARINDER, JUNE 05, 2024 (FOX CAROLINA)

In Anderson alone, more than 37,000 people live and work in the county. At the end of 2023, the area saw almost a 3 percent increase in the workforce.

Jae Cox is a restaurant manager at Common House. A small coffee house by day and a **full-service** Italian restaurant at night. **A first of its kind** for **downtown Anderson**. Just down the block on the corner of Main and East Earl Street sits Honey Hush. The owner, Martin, **grew up** in Anderson. She tells Fox Carolina that there wasn't much here at the time.

"I love Anderson, I love the small town down here, and to like when I feel like we first opened down here, it was like right in the middle of it like growing to where it is now," said Martin.

After launching her business online, she moved into her storefront in **November 2021** in **hopes** of bringing **more revenue** to her hometown.

She said Anderson has a **lot to offer**. During the year, she partners with other shops on her street to try and bring more foot traffic to the area.

"It's still growing, it's not done, but I like being small but being a **part of a growth** and being **more people** down here and **getting bigger**."

EXPLORE ARTICLE

## Halton invests \$2.6 million to establish a new manufacturing facility in Anderson

TRAVIS JACQUE ROSE, AUGUST 16, 2024 (INDEPENDENT MAIL)

The organization is leasing a 39,000-square-foot space at 120 Exchange Logistics Park Drive in Piedmont. The Class A industrial building features immediate access to I-85 and 11 dock door locations.

Founded in **1969** in Finland, Halton Group operates in nearly **40 countries** globally. Aulis Koivisto, director of Strategic Business Development, said, "Halton Marine has been in the **USA for four years** already, but we have been **importing all the goods** and products we are selling here."

Company officials said Anderson County's location makes it ideal since it provides access to major highways, which will help facilitate the movement of products and resources. The Anderson facility marks the company's 15th manufacturing unit.

Koivisto mentioned that it's becoming increasingly difficult to import goods from abroad. He explained that many customers are **interested in utilizing** the Inflation Reduction Act and Buy America, which requires a **manufacturing presence** in the **United States**.

"Obviously, when we are building or performing all the **value-adding** operations closer to our customers, it will reduce our emissions, waste, and energy usage by not exporting things," he said.

"The decision to establish the Anderson facility reflects Halton's commitment to **serving global** and local customers in North America," according to Sami Piirainen, Halton Marine's managing director.

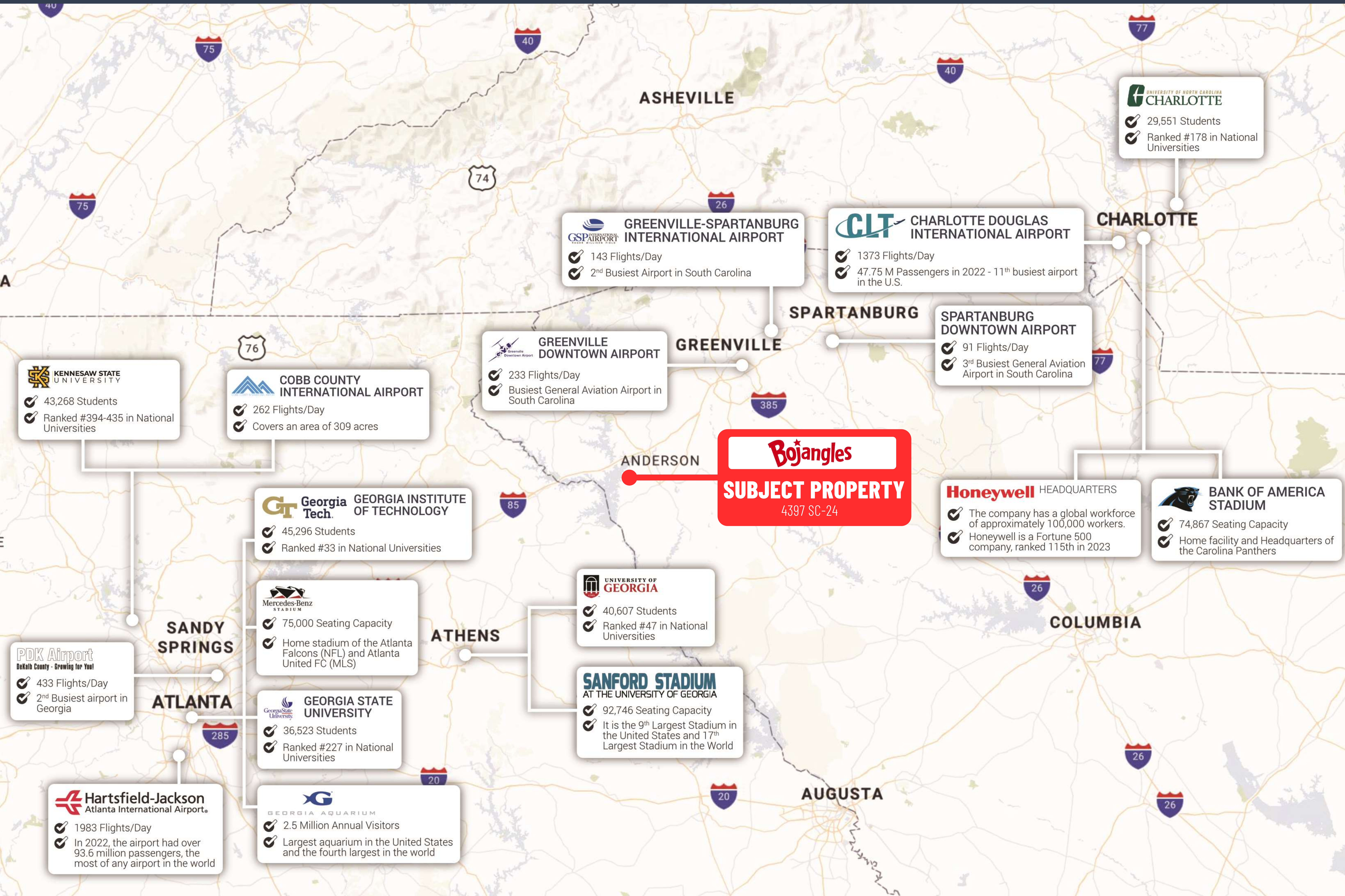
"It also aligns with our growth strategy, especially for the green transition to support our customers' needs for local supplies and local content," he said. "We have identified great growth potential across all our segments in America."

EXPLORE ARTICLE



# METRO AREA

BOJANGLES ANDERSON, SC (GREENVILLE MSA)





# SECURE

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## NET LEASE

CALL FOR ADDITIONAL INFORMATION

## Dallas

### Office

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

## Los Angeles

### Office

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El Segundo, CA 90245  
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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(415) 360-8007

[tlewis@securenetlease.com](mailto:tlewis@securenetlease.com)

### Bob Moorhead

Managing Partner  
(214) 522-7210

[bob@securenetlease.com](mailto:bob@securenetlease.com)



### DEVELOPER

Realty Link, a full-service real estate development company with 26 years of experience, has completed over 400 STNL deals.