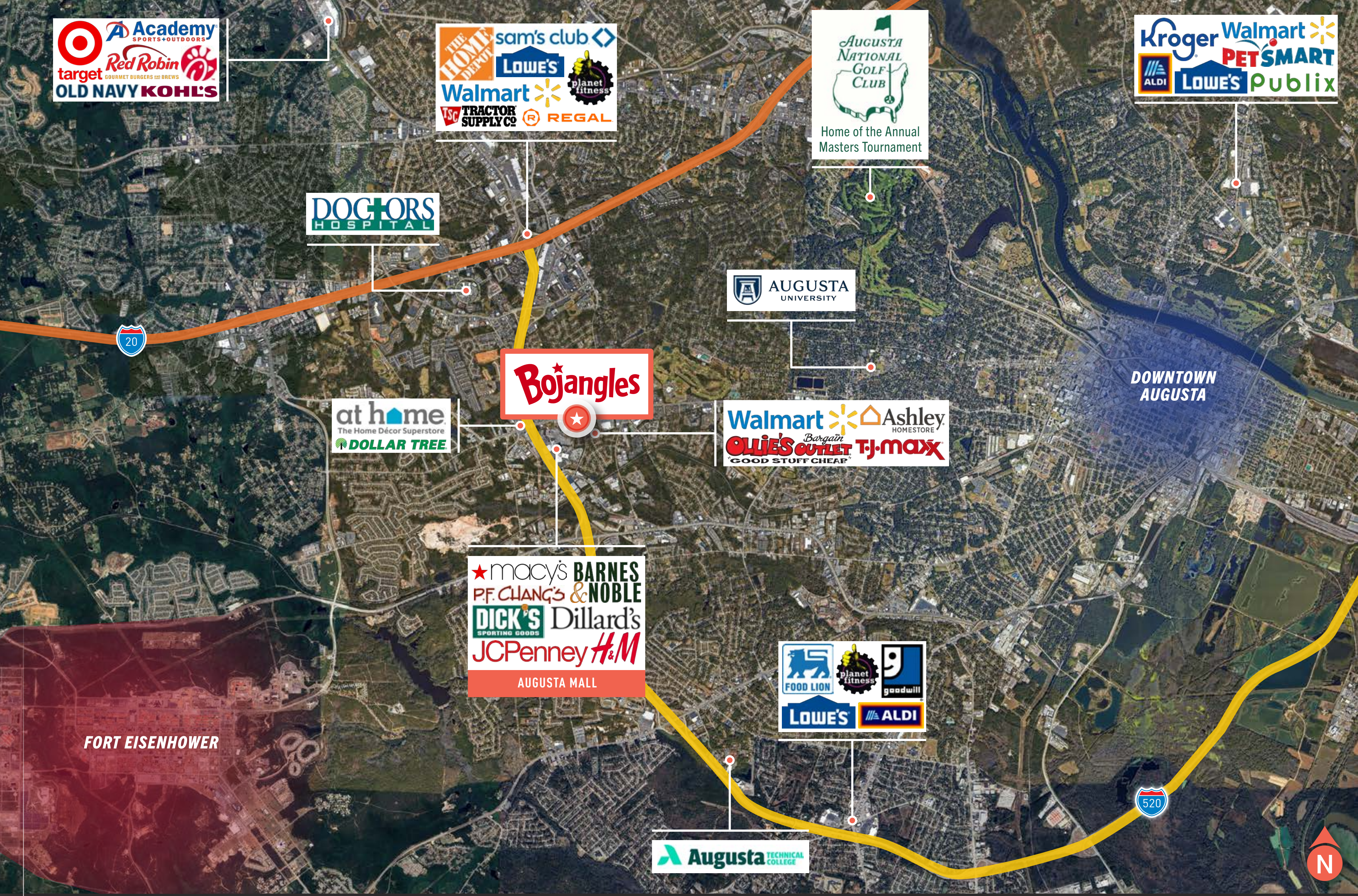
BOJANGLES

3360 WRIGHTSBORO ROAD, AUGUSTA, GA 30909

OFFERING MEMORANDUM

Marcus & Millichap


Academy SPORTS + OUTDOORS
target
Red Robin GOURMET BURGERS AND BREWS
OLD NAVY
KOHL'S
THE HOME DEPOT
sam's club
LOWE'S
Walmart
planet fitness
TRACTOR SUPPLY CO
REGAL
Augusta National Golf Club
Home of the Annual Masters Tournament
Kroger
Walmart
PETSMART
ALDI
LOWE'S
Publix
DOCTORS HOSPITAL
AUGUSTA UNIVERSITY
20
Bojangles
at home
The Home Décor Superstore
DOLLAR TREE
Walmart
Ashley HOMESTORE
OLLIE'S Bargain OUTLET
"GOOD STUFF CHEAP"
T.J.maxx
DOWNTOWN AUGUSTA
macy's
BARNES & NOBLE
P.F. CHANG'S
DICK'S SPORTING GOODS
Dillard's
JCPenney
H&M
AUGUSTA MALL
FOOD LION
planet fitness
goodwill
LOWE'S
ALDI
FORT EISENHOWER
520
Augusta TECHNICAL COLLEGE
N

