

OFFERING MEMORANDUM



Corporate Bojangles
208 Harrison Bridge Road, Simpsonville, SC 29680

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Accelerating success.

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Offered Exclusively By

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Transaction Lead

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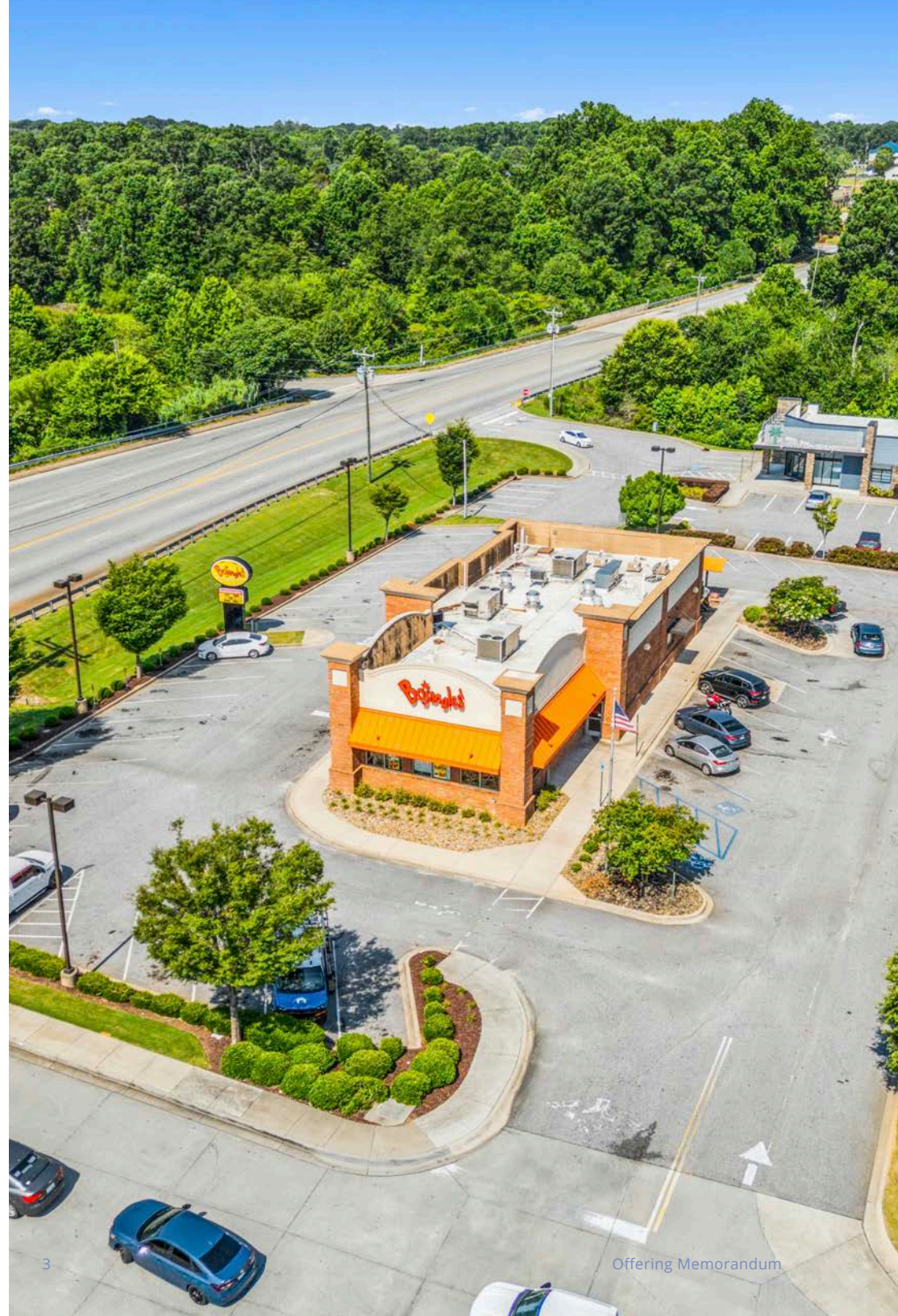
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01

Investment Overview



Offering Summary

Colliers International is proud to present 208 Harrison Bridge Road, Simpsonville, South Carolina an exceptional opportunity to acquire a corporately guaranteed Bojangles under a brand-new 15-year absolute NNN lease. This investment offers long-term, stable income with zero landlord responsibilities, making it an ideal passive vehicle for investors seeking predictable cash flow and low operational risk.

