



Long-Term Leases with 2.00% and 3.00% Annual Increases in Rent | 26,000+ Cars Per Day



OFFERING MEMORANDUM
ANDERSON, SOUTH CAROLINA (GREENVILLE MSA)

Marcus & Millichap
THE SULO GROUP

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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OFFERING SUMMARY

PROPERTY ADDRESS

HipBurger & Electric City Eye Care

1807 E. Greenville Street

Anderson, SC 29621

OFFERING SUMMARY

Price: \$2,172,000

Cap Rate: 7.00%

Net Operating Income: \$151,974

Building Square Footage: 3,702 Sq Ft

Price Per Square Foot: \$586.71

Year Built | Renovated: 2010 | 2024

Lot Size: +/- 1.10 Acres

PRO FORMA

SCHEDULED BASE RENTAL REVENUE \$151,974

VACANT RENTAL REVENUE \$0

TOTAL RENTAL REVENUE \$151,974

CAM Reimbursement \$10,295

Tax Reimbursement \$31,579

Insurance Reimbursement \$10,150

TOTAL REIMBURSEMENT REVENUE \$52,024

EFFECTIVE GROSS REVENUE \$203,998

EXPENSES

CAM \$10,295

Taxes \$31,579

Insurance \$10,150

TOTAL EXPENSES \$52,024

NET OPERATING INCOME \$151,974

RENT ROLL

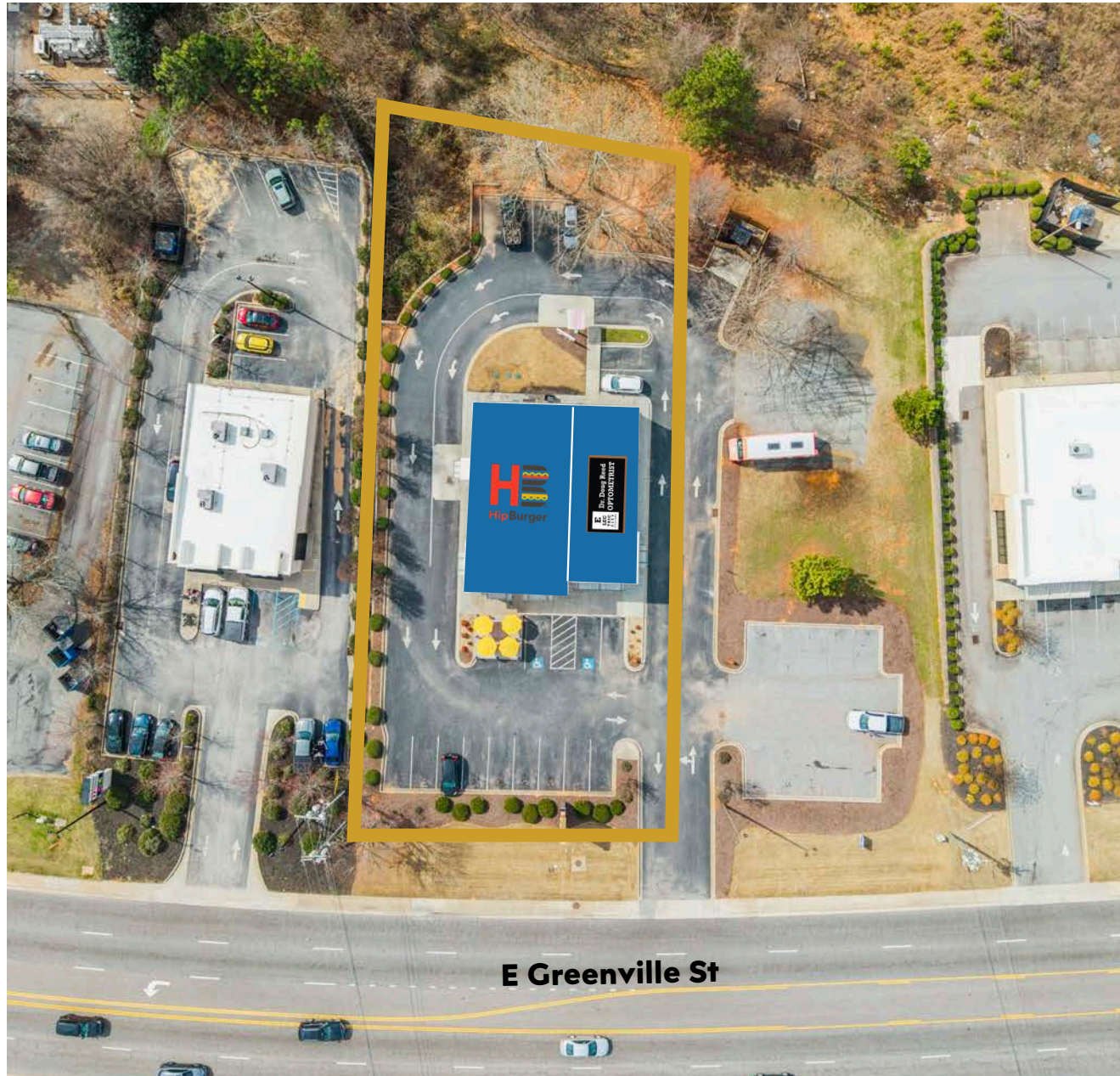
TENANT	GLA	% OF GLA	LEASE COMMENCEMENT	LEASE TERM		BEGIN	MINIMUM RENT		EXPENSE RECOVERY METHOD						
				START	END		PSF	ANNUAL							
HipBurger	2,244	60.6%	8/26/2024	12/1/2024	11/30/2034	Current	\$53.68	\$120,458	NN						
						12/1/2026	\$54.66	\$122,663							
						12/1/2027	\$55.76	\$125,116							
						12/1/2028	\$56.87	\$127,619							
						12/1/2029	\$58.01	\$130,171							
						12/1/2030	\$59.17	\$132,774							
						12/1/2031	\$60.35	\$135,430							
						12/1/2032	\$61.56	\$138,138							
						12/1/2033	\$62.79	\$140,901							
						Options - Two, Five-Year									
						Option 1 - 12/1/2034 - 11/30/2039	\$64.05	\$143,719							
Option 2 - 12/1/2039 - 11/30/2044	\$70.71	\$158,678													
Electric City Eye Care	1,458	39.4%	8/26/2024	10/1/2024	9/30/2031	Current	\$20.07	\$29,264	NN						
						10/1/2026	\$20.52	\$29,917							
						10/1/2027	\$21.13	\$30,815							
						10/1/2028	\$21.77	\$31,739							
						10/1/2029	\$22.42	\$32,691							
						10/1/2030	\$23.09	\$33,672							
						Options - One, Five-Year									
						Option 1 - 10/1/2031 - 9/30/2036	\$23.79	\$34,682							
OCCUPIED	3,702	100.00%				\$40.44	\$149,722								
VACANT	0	0.00%				\$0.00	\$0								
TOTAL	3,702	100.00%				\$40.44	\$149,722								

