



FILE PHOTO

OFFERING MEMORANDUM

ARBY'S

2221 Chesnee Hwy, Spartanburg, SC 29303

Marcus & Millichap

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Activity ID #ZAH0220006

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2221 CHESNEE HWY

EXCLUSIVELY
LISTED BY

DAVID CHING

Managing Director Investments

Las Vegas

Direct: 510.379.1233

David.Ching@marcusmillichap.com

NV #BS.0146396


Marcus & Millichap

2221 CHESNEE HWY

BROKER OF RECORD

Ben Yelm

Broker of Record

550 King St, Suite 300

Charleston, SC 29403

P: (843) 952-2300

Lic #: 86628


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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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OFFICES THROUGHOUT THE U.S. AND CANADA
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EXECUTIVE SUMMARY

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Investment Highlights
Arbys / BRG

Marcus & Millichap





OFFERING SUMMARY

2221 CHESNEE HWY



Listing Price
\$1,587,600



Cap Rate
7.00%



Price/SF
\$502

FINANCIAL

Listing Price	\$1,587,600
Down Payment	100% / \$1,587,600
NOI	\$111,132
Cap Rate	7.00%
Price/SF	\$501.61
Rent/SF (Annually)	\$35.11

OPERATIONAL

Lease Type	Absolute Net
Guarantor	Franchisee Guarantee
Lease Expiration	03/31/2032
Gross SF	3,165 SF
Rentable SF	3,165 SF
Lot Size	1.25 Acres (54,450 SF)
Occupancy	100%
Year Built	2004





ARBY'S

2221 Chesnee Hwy, Spartanburg, SC 29303

INVESTMENT OVERVIEW

This Arby's sits directly along the Chesnee Highway (US 221 corridor), immediately adjacent to Interstate 85 Exit 78 — one of Spartanburg's strongest QSR anchored retail nodes. Surrounding uses include national quick service restaurants, fuel stations, hotels, and service retailers.

The US 221 / Chesnee Hwy interchange is a heavy commuter and logistics corridor with 23,800 VPD on Chesnee Hwy and 71,200 VPD on I-85.

Brumit Restaurant Group (BRG) is regarded as one of the most successful and consistently expanding Arby's franchise groups, maintaining superior operations and a strong people focused culture. Today, BRG operates 64+ Arby's units across North Carolina, South Carolina, and Tennessee, making it a major multi state operator in the Southeast.

INVESTMENT HIGHLIGHTS

- Prime frontline position in Spartanburg's highest traffic highway corridor.
- Featured interchange location at I 85 Exit 78 with excellent visibility and ingress/egress.
- Strong long term demographic tailwinds from Spartanburg growth and Boiling Springs expansion.

Brumit Restaurant Group is one of the largest and longest established Arby's franchise organization founded in 1988 with 64+ locations currently in the Carolinas and Tennessee

BRG is regarded as one of the most successful and consistently expanding Arby's franchise groups, maintaining superior operations and a strong people focused culture.

Recent remodel shows commitment to this location.

High traffic corridor with 23,800 VPD on Chesnee Hwy and 71,200 VPD on I-85.



PURPOSE:

IGNITE & NOURISH
flavorful EXPERIENCES

WE ARE:

MAVERICKS

Doing what has never been done before

ALLIES

Collaborating to win

VISIONARIES

Having foresight and imagination

ACHIEVERS

Getting it done, and having fun doing it

GOOD CITIZENS

Elevating each other and the communities we serve

THE COMBINATION OF
ICONIC BRANDS
& **TIGHTLY INTEGRATED**
CAPABILITIES MAKES INSPIRE
A RESTAURANT COMPANY
unlike ANY OTHER,
DELIVERING **OUTSIZED GROWTH AND RETURNS**

FACTS


\$33.4B
in Global
System Sales


\$11B+
in U.S.
Digital Sales


33,300+
Restaurants


2,800
Franchisees


650,000
Company & Franchise
Team Members

	3,500+ Restaurants	7 Global Markets	\$4.4B System Sales
Leading Sandwich Drive-Thru Chain in the U.S. Arby's serves deliciously different meals where high-quality meats take center stage			
	7,800+ Restaurants	37 Global Markets	\$2.3B System Sales
Leading Ice Cream Specialty Shop Chain in the World Baskin-Robbins helps you discover your next smile			
	1,400+ Restaurants	9 Global Markets	\$4.1B System Sales
Leading Sports Bar Chain in the U.S. Buffalo Wild Wings turns game-time into stories worth telling			