The property is strategically situated right off Interstate 385, a major regional corridor that connects Simpsonville to Greenville and the broader Upstate South Carolina market. This prime location ensures excellent visibility, strong traffic flow, and ease of access for both local residents and commuters. Simpsonville is part of the Greenville MSA—the largest metropolitan area in South Carolina, with a population exceeding 975,000. The immediate trade area features a dense mix of national and regional retailers, including Walmart, Publix, Lowe’s, Home Depot, Target, Ross, T.J. Maxx, and Petco, all of which contribute to the location’s continued commercial strength.

The ±3,808 square foot freestanding building was constructed in 2015 and sits on a large ±1.155-acre parcel, offering a modern, efficient layout with a drive-thru and ample parking. The corporate guarantee from Bojangles’ OpCo, LLC provides institutional-grade credit strength, adding another layer of security to this already well-located asset.

Property Details

Address	208 Harrison Bridge Road, Simpsonville, SC 29680
Tenant	Bojangles
Building Size	3,808 SF
Lease Expiration	December 31, 2040
Lease Term Remaining	15.5 Years
Ownership Type	Fee Simple Land and Building
Rent Amount	\$163,880

Investment Highlights



New 15-Year Corporate Lease: Extension Recently executed extension through December 31, 2040, offering long-term incomes stability and predictable cash flow.



Rare Bojangles Corporate Guarantee: Lease backed by Bojangles’ OpCo, LLC - providing strong credit and national brand recognition with nearly 800 restaurants across 17 states.



High Quality 2015 Construction: ±3,808 SF freestanding building with drive-thru, situated on a large ±1.155-acre parcel - modern layout and operational efficiency.



Interstate Access & Prime Visibility: Strategically positioned just off Interstate 385 with easy ingress and egress, providing strong regional connectivity and consistent traffic flow.



Strong Retail Corridor: Surrounded by top national retailers including Walmart, Publix, Lowe’s Target, Home Depot, and T.J. Maxx.



Located in a High-Growth Southeast Market: Within the Greenville-Anderson-Mauldin MSA - South Carolina’s largest metro - with a population exceeding 975,000 and strong economic fundamentals.



Absolute NNN Lease with Zero Landlord Responsibilities: True passive investment with no management or capital expense obligations, ideal for long-term income certainty.

PRICE	CAP RATE	NOI
\$2,850,086	5.75%	\$163,880

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Tenant Overview



Tenant Overview

Bojangles is a popular fast-food restaurant chain known for its Southern-inspired menu, particularly its famous fried chicken, made-from-scratch buttermilk biscuits, and flavorful seasoned fries. Founded in 1977 in Charlotte, North Carolina, Bojangles has grown into a recognizable regional brand with a loyal customer base throughout the Southeastern United States. The brand emphasizes its commitment to fresh, high-quality ingredients and bold, distinctive flavors that reflect Southern culinary traditions. Its breakfast menu, available all day, is especially popular and contributes significantly to its sales.

The company operates a mix of company-owned and franchised locations, with continued expansion efforts targeting both traditional and non-traditional venues such as travel centers and college campuses. Bojangles has positioned itself as a competitor in the quick-service restaurant market by offering unique products not commonly found at other major chains. In recent years, it has also focused on digital innovation, including mobile ordering and delivery partnerships, to meet evolving customer expectations. With strong brand recognition and a distinct niche in the fried chicken and biscuit category, Bojangles continues to build on its Southern roots while pursuing national growth.

Tenant Details

Tenant	208 Harrison Bridge Road, Simpsonville, SC 29680
Website	www.bojangles.com
Headquarters	Charlotte, North Carolina
Year Founded	1977
Locations	800+ locations
Number of Employees	9,000+ employees
Revenue	Estimated \$1.9 billion in 2024



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Property Overview



Lease Abstract

Tenant	Bojangles
Address	208 Harrison Bridge Road, Simpsonville, SC 29680
Building Size	3,808 SF
Land Area	1.155 Acres
Year Built	2015
Lease Term	15.5 years remaining
Rent Expiration	December 31, 2040
Term Remaining	15.5 years
Annual Rent	\$163,880
Rent Increases	5% every 5 years
Renewal Options	(3) 5 year options, 7.5% increases
Lease Type	Absolute NNN
Landlord Responsibilities	Zero



