



INVESTMENT PROPERTY FOR SALE
12 BERRYBLUE CT | SIMPSONVILLE, SC



NAI Earle Furman

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PROPERTY SUMMARY

| | |
|----------------------|--|
| Address | 12 Berryblue Court Simpsonville, SC 29680 |
| Lease Type | Absolute NNN |
| Building Size | ±1,780 SF |
| Land Size | ±1.00 Acres |
| Tenant | PVG Restaurant GSA, LLC |
| Guarantor | PVG Restaurant Group, LLC |
| Year Built/Remodeled | 2007/2017 |
| Ownership | (Building & Land) Fee Simple |
| Parking Lot | Concrete/Asphalt |
| Lease Expiration | September 30, 2032 |
| Term Remaining | ±12 years |
| Options | Three (3) Five (5)-Year Options |

POINTS OF INTEREST

- **Retail/Shopping/Entertainment:** Next to The Home Depot, with nearby retailers: Target, Lowe's Home Improvement, Walmart Supercenter, Kohl's, Michaels, T.J. Maxx, Ross Dress for Less, Hibbett Sports, Sally Beauty, Petco, PetSmart, Goodwill, Big Lots, Publix Super Market, Ingles, Markets, Bi-Lo, Planet Fitness, Sportsclub, CVS, Regal Cinemas, and more.
- **General Medical & Surgical Hospital:** Site is (1) one mile from Hilcrest Memorial Hospital (43 beds).

FINANCIAL SUMMARY

| | |
|-------------|-------------|
| CURRENT NOI | \$104,800 |
| Cap Rate | 6.00% |
| List Price | \$1,746,500 |

INVESTMENT HIGHLIGHTS

- **Lease:** ±12-year absolute NNN lease with 7.0% rent escalations every 5 years.
- **Seasoned Location:** Open for business since 2007.
- **Trade Area:** Drive-thru location next to the Home Depot with traffic counts in excess of 26,900 VPD.
- **Amenities:** Location boasts an onsite playground.
- **Simpsonville:** Located in the heart of The Golden Strip (at the crossroads of highways I-385 and I-185), Simpsonville is one of the most prosperous and fastest-growing areas of Greenville County, SC.



