



Brand New 2025 Construction | 15+ Years Remaining | 2.00% Annual Increases



OFFERING MEMORANDUM  
COLUMBIA, SOUTH CAROLINA

Marcus & Millichap  
THE SULO GROUP



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# OFFERING SUMMARY

## PROPERTY ADDRESS

### Clutch Coffee Bar

1511 Lake Murray Boulevard

Columbia, SC 29212

## OFFERING SUMMARY

Price: \$2,148,000

Cap Rate: 7.25%

Net Operating Income: \$155,686

Building Square Footage: 850 Sq Ft

Year Built: 2025

Lot Size: +/- 0.77 Acres

## LEASE SUMMARY

Tenant: Clutch Enterprises, Inc.

Guaranty: Corporate

Lease Commencement: 5/16/2023

Rent Commencement: 7/1/2025

Lease Expiration: 6/30/2040

Lease Term Remaining: 15+ Year

Lease Type: Triple Net

Structure and Foundation: Landlord Responsible

Rental Increases: 2.00% Annually

Renewal Options: One, Ten-Year; Two, Five-Year

Right of First Refusal: None

## OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
1	7/1/2025	6/30/2026	\$155,686	7.25%
2	7/1/2026	6/30/2027	\$158,800	7.39%
3	7/1/2027	6/30/2028	\$161,976	7.54%
4	7/1/2028	6/30/2029	\$165,216	7.69%
5	7/1/2029	6/30/2030	\$168,520	7.85%
6	7/1/2030	6/30/2031	\$171,890	8.00%
7	7/1/2031	6/30/2032	\$175,328	8.16%
8	7/1/2032	6/30/2033	\$178,835	8.33%
9	7/1/2033	6/30/2034	\$182,411	8.49%
10	7/1/2034	6/30/2035	\$186,060	8.66%
11	7/1/2035	6/30/2036	\$189,781	8.84%
12	7/1/2036	6/30/2037	\$193,576	9.01%
13	7/1/2037	6/30/2038	\$197,448	9.19%
14	7/1/2038	6/30/2039	\$201,397	9.38%
15	7/1/2039	6/30/2040	\$205,425	9.56%
16-25 (Option 1)	7/1/2040	6/30/2050	\$209,533	9.75%
26-30 (Option 2)	7/1/2050	6/30/2055	\$255,420	11.89%
31-35 (Option 3)	7/1/2055	6/30/2060	\$282,004	13.13%