	14,200+ Restaurants	39 Global Markets	\$14.5B System Sales
Leading Coffee & Donuts Brand in the U.S. Dunkin' gets America ready to get it done			
	2,800+ Restaurants	6 Global Markets	\$2.7B System Sales
Leading Owned Delivery Sandwich Brand in the U.S. Jimmy John's fuels your life by serving kick-ass sandwiches on your terms			
	3,400+ Restaurants	47 States	\$5.2B System Sales
Leading Drive-In Chain in the U.S. SONIC sparks moments of delightful possibility			

Unit Count, Franchisees, Team Members, and Global Market/State Count as of Q4 2025, FY2025 Digital and System Sales

Arby's is a major fast-food chain specializing in roast beef sandwiches, operating as a subsidiary of Inspire Brands. As of 2024–2025, it ranks as a top-25 franchise with over 3,300 U.S. locations.



INSPIRING SMILES THROUGH DELIGHTFUL EXPERIENCES™

The Arby's brand purpose is Inspiring Smiles Through Delightful Experiences™. Arby's delivers on its purpose by celebrating the art of Meatcraft® with a variety of high-quality proteins and innovative, crave-able sides, such as Curly Fries and Jamocha shakes. Arby's Fast Crafted® restaurant services feature a unique blend of quick-serve speed combined with the quality and made-for-you care of fast casual. Arby's Restaurant Group, Inc. is the franchisor of the Arby's Brand and is part of the Inspire Brands family of restaurants headquartered in Atlanta, Ga. Arby's, founded in 1964, is a leading sandwich drive-thru restaurant brand with more than 3,600 restaurants globally.



LOGIN



ABOUT US

LOCATIONS

MENU

CAREERS

CONTACT US

OUR STORY

Brumit Restaurant Group, founded by Joe Brumit, operates Arby's restaurants across several southern states. Joe started as a franchisee in 1988 with 13 Arby's in Western North Carolina. Since then Joe has brought on two partners, JoAnn Yoder, COO, who has worked with Brumit since 1989 and Greg Catevenis, CFO, since 2008. Together with a very talented team of people, we operate 65 Arby's restaurants across North Carolina, South Carolina, and Tennessee.

VIEW ALL OUR LOCATIONS

OUR STRENGTHS

Our strength and greatest asset has always been our people, and our commitment to developing high performing teams. This allows us to continue our expansion efforts across North Carolina, South Carolina, and Tennessee while maintaining superior operations.