Property Photos





Property Highlights

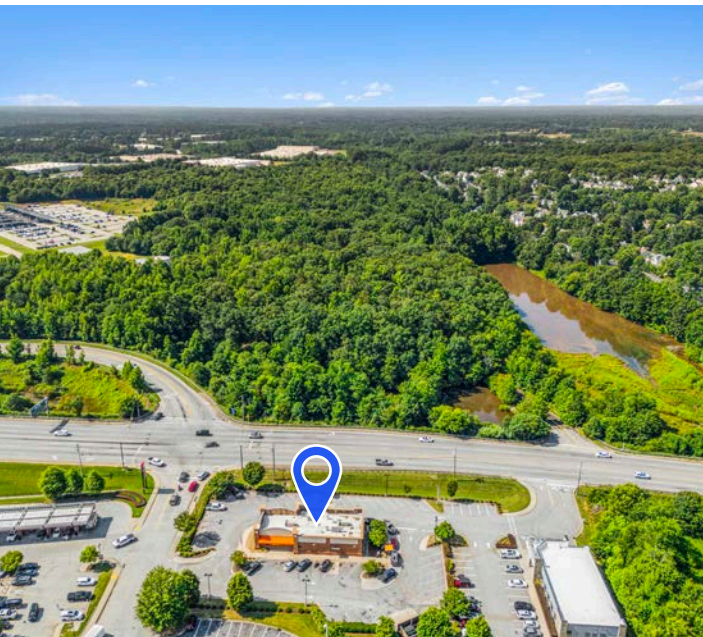
- **Flagship Net Lease Opportunity:** Premier single-tenant Bojangles site under a brand-new 15-year corporate-guaranteed lease, offering rare long-term stability in a growing Southeast market.
- **Absolute NNN Lease Structure:** Zero landlord responsibilities. True passive income ideal for investors focused on predictable, low-maintenance cash flow.
- **Strategic Interstate Location:** Positioned just off Interstate 385, offering excellent visibility, strong traffic exposure, and direct access

to one of South Carolina's most important transportation corridors.

- **Exceptional Real Estate Fundamentals:** Freestanding ±3,808 square foot building with drive-thru, on a large ±1.155-acre parcel—irreplaceable real estate in a high-barrier, high-growth market.
- **Corporate Credit:** Backed by Bojangles' OpCo, LLC, a nationally recognized brand with nearly 800 locations across 17 states and over 45 years of operating history.

- **Explosive Regional Growth:** Located within the Greenville MSA—South Carolina's largest and fastest-growing metro with a population exceeding 975,000.
- **High-Traffic Retail Corridor:** Surrounded by national tenants including Walmart, Lowe's, Target, Home Depot, Publix, and T.J. Maxx, reinforcing the strength and desirability of the location.