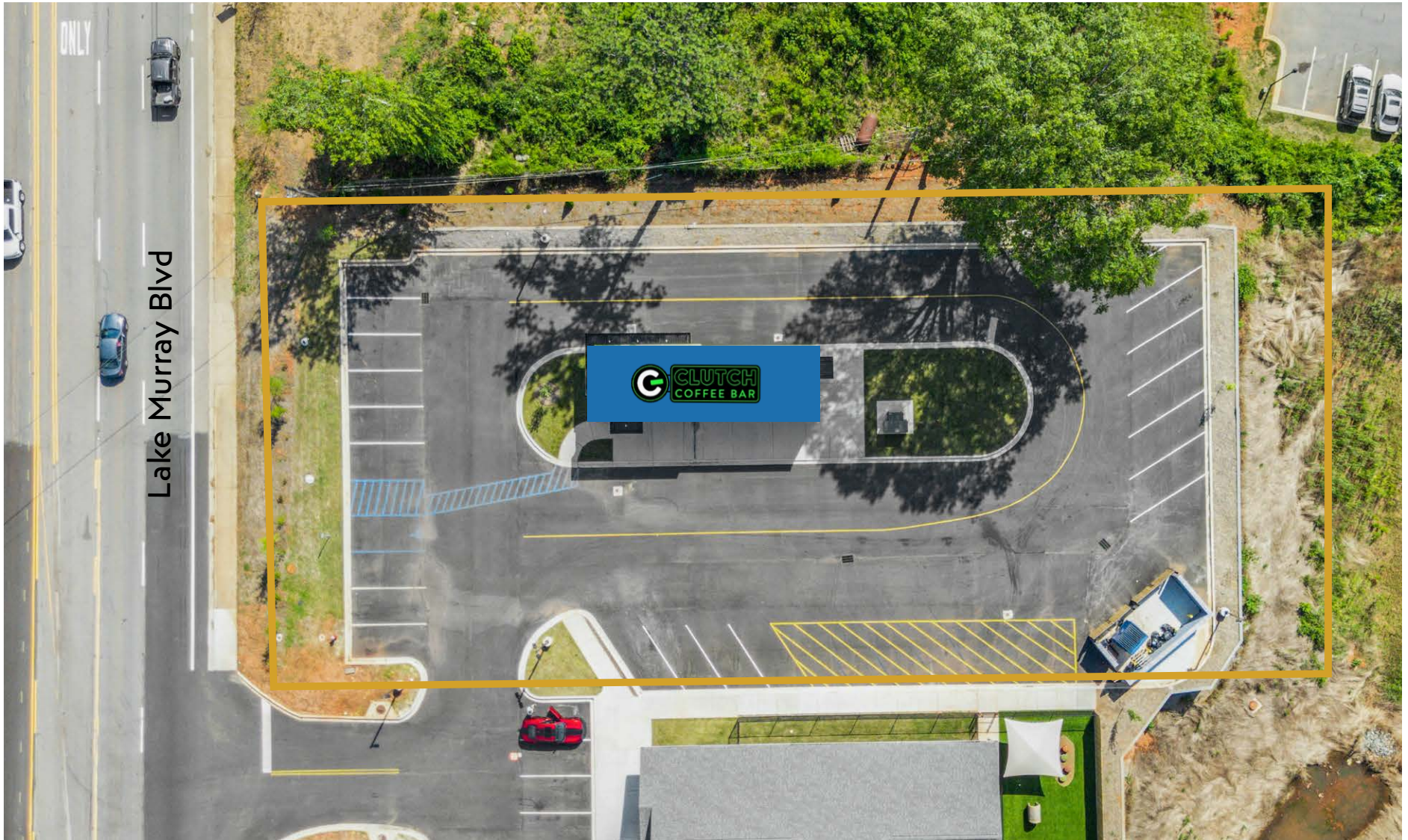
## INVESTMENT HIGHLIGHTS

- Brand New 2025 Construction with 15-Year Lease**
  - Clutch Coffee Bar signed a brand new, 15-year lease that doesn't expire until 2040.
  - The lease includes 2.00% annual rent increases to hedge inflation with one, ten-year option and two, five-year option periods.
  - Aside from structure and foundation, the tenant is responsible for all maintenance as well as real estate taxes, insurance, common areas, utilities, etc making this a prime opportunity for out-of-state investors.
- Clutch Coffee Bar – Expansion Plans and Growth**
  - Clutch Coffee Bar has demonstrated success with multiple locations across the Carolinas
  - Clutch Coffee Bar prioritizes customer service and building community relationships, which can contribute to customer loyalty and repeat business.
  - The company has an aggressive expansion strategy, indicating potential long-term growth and further strengthening its brand presence throughout the southeast.
- Why Coffee Shops are Thriving in the Southeastern U.S.**
  - The Southeast is experiencing substantial population growth and increasing urbanization, particularly with younger adults. This expanding demographic, combined with increased urbanization, fuels demand for convenient and social amenities like coffee shops.
  - The Southeast's central location on the East Coast and well-developed transportation infrastructure make it attractive for businesses focused on distribution and accessibility.
  - States in the Southeast are known for their pro-business climate, offering incentives and eased regulations for development. This encourages businesses, including coffee shops, to establish a presence in the region.
  - The region's warmer climate and outdoor lifestyle encourages coffee consumption throughout the year, with a particular demand for iced coffee and cold brew variations. This translates into potentially higher and more consistent sales for coffee shops.
- Columbia, SC – State Capital and Home to University of South Carolina**
  - With more than 800,000 residents across six counties, the greater metropolitan region (commonly referred to as the Midlands) has the second largest population in South Carolina. Columbia, the state's capital city, stretches across Richland and Lexington counties.
  - Columbia has been experiencing consistent population growth, leading to increased demand for housing and, by extension, businesses like coffee shops that cater to a growing population.
  - Columbia's central location in South Carolina, halfway between New York and Miami, offers strategic advantages with access to major interstates and a short drive to the coast or mountains. The city also benefits from a robust transportation infrastructure and proximity to the Port of Charleston.