<https://brgconnect.com/>



LOGIN



ABOUT US

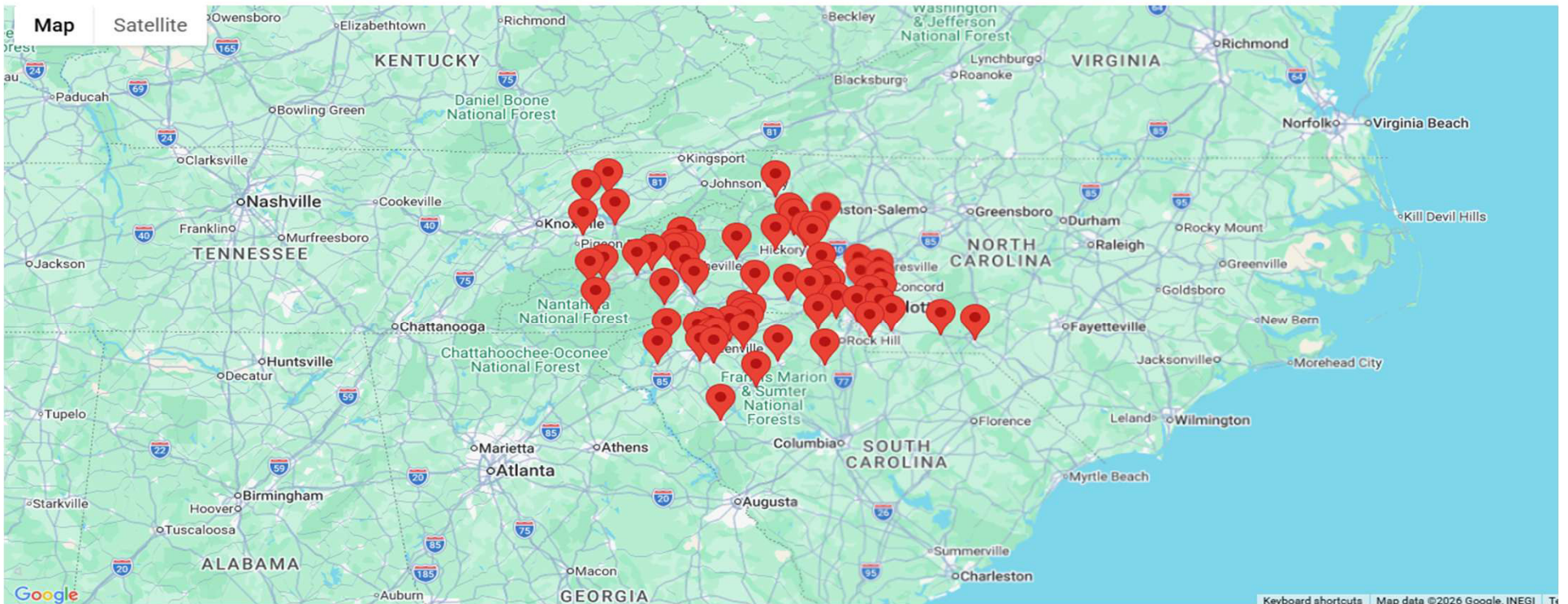
LOCATIONS

MENU

CAREERS

CONTACT US

LOCATIONS



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SECTION 2

02

PROPERTY INFORMATION

Regional Map
Retailer Map
Site Plans

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REGIONAL MAP



ARBY'S

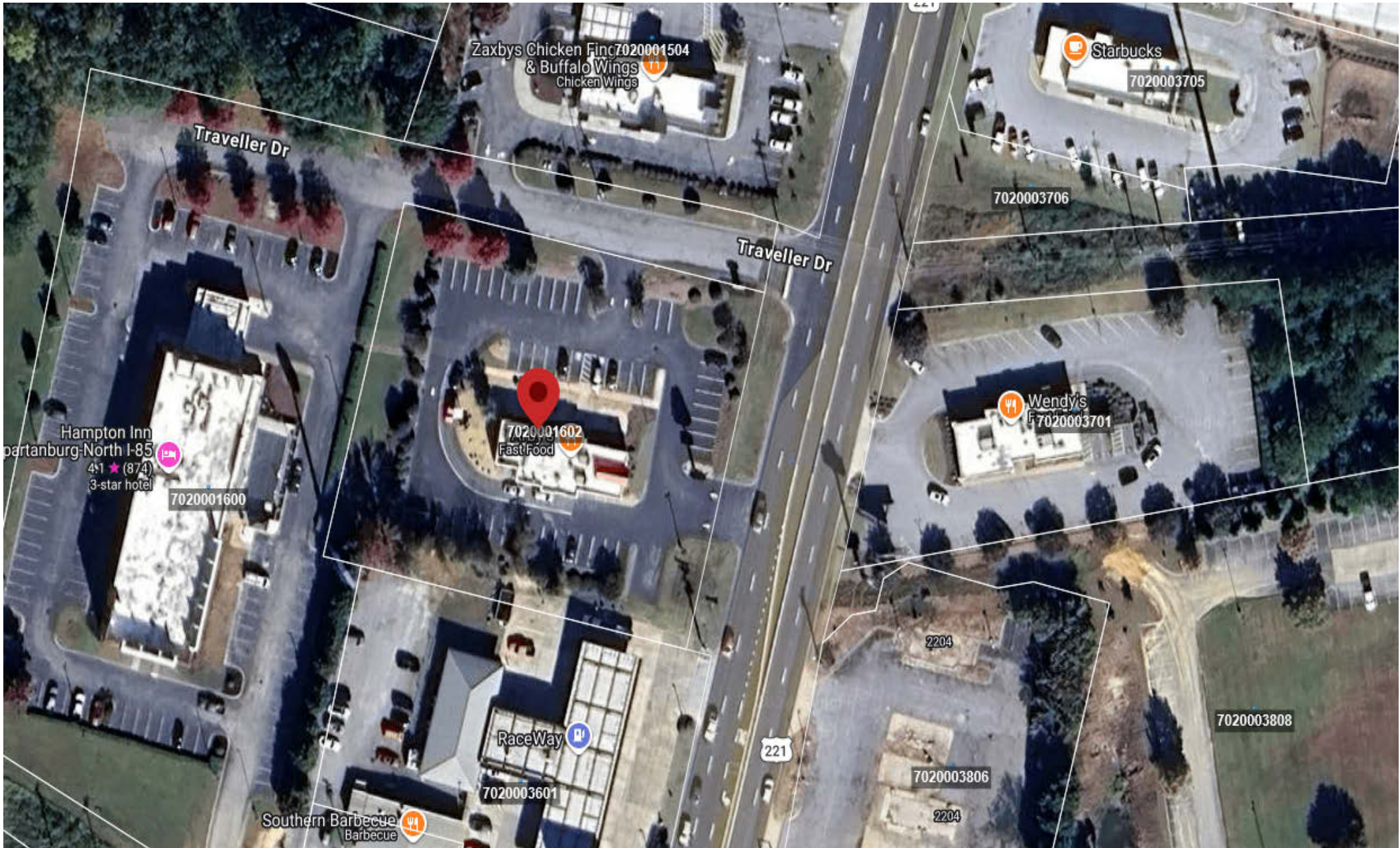
RETAILER MAP



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	95	307
Total Population	98	243	762
Average HH Income	\$87,105	\$87,106	\$82,838

ARBY'S

SITE PLANS



SECTION 3

03

FINANCIAL ANALYSIS

Financial Details
Market Overview
Demographics

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THE OFFERING	
Price	\$1,587,600
Capitalization Rate	7.00%
Price/SF	\$501.61

PROPERTY DESCRIPTION	
Year Built / Renovated	2004
Gross Leasable Area	3,165 SF
Type of Ownership	Fee Simple
