



## UPSTATE COMMERCIAL GROUP

# Offering Memorandum



918 South Mechanic Street, Pendleton, SC 29670

FAST CASUAL RESTAURANT WITH DRIVE-THRU

**Real Estate + Operating Franchise \$1,100,000**

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# Table of Contents

Executive Summary-----Page 1

About The Brand-----Page 2

Interior & Exterior Photos-----Page 3

Location Overview-----Page 4

Property Details-----Page 5

Franchise Summary-----Page 6

Financial Summary-----Page 7

Additional Pictures-----Page 8

About Upstate Commercial Group-----Page 9



## Executive Summary



A rare opportunity to acquire a turn-key Subway franchise together with its associated real estate in Pendleton, South Carolina. This offering provides an investor or owner-operator with the ability to step into a fully operational, remodeled location of the world's largest restaurant brand while simultaneously owning the underlying real estate.

Constructed in 2002 and fully remodeled in 2019/2020, the 1,650 SF freestanding building sits on a 0.55-acre parcel at 918 South Mechanic Street, with approximately 149 front feet of frontage and a drive-thru — a premium format feature in the Subway system. The property sits just off US Highway 76, providing direct connectivity to Clemson (northwest) and Anderson (southeast), and is only minutes from Interstate 85.

Pendleton is part of the Greenville-Spartanburg-Anderson MSA and benefits from the economic gravity of Clemson University (approximately 3 miles away), Tri-County Technical College, and Anderson University. The trade area combines a stable residential base with consistent daily traffic from students, faculty, healthcare workers, and commuters — the exact customer mix Subway's speed-and-value model is built around.

With Subway now under Roark Capital ownership (acquired 2024), the brand is in the midst of a multi-billion-dollar transformation program focused on remodels, menu innovation, and guest-experience upgrades. This location has already completed its modern remodel, positioning a new owner to benefit from the system's forward momentum on day one.



## Brand Strength



### **Prime Highway-Adjacent Location:**

Located on South Mechanic Street with approximately 149 front feet, minutes from US Highway 76 and under 5 miles to Interstate 85. The property sits within a densely-used commercial corridor serving Pendleton, Clemson, and Anderson — anchored by one of the most recognized restaurant brands in the world.

Subway operates approximately 37,000 restaurants in more than 100 countries — the largest single-brand restaurant chain in the world.

Over 20,000 U.S. locations, giving the brand one of the deepest real estate footprints in the QSR sector.

Owned by Roark Capital since 2024, with active reinvestment in menu, technology, remodels, and operations.

Strong Clemson-driven trade area: university population, faculty, healthcare (Prisma Health), and tourism traffic from Lake Hartwell and Lake Keowee.

Turn-key opportunity: real estate + franchise business + equipment conveyed together.

### **Robust Franchise Support System:**

Franchisees benefit from comprehensive training, ongoing operational guidance, national and regional marketing, established supply chain, and a recognized operations platform. The Fresh Forward remodel program has modernized the guest experience with upgraded interiors, digital menu boards, and streamlined service counters — features this location already reflects following its



# Interior & Exterior Photos



## Location Overview



This Subway sits on a rectangular 0.55-acre parcel with roughly 149 feet of frontage on South Mechanic Street in Pendleton, Anderson County. South Mechanic Street is a two-lane artery that connects directly to US Highway 76 roughly 600 feet south — and Highway

76 is the regional corridor that links Pendleton to Clemson (northwest) and Anderson (southeast).

The site captures demand from multiple feeder populations. Clemson University (enrollment ~29,000) is approximately 3 miles north. Tri-County Technical College, Anderson University, and the growing residential areas of Pendleton and northwest Anderson County round out the daytime and evening customer base. Interstate 85 is under 5 miles away, placing the location within easy reach of the Greenville-Spartanburg-Anderson MSA.

The regional economy is diversified across education, manufacturing (Michelin, BMW suppliers, Bosch), healthcare (Prisma Health, AnMed), and tourism driven by Lake Hartwell and Lake Keowee. Anderson County has grown population steadily every year since 2010 and is projected to continue expanding. Combined with the location's drive-thru, modern remodel, and national brand recognition, the site is well positioned for sustained, dependable performance.



## Property Details



<b>Address</b>	918 South Mechanic Street, Pendleton, SC 29670
<b>Property Type</b>	Fast Casual Dining with Drive-Thru
<b>Number of Buildings</b>	1
<b>Building Size</b>	+/- 1,650 SF (NRA)
<b>Land Area</b>	0.55 Acres (Tract A) — approx. 23,958 SF
<b>Frontage</b>	+/- 149 feet on South Mechanic Street
<b>Year Built / Renovated</b>	2002 / Fully remodeled 2019/2020
<b>Occupancy</b>	100% — Fully Operating Subway Franchise
<b>Tenant</b>	National Franchise (Subway)
<b>Kitchen Equipment</b>	All Included
<b>Drive-Thru</b>	Yes
<b>Construction</b>	Masonry Block, Flat Roof, Reinforced Concrete Footings
<b>HVAC</b>	Split System with Roof-Mounted Condensing Units
<b>Restrooms</b>	Two
<b>County</b>	Anderson
<b>Tax Parcel (PIN)</b>	040-13-02-014
<b>Flood Zone</b>	Zone X (minimal risk) per FEMA Panel 45007C0093E
<b>Utilities</b>	Municipal Water, Sewer, Electric; Natural Gas Available

## Franchise Profile

### **History & Heritage:**

Subway was founded in 1965 in Bridgeport, Connecticut by Fred DeLuca and Dr. Peter Buck. Beginning franchising in 1974, Subway became the largest restaurant chain in the world by unit count, serving freshly made-to-order sandwiches, wraps, salads and bowls across more than 100 countries.

### **Global Footprint:**

Subway operates approximately 37,000 restaurants worldwide, with over 20,000 locations in the United States. Acquired by Roark Capital in 2024, the brand is executing a multi-year transformation program focused on remodels, menu innovation, technology investment, and franchisee profitability.



### **Community & Operations:**

Subway franchisees are supported by one of the most established training and operations platforms in QSR. The brand's Fresh Forward remodel program — already completed at this location — delivers upgraded interiors, digital menu boards, efficient service lines, and modernized dining areas. Local catering, delivery partnerships, and the Subway app drive incremental digital revenue.

### **Menu & Customization:**

Subway's core strength remains customization: made-to-order subs, wraps, salads, and bowls with a broad range of proteins, vegetables, and sauces. The Subway Series signature menu, refreshed bread recipes, and expanded protein options have modernized the offering while retaining the customizable model that built the brand. Vegetarian and lighter options broaden daypart appeal.

## Financial Summary



<b>Offering Price</b>	<b>\$1,100,000</b>
<b>Property Size</b>	1,650 SF Building on 0.55 Acres
<b>Tenant</b>	Subway Real Estate, LLC (franchisee-affiliated)
<b>Lease Type</b>	NNN — Triple Net (Owner leases real estate to Franchise)
<b>Price per Square Foot</b>	\$667
<b>Current Term Status</b>	Month-to-month (originally 5-year initial term)
<b>Indicative Cap Rate at List</b>	<b>Approx. 6.15%</b>
<b>Offering Structure</b>	Real Estate + Franchise Business + Equipment
<b>Drive by Visibility</b>	18,000 Cars Per Day on Highway 28 S

# Additional Pictures





## About Upstate Commercial Group

[WWW.UPSTATECOMMERCIALGROUP.COM](http://WWW.UPSTATECOMMERCIALGROUP.COM)

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