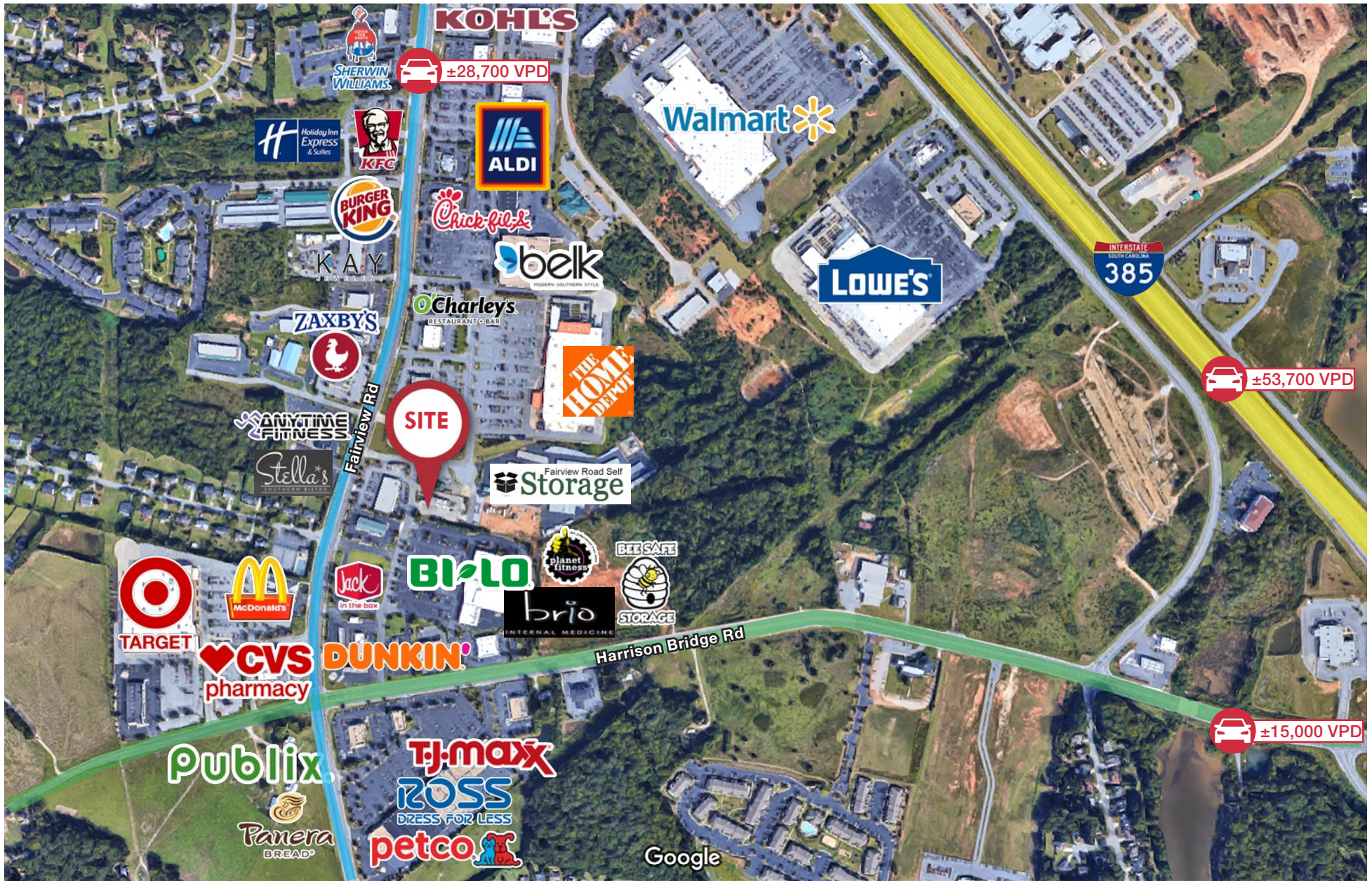
PROPERTY OVERVIEW

Regional Map



PROPERTY OVERVIEW

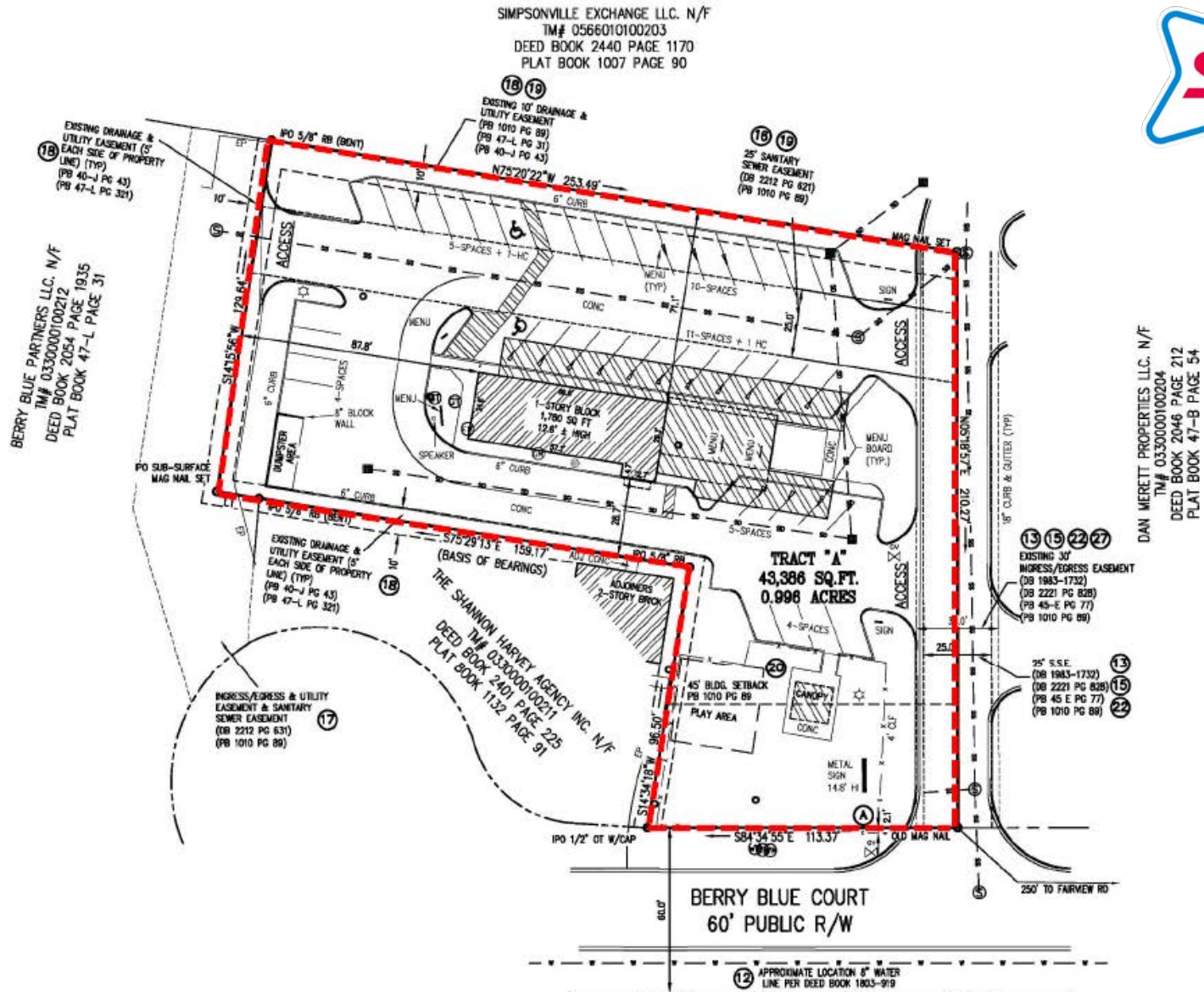
Retailer Map



PROPERTY OVERVIEW

Retailer Map





PROPERTY OVERVIEW

Site Plan





±3,557
LOCATIONS



±9,620
EMPLOYEES



±\$606.3B
REVENUE



www.sonicdrivein.com



For more than 60 years, SONIC, America's Drive-In has built a dominant position in the drive-in restaurant business. They did so by sticking to what made drive-ins so popular in the first place: made-to-order American classics, signature menu items, speedy service from friendly Carhops, and heaping helpings of fun and personality.

The company operates 3,557 restaurants in 45 US states. With a dynamic history, SONIC surges forward while specializing in fresh, made-to-order meals that you can't get anywhere else. Today, SONIC is the largest chain of drive-in restaurants in America. As a business, they continue to thrive, maintaining strong real sales growth, industry-leading customer frequency, and high returns for stockholders.

MARKET OVERVIEW

Greenville, South Carolina



LOCATION

- 4th among 15 of the fastest-growing large cities in the U.S. according to population estimates by the U.S. Census Bureau.
- Centrally located along the I-85 corridor directly between 2 of the largest cities in the Southeast - Atlanta, Georgia and Charlotte, North Carolina.
- Located 100 miles from the capitol city of Columbia and only 200 miles from the Port of Charleston SC.



INFRASTRUCTURE

- Greenville-Spartanburg International Airport is the 2nd busiest airport in the state with about 2.02 million passengers in 2016.
- 3 Interstate highways offer easy access to the North, South, Midwest, and all major markets on the Eastern Seaboard.
- Home to the Inland Port Greer connecting the Upstate to the Port of Charleston.