Lot Size	1.25 Acres

LEASE SUMMARY	
Tenant	Arby's
Rent Increases	5.0% @ Options
Guarantor	Franchisee Guarantee
Lease Type	Absolute Net
Lease Commencement	04/01/2012
Lease Expiration	03/31/2032
Renewal Options	4 Five Year Options
Term Remaining on Lease (Yrs)	6 Years
Landlord Responsibility	None
Tenant Responsibility	All

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$111,132	\$9,261	\$35.11	7.00%
Option1:	\$116,689	\$9,724	\$36.87	7.35%
Option2:	\$122,523	\$10,210	\$38.71	7.72%
Option3:	\$128,649	\$10,721	\$40.65	8.10%
Option4:	\$135,082	\$11,257	\$42.68	8.51%

Seller shall credit Buyer the Rent Difference from COE to 3/31/2027



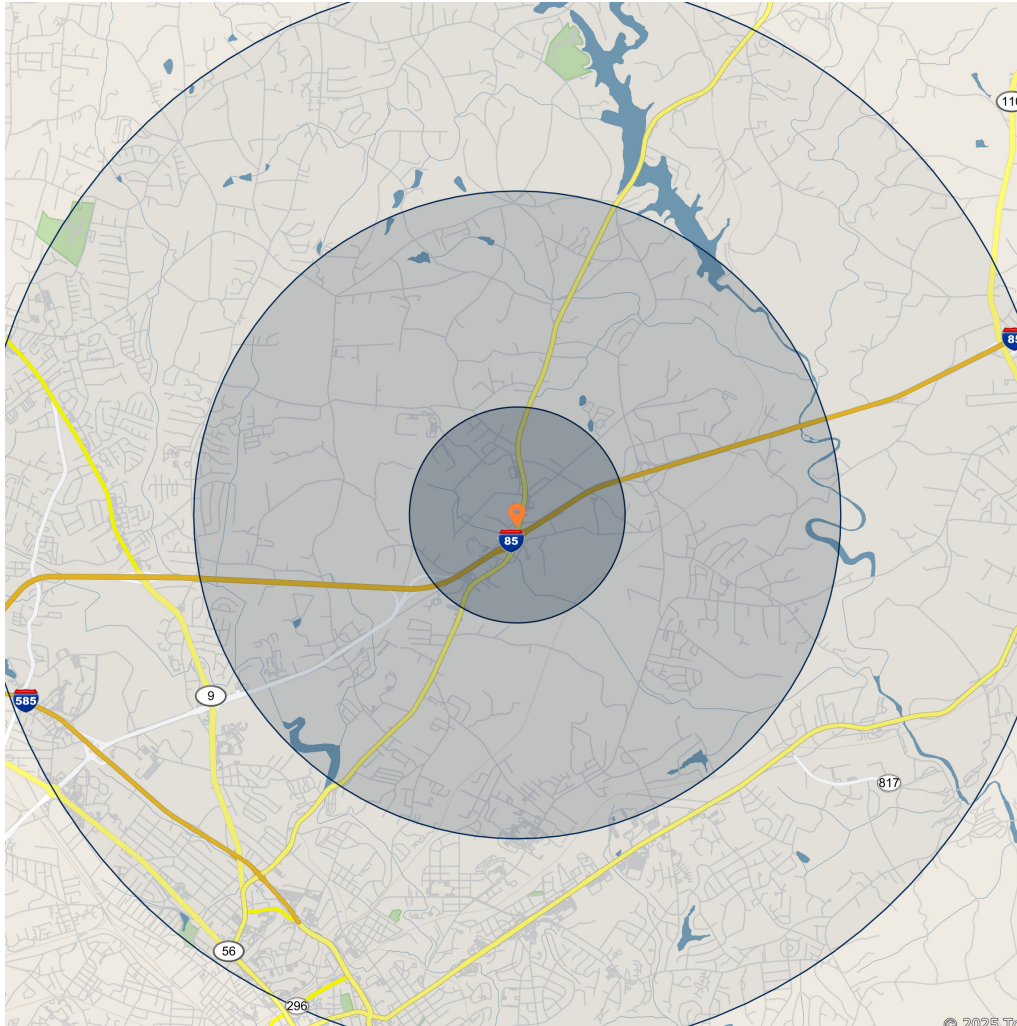
Spartanburg, SC, an international community at the intersection of Interstates 85 and 26, is a regional economic leader, with an emerging downtown, and an abundance of outdoor amenities.