Executive Summary

3360 Wrightsboro Road, Augusta, GA 30909

FINANCIAL SUMMARY

Price	**$3,529,000**
Cap Rate	6.50%
Building Size	3,558 SF
Net Cash Flow	6.50% $229,368 (1)
Year Built	2014
Lot Size	0.88 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	BOJ of WNC, LLC (120+ Locations)
Guarantor	Franchisee
Lease Commencement Date	December 17, 2014
Lease Expiration Date	December 16, 2034
Lease Term Remaining	8+ Years
Rental Increases	Annual CPI (3% Cap) Yrs 11-20 Annual CPI (5% Cap) in Options
Renewal Options	3, 5 Year Options
Right of First Refusal	N/A

FOOTNOTES:
(1) Based on December 1, 2026 rent increase.
(2) Rent schedule assumes 3% annual rent increases.

ANNUALIZED OPERATING DATA (2)

Lease Term	Annual Rent	Cap Rate
12/1/2026 – 12/16/2027	$229,367.61	6.50%
12/17/2027 – 12/16/2028	$236,248.64	6.69%
12/17/2028 – 12/16/2029	$243,336.10	6.90%
12/17/2029 – 12/16/2030	$250,636.18	7.10%
12/17/2030 – 12/16/2031	$258,155.27	7.32%
12/17/2031 – 12/16/2032	$265,899.92	7.53%
12/17/2032 – 12/16/2033	$273,876.92	7.76%
12/17/2033 – 12/16/2034	$282,093.23	7.99%

Base Rent	**$229,368**
Net Operating Income	**$229,368**
Total Return	**6.50% $229,368**

Bojangles


macy's
BARNES & NOBLE
P.F. CHANG'S
DICK'S SPORTING GOODS
Dillard's
JCPenney
H&M
AUGUSTA MALL
Public Storage
97,000 CPD
INTERSTATE 520
at home
The Home Décor Superstore
DOLLAR TREE
Ashley HOMESTORE
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
BURGER KING
Checkers
Ollie's Bargain Outlet
GOOD STUFF CHEAP
McDonald's
WAFFLE HOUSE
ROSS
DRESS FOR LESS
TJ·maxx
SKECHERS
PIZZA PAPA JOHN'S
HAVERTYS
U-HAUL
Aaron's
Little Caesars
27,800 CPD
WRIGHTSBORO RD
STORAGE
Rentals of America
goodwill
SHOPS AT BROYHILL PARK
Bojangles
N


AUGUSTA UNIVERSITY
Forest Hills Campus
home OUTLET
Kitchens, Baths, Floors & More
FAMILY DOLLAR
O'Reilly AUTO PARTS
Stars and Strikes
TACO BELL
COPELAND ELEMENTARY SCHOOL
Public Storage
DOLLAR TREE
SUBWAY
CHURCH'S
AutoZone
Walmart
ARMY RESERVE
UNITED STATES POSTAL SERVICE
Domino's
Wendy's
TITLEMAX TITLE LOANS
27,800 CPD
WRIGHTSBORO RD
SHOPS AT BROYHILL PARK
Bojangles
goodwill
STORAGE Rentals of America
N

Property Description

INVESTMENT HIGHLIGHTS

- **8+ Years Remaining on an Absolute Triple-Net (NNN) Lease with the Largest Franchisee in the Bojangles System**
- Tenant has 25+ Years' Experience as a Bojangles Franchisee and Currently Operates 120 Locations with Plans to Open 45 New Locations Through 2029
- **Annual Rental Increases with Multiple Renewal Options**
- Densely-Populated Augusta Trade Area - 158,806 Residents within a 5-Mile Radius
- **Situated Immediately Off Interstate 520 with Excellent Frontage Along Wrightsboro Road (±27,800 Cars per Day)**
- Adjacent to Augusta Mall, a Super-Regional Shopping Mall and One of the Largest Malls in the State of Georgia
- **Daytime Population Exceeds 10,000 People within One Mile of the Subject Property**
- Busy Retail Corridor Location Surrounded by National Tenants: Walmart Supercenter, Kroger, T.J. Maxx, Dollar Tree, and More
- **Bojangles is an Established Fast Food Chain Undergoing Rapid Expansion - 24 New Locations Opened in the First Half of 2026 in New and Existing Markets**

DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2030 Projection	8,384	57,255	160,052
2025 Estimate	8,387	57,152	158,806
Daytime Population			
2025 Estimate	10,380	59,843	172,397
Households			
2030 Projections	3,995	26,237	68,916
2025 Estimate	3,963	25,987	67,826
Income			
2025 Est. Average Household Income	$70,537	$80,637	$80,364
2025 Est. Median Household Income	$50,621	$65,135	$63,227

Tenant Overview

CHARLOTTE, NORTH CAROLINA
Headquarters

1977
Founded

±880
Locations

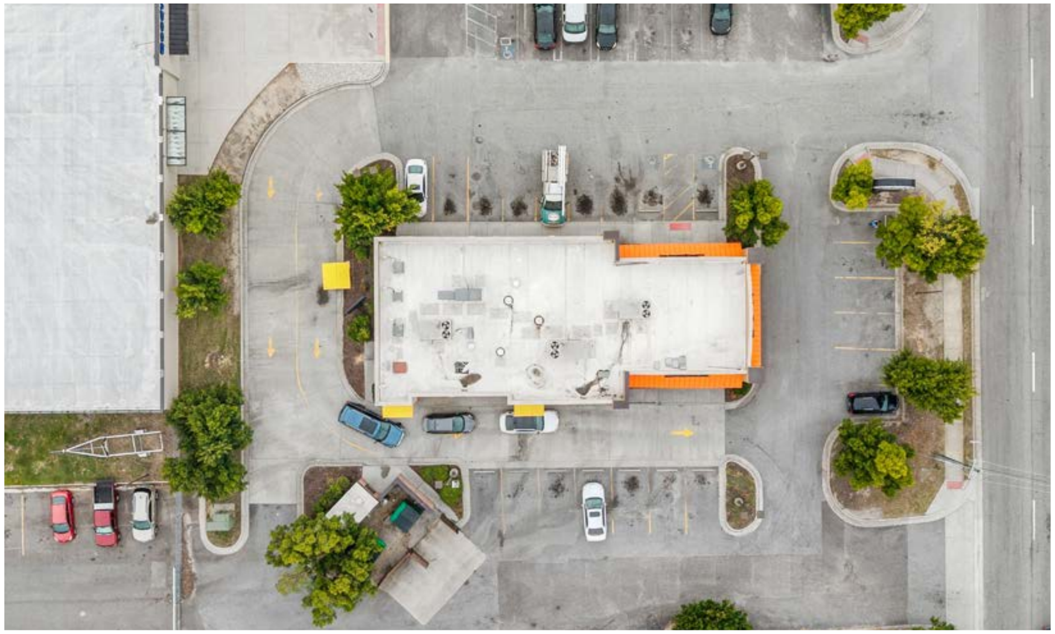
WWW.BOJANGLES.COM
Website

Bojangles is an American regional chain of fast food restaurants that specializes in Cajun-seasoned fried chicken and buttermilk biscuits, primarily serving the Southeastern United States and rapidly expanding into new markets throughout the country. The company was founded in Charlotte, North Carolina in 1977 by Jack Fulk and Richard Thomas.