HIGHER EDUCATION

- Clemson University, Furman University, Bob Jones University, North Greenville University and Limestone College-Greenville among others are all located in Greenville.



COMMERCE

- Home to national and international corporations such as Fluor Corporation, Hubbell Lighting, BMW and Michelin North America.
- Other major businesses include Bausch and Lomb, the Perrigo Company of SC, Greenville Hospital System, Ernst and Young, IBM, Charter Communications, Dunlop Slazenger Group, Liberty Corporation Bank of America, GE Power & Water, Day & Zimmerman, Scan Source, Lockheed Martin Aircraft, Windstream, SYNEX Corporation and TD Bank.



ACCOLADES

- #3 Top Small City in the U.S. (*Condé Nast Traveler Readers' Choice Awards*) 2017
- #9 Top 10 Cities for Millennials to Live in (*Growella.com*)
- 23 Best Small Town Main Streets in America (*Country Living*) 2017
- 5 Top Places in the US to Retire (*The Today Show*) 2017
- #13 of 52 Places to Go 'In The World' in 2017 (*The New York Times*) 2017
- The 10 Best Emerging Destinations (*USA Today 10 Best*) 2016
- Top 10 Best Places to Live (*Men's Journal*) 2016
- Top 10 Fastest Growing Cities in the U.S. (*CNN Money*)
- #35 Best Place to Live (*U.S. News & World Report*)
- Top 4 Best Places to Raise a Family (*MarketWatch*) 2016
- #2 Best City in America to Start a Business In (*Xome*) 2015
- Top 10 Small Cities Where Business is Thriving (*Entrepreneur*) 2015
- 3rd Strongest Job Market (*Bloomberg*) 2010
- 13th Best City for Young Professionals (*Forbes*)

1 MILE RADIUS

| Summary | 2010 | 2019 | 2024 |
|-------------------------------|-------|----------|----------|
| Population | 4,378 | 6,139 | 6,919 |
| Households | 1,615 | 2,268 | 2,557 |
| Families | 1,228 | 1,706 | 1,917 |
| Average Household Size | 2.71 | 2.71 | 2.71 |
| Owner Occupied Housing Units | 65.6% | 69.1% | 71.0% |
| Renter Occupied Housing Units | 28.0% | 27.6% | 26.0% |
| Median Age | 34.5 | 36.4 | 34.6 |
| Average Household Income | | \$84,434 | \$98,875 |

3 MILE RADIUS

| Summary | 2010 | 2019 | 2024 |
|-------------------------------|--------|----------|-----------|
| Population | 32,044 | 38,761 | 42,551 |
| Households | 11,983 | 14,419 | 15,794 |
| Families | 8,944 | 10,695 | 11,696 |
| Average Household Size | 2.66 | 2.68 | 2.68 |
| Owner Occupied Housing Units | 68.6% | 70.6% | 71.9% |
| Renter Occupied Housing Units | 24.8% | 24.3% | 23.4% |
| Median Age | 36.5 | 37.8 | 37.6 |
| Average Household Income | | \$87,419 | \$102,139 |

5 MILE RADIUS

| Summary | 2010 | 2019 | 2024 |
|-------------------------------|--------|----------|-----------|
| Population | 60,583 | 74,077 | 81,056 |
| Households | 22,519 | 27,433 | 29,957 |
| Families | 16,986 | 20,508 | 22,336 |
| Average Household Size | 2.67 | 2.69 | 2.69 |
| Owner Occupied Housing Units | 73.0% | 74.8% | 75.7% |
| Renter Occupied Housing Units | 20.2% | 19.8% | 19.3% |
| Median Age | 36.5 | 38.1 | 38.4 |
| Average Household Income | | \$86,759 | \$100,468 |

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