



LONGHORN[®] STEAKHOUSE

8919 CHARLOTTE HWY INDIAN LAND, SC

**OFFERED
FOR SALE**

\$3,580,000 | 5.00% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners presents the opportunity to acquire a brand-new LongHorn Steakhouse absolute NNN ground lease in Indian Land, South Carolina. The investor acquires fee simple ownership of the land with zero landlord responsibilities of any kind, including no roof, structural, HVAC, or maintenance obligations.

LongHorn Steakhouse executes a 10-year corporate lease commencing November 2026 with 10% rent escalations every five years, growing NOI from \$179,000 to \$196,900 by Year 6 with no landlord effort required. The lease is guaranteed by Darden Restaurants (NYSE: DRI), rated S&P BBB and Moody's Baa2, with 2,202 locations and \$13.2 billion in annual revenues. Darden's investment-grade credit provides institutional-quality covenant strength behind the long-term obligation.

The site is located at 8919 Charlotte Hwy within The Exchange at Indian Land, a 130-acre Crosland Southeast mixed-use development anchored by a new Costco that opened in October 2025. Charlotte Hwy carries 38,400 VPD past the site, connecting directly to Charlotte approximately 17 miles north. Indian Land is in Lancaster County, the fastest-growing county in the Charlotte region, with a 5-mile average household income of \$188,000.

RENT SCHEDULE	TERM	RENT	PSF RENT
Current Term	1-5	\$179,000	\$30.97
Rent Escalation	6-10	\$196,900	\$34.07
1st Extension Term	11-15	\$216,590	\$37.47
2nd Extension Term	16-20	\$238,249	\$41.22
3rd Extension Term	21-25	\$262,074	\$45.34
4th Extension Term	26-30	\$288,281	\$49.88

NOI	\$179,000
CAP RATE	5.00%
LISTING PRICE	\$3,580,000

ASSET SNAPSHOT

Tenant Name	Longhorn Steakhouse
Address	8919 Charlotte Hwy, Indian Land, SC 29707
Building Size (GLA)	5,780 SF
Land Size	2.13 Acres
Year Built/Renovated	2026
Signatory/Guarantor	Darden Restaurants, Inc. (NYSE: DRI)
Rent Type	ABS. NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	11/1/2026
Lease Expiration Date	10/31/2036
Remaining Term	10 Years
Rent Escalations	10% Every 5 Years and in Options
Current Annual Rent	\$179,000



REPRESENTATIVE PHOTO



118,596
PEOPLE
IN 5 MILE RADIUS



\$188,241
AHHI IN
5 MILE RADIUS



38,400
VPD ON
CHARLOTTE HWY





ABSOLUTE NNN GROUND LEASE

Fee simple ownership under an absolute NNN ground lease with zero landlord responsibilities, providing passive, management-free ownership with no maintenance or capital expenditure obligations.



NEW 10-YEAR CORPORATE LEASE | 10% RENT INCREASES

Brand-new 10-year absolute NNN ground lease commencing November 2026 with 10% rent increases every five years. The lease is backed by a full corporate guaranty from Darden Restaurants (NYSE: DRI).



INVESTMENT-GRADE DARDEN GUARANTY

Guaranteed by Darden Restaurants (NYSE: DRI), the nation's largest full-service restaurant operator with 2,200+ locations, \$13.2 billion in fiscal 2026 revenue, and investment-grade credit ratings (S&P: BBB / Moody's: Baa2).



COSTCO-ANCHORED MIXED-USE DEVELOPMENT

Located within The Exchange at Indian Land, a 130-acre mixed-use development anchored by Costco and Lowes Foods with 400+ apartments and 320 townhomes planned.



FAST-GROWING CHARLOTTE SUBMARKET

Located in Lancaster County, the Charlotte region's fastest-growing county, with frontage along Charlotte Highway (US-521), the primary corridor connecting Indian Land and Ballantyne.



AFFLUENT TRADE AREA

Exceptional demographics with average household incomes of \$167,000 within three miles and \$188,000 within five miles, supporting long-term retail demand.





Future MUSC Hospital
50 Beds; 62,000 SF

The Mason at Six Mile Creek
300 Apartments

Transformation Church

Exchange at Indian Land
400+ Apartments

Ansley Park
~400 Homes

Taylor Morrison Homes
320 Townhomes



Future Development
(Leased)

Future Development
(Leased)

CHARLOTTE HWY 38,400 VPD

CREEK BED DR





Indian Land Elementary, Middle,
& Intermediate Schools
3,325 Total Students



McClancy
Foods



Future Development
(Leased)

Future Development
(Leased)



CREEK BED DR

CHARLOTTE HWY 38,400 VPD





LOCATION OVERVIEW

LONGHORN STEAKHOUSE INDIAN LAND, SC

7

GREENSBORO

96 MILES
1:50 DRIVE

ASHEVILLE

104 MILES
2:30 DRIVE

GASTONIA

CHARLOTTE

17 MILES
0:35 DRIVE

GREENVILLE

87 MILES
2:05 DRIVE

1 MILE

4,990
PEOPLE
\$147,217
AHHI
3,000
TOTAL
EMPLOYEES

3 MILES

37,562
PEOPLE
\$167,265
AHHI
14,381
TOTAL
EMPLOYEES

5 MILES

118,596
PEOPLE
\$188,241
AHHI
25,061
TOTAL
EMPLOYEES

Charlotte MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.6 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.



LongHorn Steakhouse is one of America's leading casual dining steakhouse brands, founded in 1981 on Peachtree Street in Atlanta, Georgia. Acquired by Darden Restaurants in 2007, the brand has grown to approximately 622 locations across 42 states and Puerto Rico. LongHorn consistently ranks among Darden's top-performing concepts by same-restaurant sales, posting 9.5% same-restaurant sales growth in the most recent quarter.

The parent company and corporate guarantor, Darden Restaurants (NYSE: DRI), is the nation's largest full-service restaurant operator with 2,202 locations across 11 brands including Olive Garden, LongHorn Steakhouse, Ruth's Chris Steak House, The Capital Grille, Yard House, and Cheddar's Scratch Kitchen. Darden generated \$13.2 billion in total revenues in fiscal year 2026 and carries investment-grade ratings of S&P BBB and Moody's Baa2.

The Indian Land site is a brand-new 5,780 SF build-to-suit on 2.13 acres within The Exchange at Indian Land, opening in 2026 alongside a new Costco and adjacent to a new PNC Bank branch. Positioned on Charlotte Hwy at 38,400 VPD, the site benefits from the full traffic draw of the Exchange's anchor retailers. With 5-mile average household incomes exceeding \$188,000 and a rapidly expanding consumer base driven by Charlotte's continued southward growth, this site is well-positioned for sustained long-term performance.

LONGHORN
STEAKHOUSE

LONGHORN STEAKHOUSE QUICK FACTS

Founded:	1981
Ownership:	Public, NYSE: DRI
# of Locations:	~622 LongHorn; 2,202 Darden Total
Headquarters:	Orlando, FL
Guaranty:	Corporate (Darden)





8919 CHARLOTTE HWY INDIAN LAND, SC

**OFFERED
FOR SALE**

\$3,580,000 | 5.00% CAP

Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

MIKE LUCIER

Executive Vice President
980.377.4469
mlucier@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

BEN OLMSTEAD

Senior Associate
980.498.3296
bolmstead@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Longhorn Steakhouse - Indian Land, SC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.