LONGHORN STEAKHOUSE

8919 CHARLOTTE HWY INDIAN LAND, SC

OFFERED FOR SALE

$3,580,000 | 5.00% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

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

INVESTMENT HIGHLIGHTS

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.

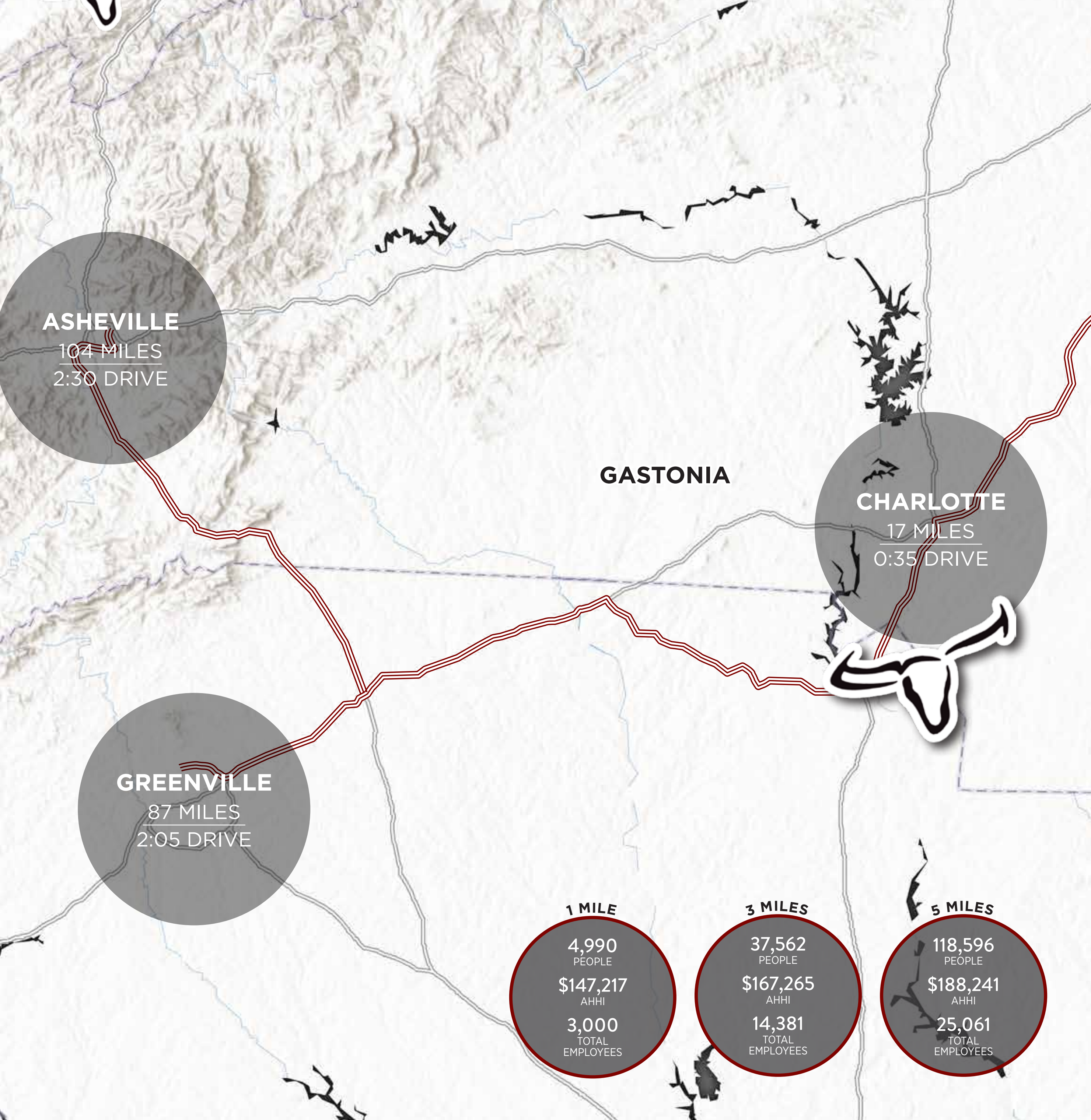
SITE PLAN


SHERBROOK AVE
COLD STONE
Petfolk
Veterinary & Urgent Care
Hollywood Feed
LONGHORN STEAKHOUSE
CHARLOTTE HWY 38,400 VPD
Future Development (Leased)
Future Development (Leased)
Lowes FOODS
PNC
CREEK BED DR
COSTCO WHOLESALE