Aerial Photos



Location Overview

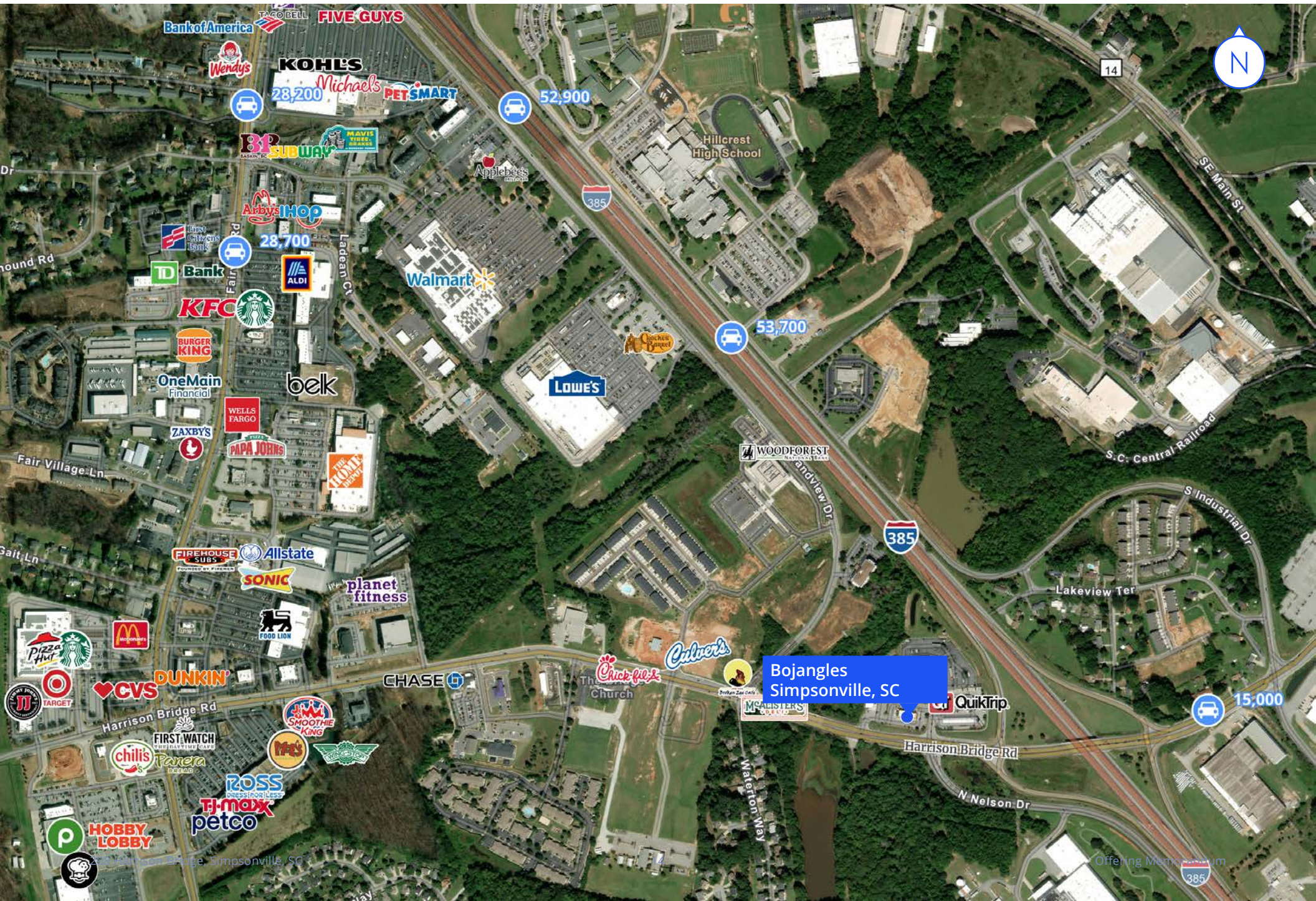


Simpsonville, South Carolina is a fast-growing suburban city in the Upstate region, just minutes from Greenville, known for its family-friendly atmosphere, excellent schools, safe neighborhoods, and strong sense of community. The city boasts a vibrant downtown with local shops, restaurants, and community events, and is part of the larger Golden Strip area, which benefits from a robust economy and convenient access to major highways including I-385, I-185, and I-85. As the commercial and retail hub of southern Greenville County, Simpsonville supports a thriving workforce of around 13,100, with key employment sectors in manufacturing, health care, and retail. Retail plays a major role in the local economy, generating over ±\$724 million in sales in 2022—or roughly ±\$27,100 per capita—while the city's median household income of approximately ±\$79,200 and low poverty rate of 6% exceed state averages. Continued downtown revitalization efforts, including the Simpsonville Arts Center, are contributing nearly ±\$1 million annually in economic impact, reinforcing the city's blend of small-town charm and modern vitality that attracts both families and professionals.

