



FOR SALE
9145 University Blvd.
Charleston, SC



NNN Ground Lease | Annual NOI Increases | Renovated Prototype | Strong Retail Corridor

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

©2026, Oswald Cooke & Associates, LLC

Benjy Cooke (Primary)

O - 843.388.5650

C - 843.343.1351

benjy.cooke@oswaldcooke.com

Ruthie Godfrey

O - 843.388.5650

C - 864.344.1541

ruthie.godfrey@oswaldcooke.com





9145 University Boulevard
Charleston, SC

PRICE	\$2,182,072
CAP RATE	5.5%
NOI	\$120,014
LEASE TYPE	NNN GROUND Lease
BASE TERM	20-Years
1ST OPTION RENEWAL DATE	April 1, 2025
1ST OPTION EXPIRATION	March 31, 2030
REMAINING RENEWAL OPTIONS	1 (5)-Year Option
RENTAL INCREASES	1% Annually
BUILDING SIZE	3,007 SF
LOT SIZE	0.82 Acres
YEAR BUILT	2001
YEAR RENOVATED	2008
TMS	486-00-00-103
MUNICIPALITY	City of North Charleston
ZONING	B-1
ROFR	Yes (14 Days)
GUARANTOR	WendCharles I, LLC



AERIAL



Charleston Southern University
4,050 Students

Elms Plantation



Atlantic Palms Apartments



Roper St. Francis Physicians Network



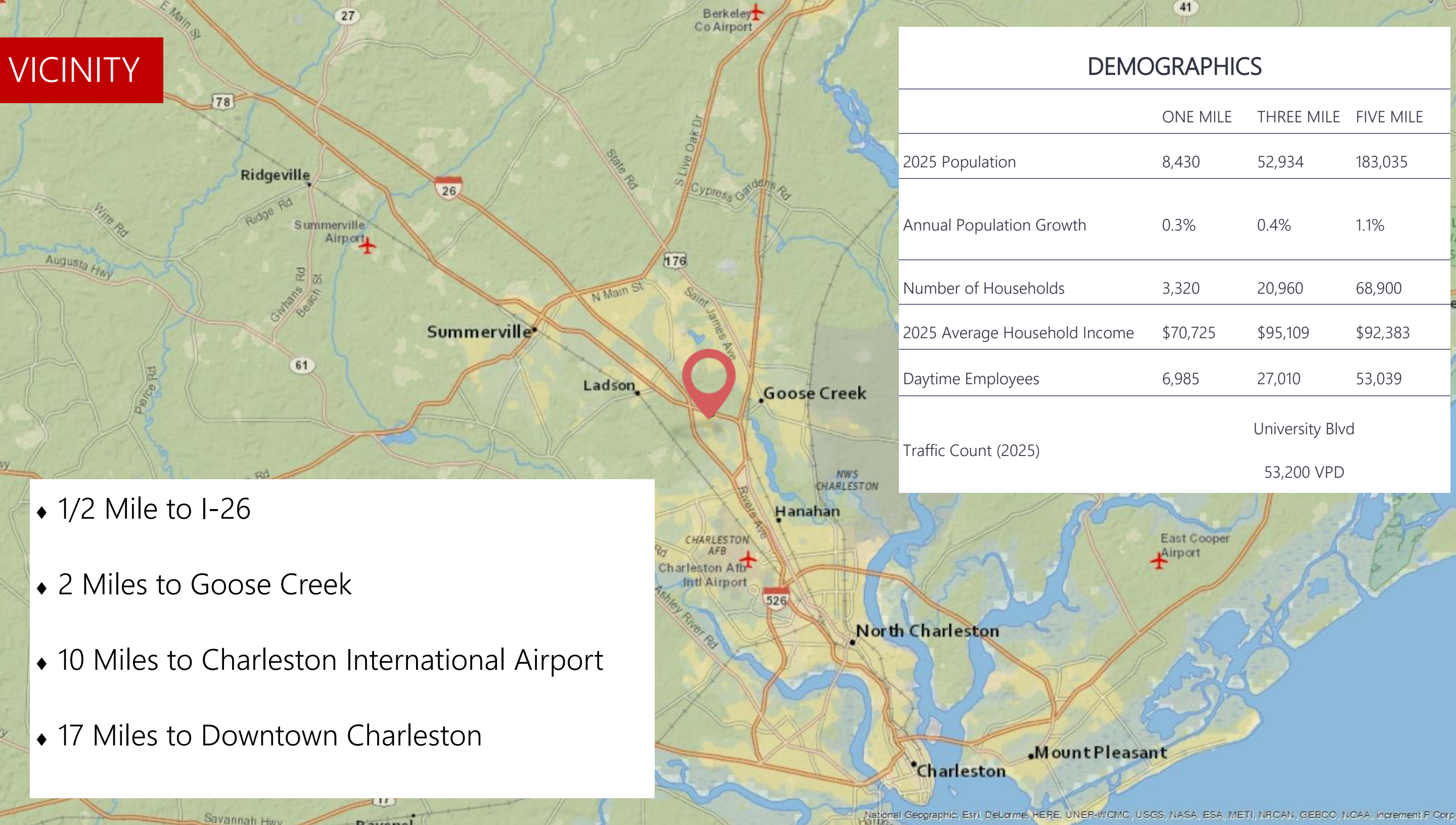
Trident Medical Center
313 Beds





Nasdaq:	WEN
Website	www.wendys.com
Entity Type:	Public
2024 Company Revenue:	\$2.25 Billion
Market Cap	\$3.05 Billion
Number of Locations Worldwide	7,095+

Wendy's® was founded in 1969 by Dave Thomas in Columbus, Ohio. Dave built his business on the premise, "Quality is Wendy's Recipe®," which remains the guidepost of the Wendy's system. Wendy's is best known for its made-to-order square hamburgers, using fresh, never frozen beef, freshly-prepared salads, and other signature items like chili, baked potatoes and the Frosty® dessert. The Wendy's Company (Nasdaq: WEN) is committed to doing the right thing and making a positive difference in the lives of others. This is most visible through the Company's support of the Dave Thomas Foundation for Adoption® and its signature Wendy's Wonderful Kids® program, which seeks to find every child in the North American foster care system a loving, forever home. Today, Wendy's and its franchisees employ hundreds of thousands of people across more than 7,095 restaurants worldwide with a vision of becoming the world's most thriving and beloved restaurant brand.



VICINITY

DEMOGRAPHICS			
	ONE MILE	THREE MILE	FIVE MILE
2025 Population	8,430	52,934	183,035
Annual Population Growth	0.3%	0.4%	1.1%
Number of Households	3,320	20,960	68,900
2025 Average Household Income	\$70,725	\$95,109	\$92,383
Daytime Employees	6,985	27,010	53,039
Traffic Count (2025)	University Blvd 53,200 VPD		

- ◆ 1/2 Mile to I-26
- ◆ 2 Miles to Goose Creek