Our mission is to build a vibrant Spartanburg through business, economic, tourism and talent development. Whether you're looking for business resources, economic opportunities, community leadership or tourism information, One Spartanburg, Inc. is where you'll find it.

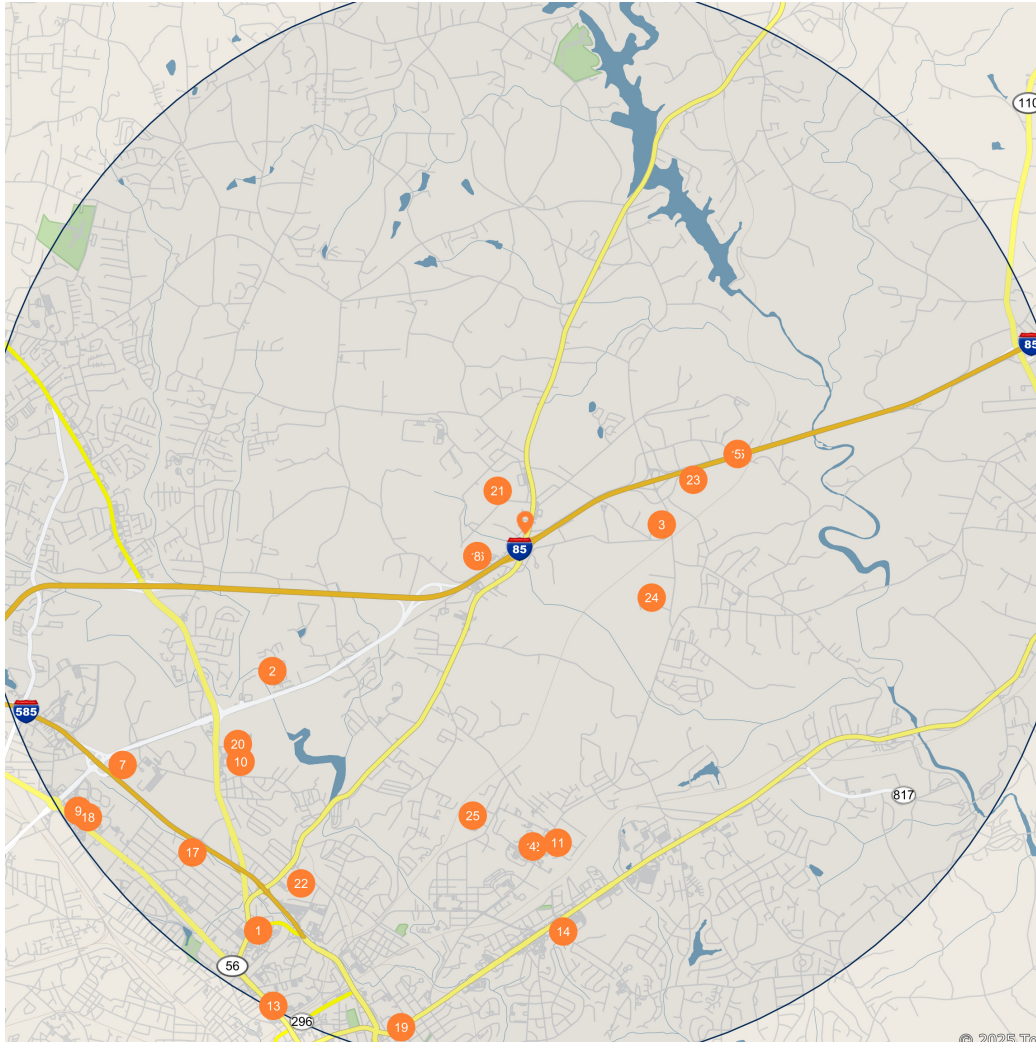
Spartanburg, known as the "Hub City" and "Sparkle City," is a growing, historic city of over 40,000 residents in the Blue Ridge foothills. It offers a mix of Southern charm, a vibrant arts scene, and seven colleges, including Wofford College. Known for its textile heritage, the city now boasts a thriving downtown, local breweries, and diverse culinary options.