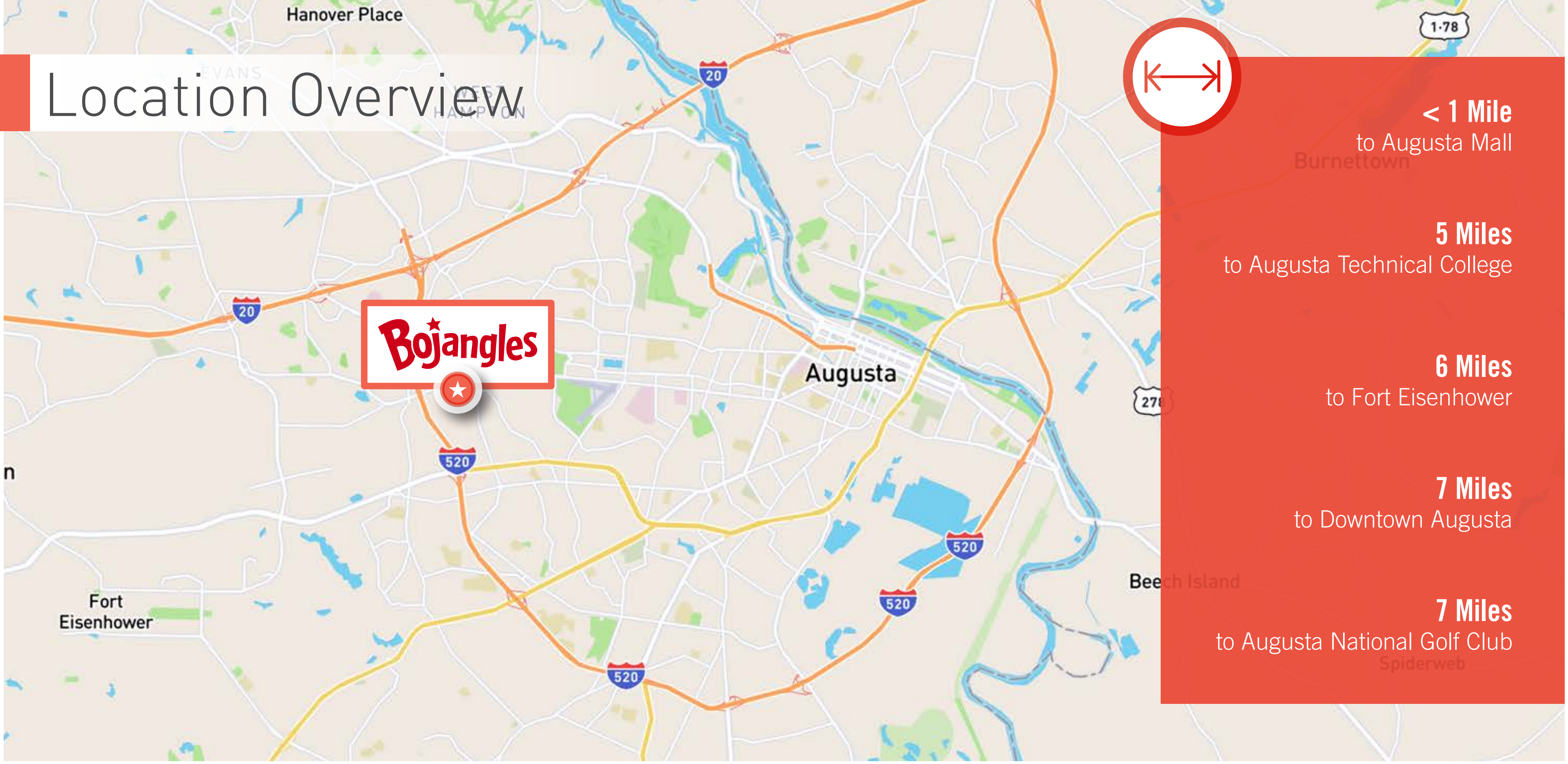
Bojangles has over 880 company-owned and franchised restaurants in 24 states. In 2023, the brand unveiled a refreshed growth strategy and has continued to open new stores across the country. The brand also announced projections in Florida, Louisiana, Dallas and Houston, Texas; as well as their first Colorado location. The concept is also further targeting New Jersey, New York, Texas, Denver, and Kansas City. In fiscal year 2024, Bojangles generated system-wide gross sales of $1.88 billion, a 5.4% increase from the prior year.

FRANCHISEE OVERVIEW: BOJ of WNC is a family-owned Bojangles franchisee operating 120 locations and counting throughout North Carolina, South Carolina, Tennessee, Georgia, and Ohio. It is currently the largest franchisee in the Bojangles system. Founder and CEO Jeff Rigsby started in the restaurant industry in 1979, joined Bojangles in 1994, and opened his first franchised Bojangles restaurants in 2001. BOJ of WNC plans to open 45 new locations through 2029.

Property Photos



Location Overview



< 1 Mile
to Augusta Mall

5 Miles
to Augusta Technical College

6 Miles
to Fort Eisenhower

7 Miles
to Downtown Augusta

7 Miles
to Augusta National Golf Club

Augusta, Georgia is the home of Augusta National Golf Club, where the Masters Tournament is played each year, attracting more than 40,000 spectators and tourists each year. The Augusta-Richmond County metro consists of seven counties: Burke, Columbia, Lincoln, McDuffie and Richmond counties in Georgia, and Aiken and Edgefield counties in South Carolina. There are roughly 638,000 residents in the market, and the region is projected to add 19,000 people and 9,000 households by 2029. The consolidated city-county of Augusta-Richmond contains approximately 206,000 citizens.

The metro is a center for medicine, biotechnology and cybersecurity activities. Top employers in these fields include the Medical College of Georgia, Manus Bio, Inc. and the Georgia Cyber Center. The metro is also an economic hub and houses operations for multiple large corporations, such as Kellogg's and Graphic Packaging International. Fort Eisenhower is a major economic driver, housing more than 16,000 military personnel and nearly 13,500 civilian workers. The facility now houses U.S. Army Cyber Command. Health care remains one of the metro's largest employment anchors, led by Augusta University, Wellstar MCG Health, University Health Services, and the VA Augusta Health Care System.

Augusta National Golf Club and the Masters Tournament draw tens of thousands of patrons to the region each spring, with daily attendance during tournament rounds estimated at roughly 35,000 to 40,000.

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