# SITE PLAN



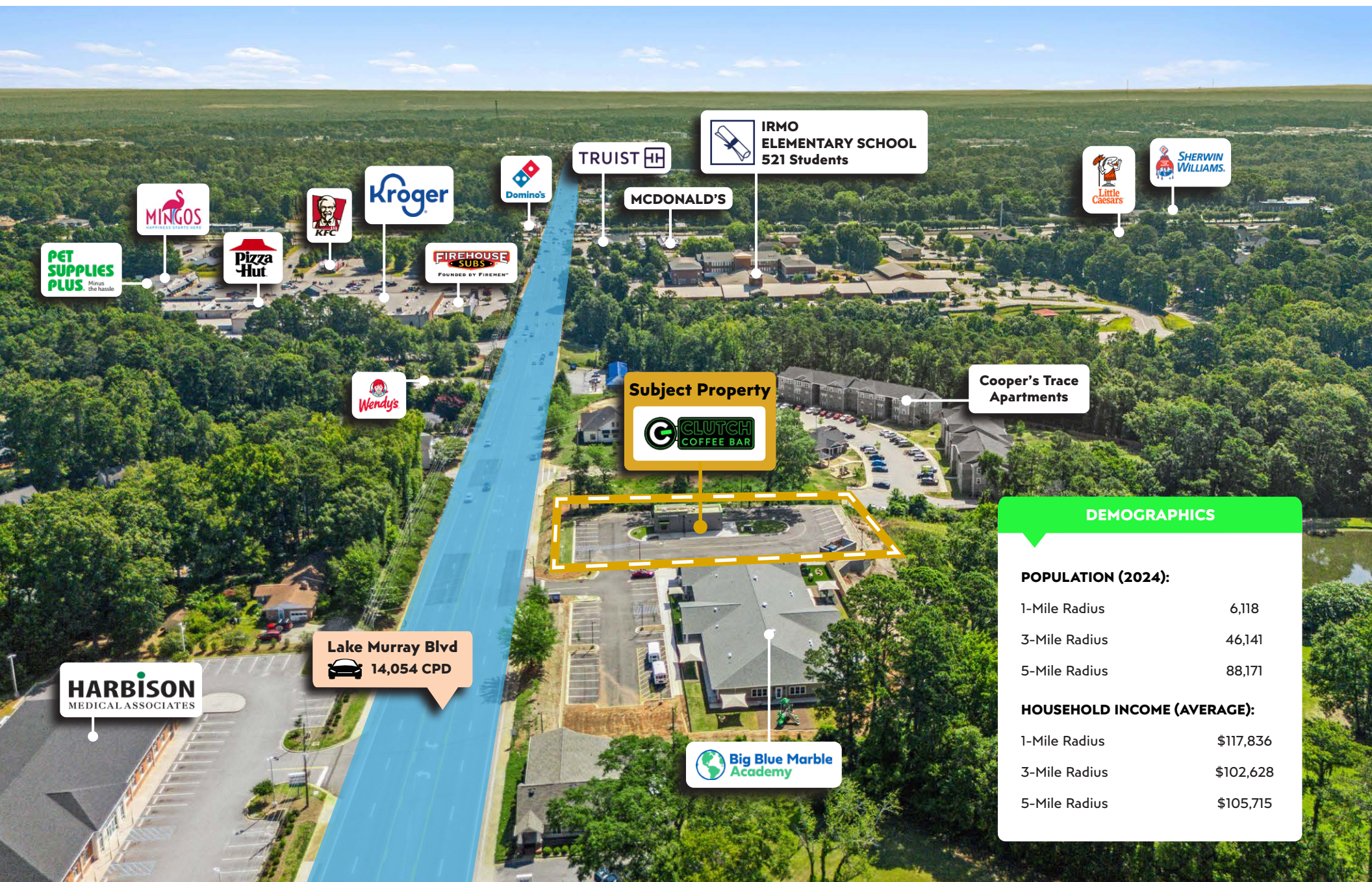


# AERIAL OVERVIEW





# AERIAL OVERVIEW



## DEMOGRAPHICS

### POPULATION (2024):

1-Mile Radius	6,118
3-Mile Radius	46,141
5-Mile Radius	88,171

### HOUSEHOLD INCOME (AVERAGE):

1-Mile Radius	\$117,836
3-Mile Radius	\$102,628
5-Mile Radius	\$105,715



## TENANT PROFILE

Clutch was born in the Carolinas in 2018. With 20+ years of drive-thru coffee experience, combined with a burning desire to revitalize the lost art of Customer Service, they set out on a quest to build the best drive-thru beverage experience on the planet.