NORTHEAST AERIAL

SOUTH AERIAL

LOCATION OVERVIEW



Charlotte MSA

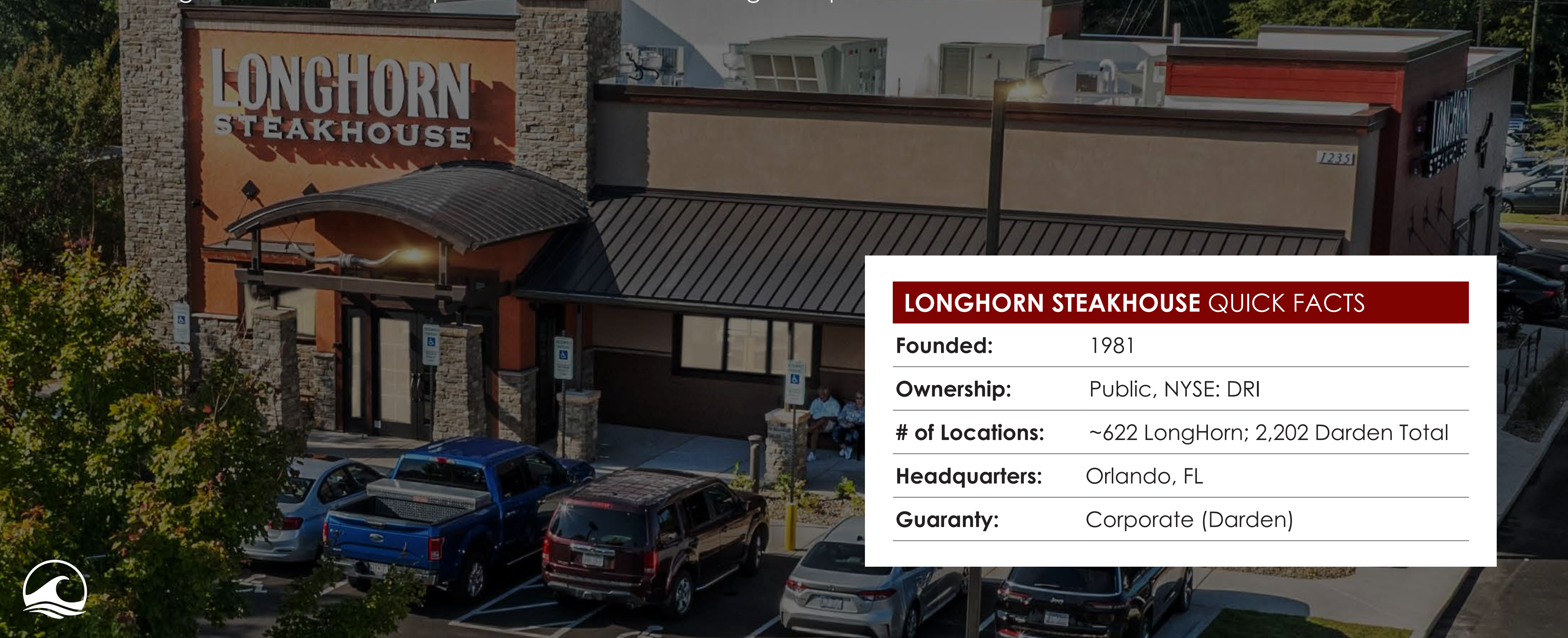
The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.6 million residents, 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.

TENANT SUMMARY

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

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Exclusively Offered By

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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