Spartanburg metro area is among the nation's fastest-growing with county population increasing 3% to over 380,000 between 2024 and 2025. Driven by over \$7.4 billion in capital investment (2020–2024) and major manufacturing expansion, the city is seeing massive downtown development, including new high-density residential complexes.

Over \$1.1 billion in investment was attracted in 2023 alone, with major projects including expansions from BMW (electric vehicle production), Milos Tea Co., and Keurig Dr. Pepper.



	1 Mile	3 Miles	5 Miles
POPULATION			
2030 Projection	649	12,508	67,051
2025 Estimate	626	12,014	64,251
2020 Census	572	11,162	60,171
2010 Census	540	10,497	53,792
HOUSEHOLD INCOME			
Average	\$74,126	\$74,052	\$77,195
Median	\$64,178	\$61,528	\$62,677
Per Capita	\$30,569	\$30,779	\$31,902
HOUSEHOLDS			
2030 Projection	239	5,214	27,235
2025 Estimate	228	4,969	25,952
2020 Census	205	4,500	23,499
2010 Census	201	4,271	21,465
HOUSING			
Median Home Value	\$241,079	\$190,421	\$223,070
EMPLOYMENT			
2025 Daytime Population	883	13,045	88,652
2025 Unemployment	2.49%	2.08%	2.32%
Average Time Traveled (Minutes)	24	25	24
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	2.95%	1.48%	1.25%
Some College (13-15)	37.69%	39.39%	34.99%
Associate Degree Only	14.61%	15.44%	14.39%
Bachelor's Degree Only	11.58%	13.04%	11.36%
Graduate Degree	25.38%	19.38%	27.04%



Major Employers

Employees

1	Spartan Reg Hlth Svces Dist-Spartanburg Regional Med Ctr	3,444
2	Pharmacy Consultants LLC-Omicare of Spartanburg	1,253
3	ABM Onsite Services Inc-	1,208
4	Spartanburg Rgnal Hlth Svcs Dst-Spartanburg Regional Med Ctr	1,100
5	Invista Capital Management LLC-Kosa	975
6	Black Mary Health Systems LLC-	950
7	Polartec LLC-	600
8	Concept Management Company LLC-Concept Management Corporation	589
9	Bi-Lo LLC-Bi Lo 265	531
10	Ernest Health Inc-Spartnburg Rehabilitation Inst	419
11	Emeritus Corporation-Skylyn Place	410
12	Spartanburg Regional Health-Spartnburg Med Ctr Mary Black	400
13	Wofford College-WOFFORD	350
14	Publix Super Markets Inc-Publix	343
15	Auriga Polymers Inc-	301
16	Concept Packaging Group LLC-Concept Packaging Group	300
17	Southeast Service Corporation-SSC Service Solution	270
18	McDonalds Restaurants SC Inc-McDonalds	268
19	Converse University-	230
20	Blood Connection Incorporated-	189
21	Ingles Markets Incorporated-Ingles	180
22	Crown Cork & Seal Usa Inc-	169
23	Clary Hood & Associates Inc-	169
24	Southern States Packaging Co-	150
25	Charles Lea Center Inc-Workability	150

2221 CHESNEE HWY

EXCLUSIVELY
LISTED BY

DAVID CHING

Managing Director Investments

Las Vegas

Direct: 510.379.1233

David.Ching@marcusmillichap.com

NV #BS.0146396


Marcus & Millichap