They have 17 locations, primarily in North and South Carolina. Clutch Coffee is aiming to expand further, with plans to add more stores in the Charlotte and Winston-Salem areas, and potentially in Columbia and Greenville, South Carolina.

They are passionate about people, providing opportunities, and creating a culture that is second to none. They are equally inspired to provide the best coffees, energy drinks & other specialty beverages that you've ever tasted.

Giving back to the community is core to Clutch Coffee Bar's mission, with the company creating meaningful employment opportunities and community-focused events that celebrate the diverse neighborhoods they inhabit.



**Company Type:** Private

**Location:** Mooresville, North Carolina (21+ Locations)

**Website:** <https://clutchcoffeebar.com/>

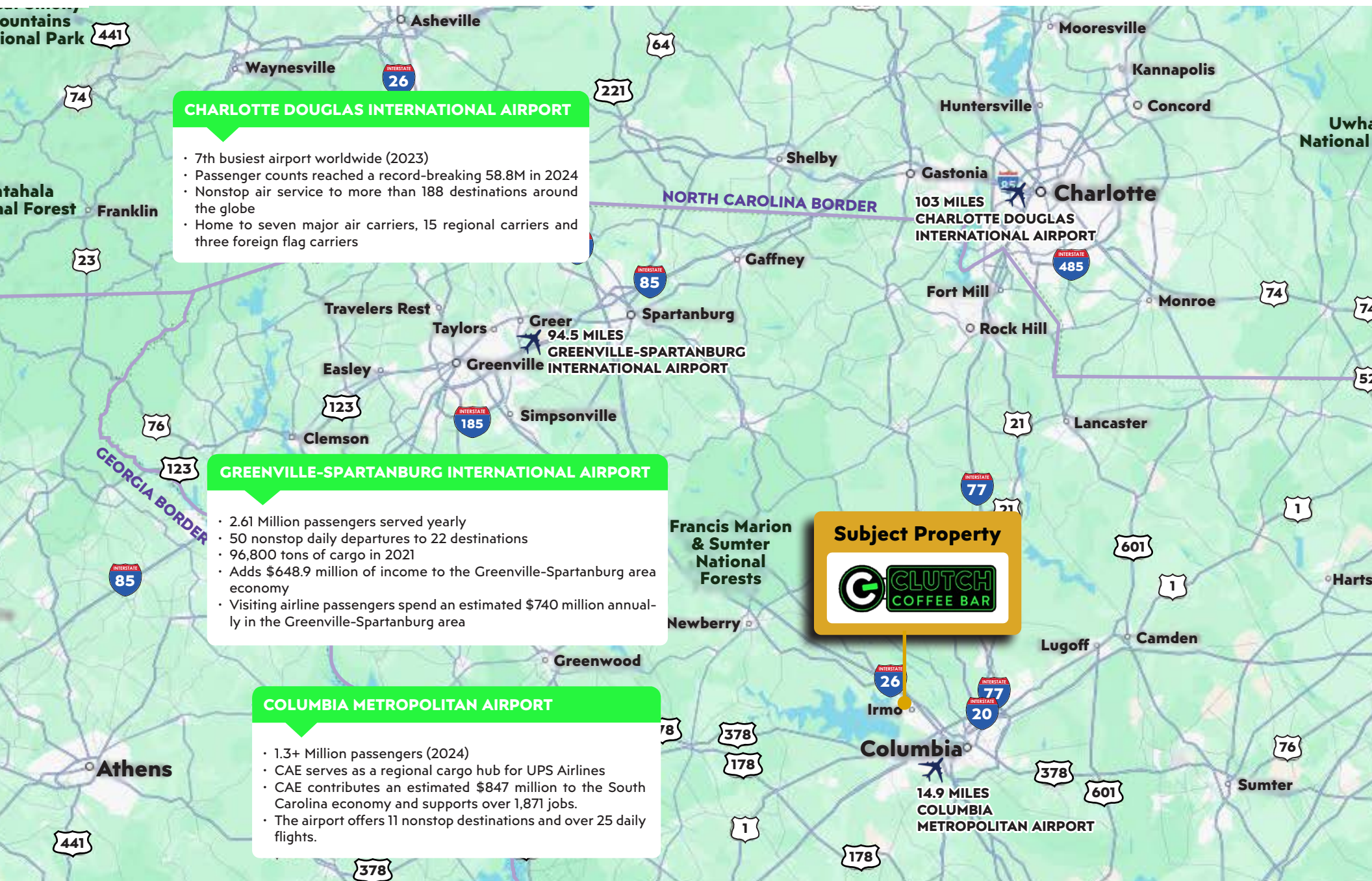


## PROPERTY PHOTOS





## REGIONAL MAP





## AREA OVERVIEW

### COLUMBIA

- With more than 800,000 residents across six counties, the greater metropolitan region (commonly referred to as the Midlands) has the second largest population in South Carolina. Columbia, the state's capital city, stretches across Richland and Lexington counties.
- In 1917, Fort Jackson (then Camp Jackson) was established for army training during World War I. The installation is now the U.S. Army's largest and most active Initial Entry Training Center.
- Explore the recently revitalized downtown and several distinct shopping districts where new perspectives mix in amidst old favorites like the Nickelodeon, Mast General Store and King's Jewelers.
- The Columbia food scene is buzzing with new and exciting restaurants popping up all the time, while seasoned chefs continue to marvel diners with their culinary creations.
- The University of South Carolina's sporting events are the focus in Columbia, and the school boasts some of the most loyal fans in all of college sports. Rivalries run deep with neighboring state university, Clemson, with the annual USC - Clemson game being the longest running series in the South and third in the nation.
- Columbia is home to five theater companies, a ballet company, a jazz dance company, an orchestra and a choral society. Each company offers a full season of performances under world-class direction.