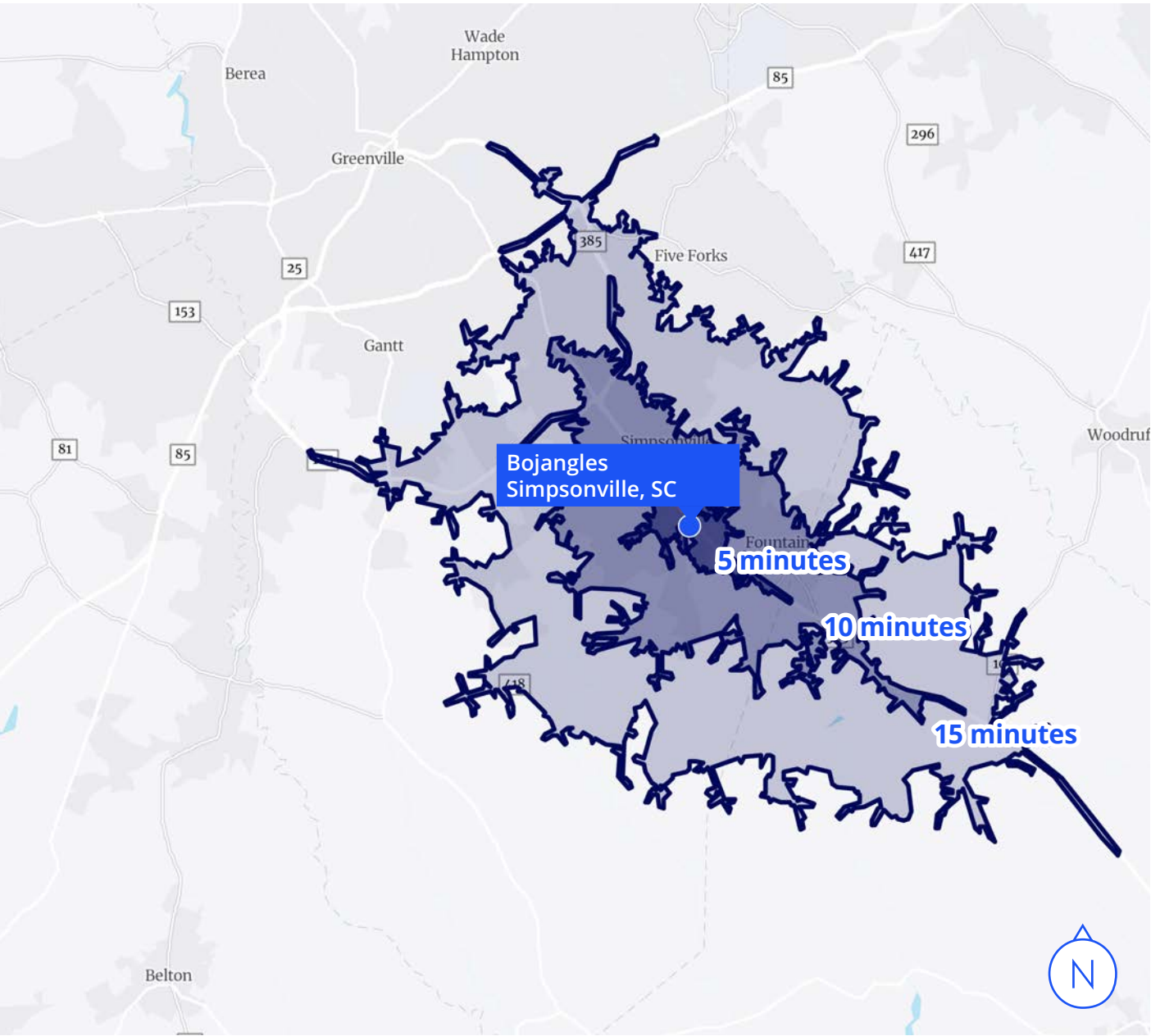
Area Overview

208 Harrison Bridge Road sits on a roughly 1.16-acre commercial parcel in a bustling retail corridor of Simpsonville, with approximately 28,000 vehicles passing daily and an immediate mix of restaurants, shops, dental offices and multifamily developments nearby. The surrounding area supports strong growth, showing about a 10% population increase projected from 2024 to 2029 within a three-mile radius, and a median household income in the mid-\$95,000s—well above average for Greenville County. With quick access to I-385 and major arterial roads, this location offers both high visibility and convenience, surrounded by national retailers and emergent mixed-use developments like Cottage Green and Herling Commons.