- ◆ 10 Miles to Charleston International Airport
- ◆ 17 Miles to Downtown Charleston

ABOUT CHARLESTON MSA

Population Growth

- The Charleston–North Charleston MSA has nearly **870,000 residents as of 2024**, reaching an all-time high.
- This region’s population has grown **rapidly over recent years**, consistently outpacing many U.S. metros and is projected to reach ~1 million residents by the early 2030s.
- The metro area’s population growth rate is **about three times the U.S. average**, driven by strong in-migration and job opportunities.

Job & Workforce Growth

- Overall employment in the Charleston MSA has been expanding, adding tens of thousands of workers annually with strong labor force growth.
- From June 2024 to June 2025, the Charleston metro added about 17,600 jobs, ranking it among the top U.S. metro areas for employment growth rate (~4.1%).
- Civilian labor force figures show continued expansion, with labor force numbers rising year-over-year.

Tourism

In 2024, tourism delivered a record **\$14.03 billion** in total economic impact to the Charleston region — up about 7 % year-over-year.

The area welcomed approximately **7.9 million visitors in 2024**, fueling hospitality, retail, dining, and entertainment sectors.

Average visitor spending was roughly **\$1,105 per adult**, reinforcing the high-value nature of tourism demand.

Tourism supports tens of thousands of jobs and contributed to a record level of hospitality employment (~54,900 jobs)

Charleston MSA Largest Employers (#of Employees)	
The Boeing Company	9,059
Roper St. Francis Healthcare	7,100
Walmart Inc.	4,300
Trident Health System	3,100
Volvo Car USA LLC	2,400
Mercedes-Benz Vans, LLC	1,800
Robert Bosch LLC	1,800
Breeze Airways (Breeze Aviation Group) Operating Base	1,600
Publix Supermarkets	1,600
Kiawah Island Golf Resort/The Sanctuary at Kiawah	1,400
Harris Teeter Supermarkets	1,350
T-Mobile USA	1,200
Nucor Steel	1,000
Scientific Research Corporation (SRC)	1,000

LISTING TEAM

Benjy Cooke (Primary)

O - 843.388.5650

C - 843.343.1351

benjy.cooke@oswaldcooke.com

Ruthie Godfrey

O - 843.388.5650

C - 864.344.1541

ruthie.godfrey@oswaldcooke.com



870 Walt Miller Street, Suite 100

Mount Pleasant, SC 29464

Office: 843-388-5650

www.oswaldcooke.com



All information in the package is confidential in nature and is believed to be true and reliable. However, Oswald Cooke & Associates makes no guaranties, warranties or representations to the completeness thereof. The presentation is subject to errors and should be verified by all interested parties.