- Major regional shopping centers in the Columbia community include Columbiana Centre, Columbia Place, Richland Mall, Dutch Square and the Village at Sandhill. For more eclectic options, it's best to head to the historic, quieter neighborhoods near the heart of downtown Columbia, which feature an ever-growing collection of locally-owned businesses, art galleries and restaurants.
- The Columbia community offers visitors and residents 16 major parks featuring everything from arboretums to zoos with a lot in between.
- Riverfront Park is also popular for picnicking, walking, running, bicycling, and fishing along the historic Columbia Canal. The park is part of the Palmetto Trail, a hiking and biking trail that stretches the entire length of the state, from Greenville to Charleston, South Carolina.

### ECONOMY

- Major employers in the health care, government and education sectors include Palmetto Health, Blue Cross Blue Shield and the University of South Carolina. The financial and insurance sector is represented by Colonial Life & Accident Insurance Company, AgFirst Farm Credit Bank and Aflac.
- Fort Jackson, the U.S. Army's largest, most active initial entry training installation, is located here.
- Manufacturers with significant operations in the metro include Schneider Electric, International Paper, Michelin, Westinghouse Electric and Trane.
- United Parcel Service's southeastern regional hub is at the Columbia Metropolitan Airport.





## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	6,019	43,353	80,089
2020 Population	5,883	44,803	85,280
2024 Population	6,118	46,141	88,171
2029 Population	6,295	47,101	90,505
HOUSEHOLDS			
2010 Households	2,335	17,539	30,953
2020 Households	2,349	18,955	34,405
2024 Households	2,483	19,789	36,126
2029 Households	2,580	20,399	37,383
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	79.6%	70.8%	66.3%
2020 Owner Occupied Housing Units	79.6%	68.1%	66.1%
2024 Owner Occupied Housing Units	79.6%	68.0%	66.1%
2029 Owner Occupied Housing Units	79.6%	67.9%	66.1%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	15.1%	22.3%	25.5%
2020 Renter Occupied Housing Units	16.5%	26.0%	27.6%
2024 Renter Occupied Housing Units	16.5%	26.1%	27.5%
2029 Renter Occupied Housing Units	16.4%	26.1%	27.4%
AVERAGE HOUSEHOLD INCOME	\$117,836	\$102,628	\$105,715

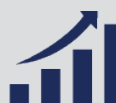
### AREA SNAPSHOT



**88,171**  
POPULATION (5-MILE)



**92,965**  
DAYTIME POPULATION (5-MILE)



**5.0%**  
POPULATION GROWTH (2023-2028)



**\$117,836**  
AVERAGE HOUSEHOLD INCOME (1-MILE)