Aerial Map



Drive Time Map



Driving Distances

I-385 0.2 miles

Main St 0.8 miles

I-185 4.8 miles

I-85 10.7 miles

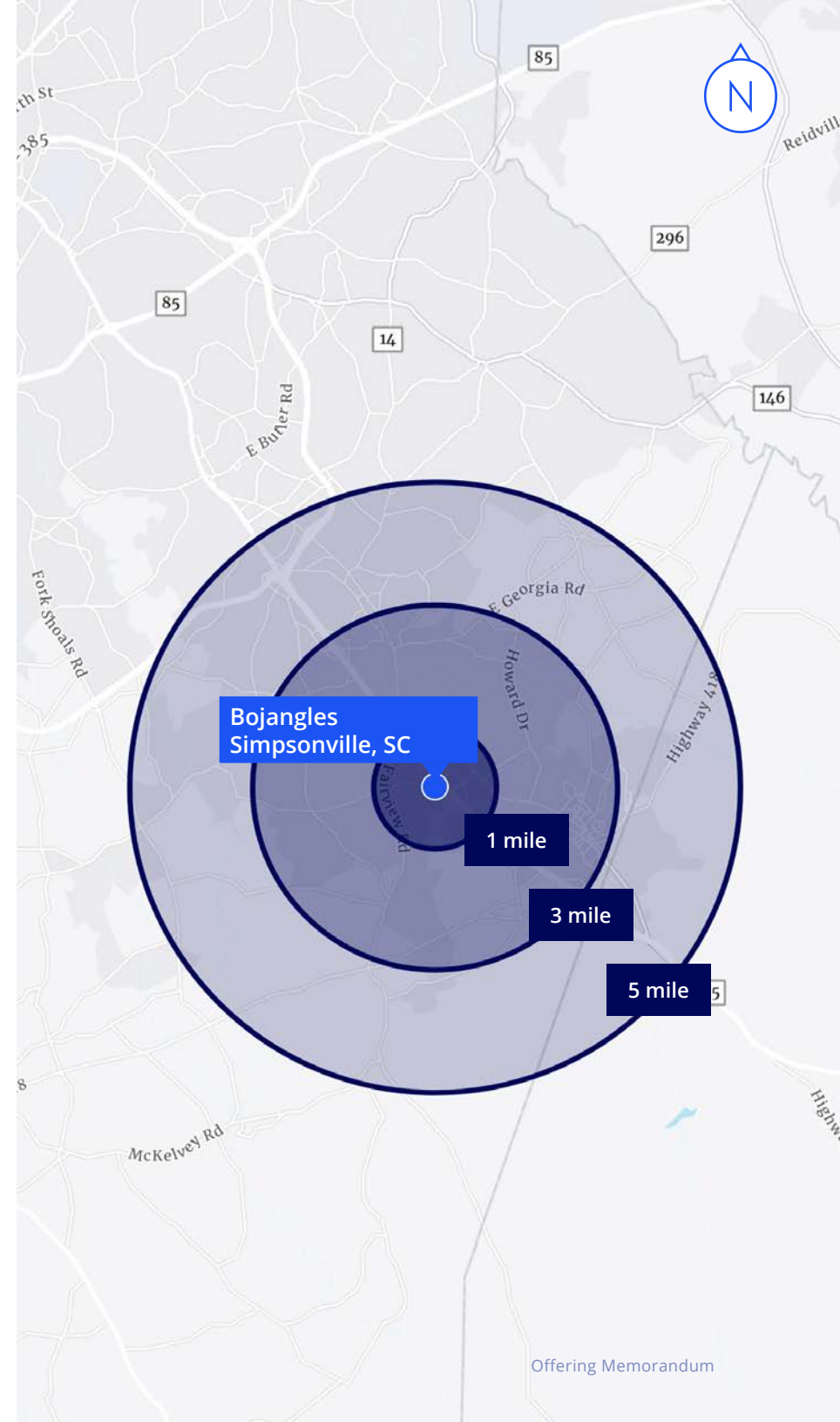
Demographic Overview

Population	1 Mile	3 Mile	5 Mile
2025 Population	2,620	43,618	82,188
2030 Population	2,980	48,546	90,318
2024-2029 Annual Rate Change	2.11%	2.16%	1.90%
2025 Median Age	36.3	39.1	39.5

Households	1 Mile	3 Mile	5 Mile
2025 Total Households	1,045	17,340	32,088
2030 Total Households	1,182	19,709	35,978
2024-2029 Annual Rate Change	2.49%	2.59%	2.31%
2025 Avg. Household Size	2.50	2.50	2.55

Median Household Income	1 Mile	3 Mile	5 Mile
2025 Median HH Income	\$94,258	\$94,681	\$95,851
2030 Median HH Income	\$108,750	\$111,846	\$111,261
2024-2029 Annual Rate Change	2.90%	3.39%	3.03%

Average Household Income	1 Mile	3 Mile	5 Mile
2025 Average HH Income	\$113,287	\$118,355	\$118,548
2030 Average HH Income	\$128,834	\$134,161	\$134,310



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