INVESTMENT HIGHLIGHTS

- **QSR + Medtail | Annual Rental Growth | Drive-Thru**
 - HipBurger has 2% annual increases and Electric City Eye Care has 3% annual increases, further compounding initial 7.00% return.
 - QSR and healthcare is one of the most durable tenant combinations in retail — both are necessity-based, foot-traffic-generating uses that are highly resistant to e-commerce disruption
 - Both leases structured as NN with tenants responsible for their proportionate share of expenses, landlord carries minimal operating burden.
- **Low Price Point- Multi-Tenant Retail**
 - This is one of the lowest-priced fully-occupied multi-tenant retail assets available in the Southeast
 - Priced at a 7.00% cap rate, this investment offers a meaningful premium over comparable single-tenant QSR product with a bonus of a medical recession proof tenant with additional 3% annual rental increases.
- **Greenville, SC MSA | High-Growth Upstate South Carolina Market**
 - Anderson sits at the southwest border of the Greenville-Anderson-Greer MSA, the largest MSA in South Carolina (1.5M+ Population), also being one of the fastest-growing manufacturing and distribution markets in the country, anchored by BMW, Michelin, and a wave of new industrial investment
 - 5-mile population of subject property is 75,000+ with a daytime population of 43,000+ employees. Dense, working consumer base with consistent everyday spending patterns ideal for QSR and healthcare retail
 - Anderson, SC is located 30 minutes from Clemson University and 30 minutes from downtown Greenville — benefiting from the economic growth of two rapidly expanding and stable Southeast markets.
- **Primary Retail Corridor | Strategic Location on E. Greenville Street**
 - 1807 E. Greenville Street sits on one of Anderson's primary retail corridor, seeing 30,000+ vehicles per day
 - 1.13-acre lot with drive-thru provides ample parking, access, and flexibility for uses in the long-term future
 - Location is less than mile from AnMed North Campus with over 340,000 square feet of medical care and 50+ medical departments and less than mile from dominant retailers like McDonald's, Publix, QuikTrip, Panera Bread, Starbucks, and Chick-Fil-A.



SITE PLAN



AERIAL OVERVIEW



AERIAL OVERVIEW



AERIAL OVERVIEW



TENANT PROFILES



HipBurger started as a humble food truck, rolling through the streets of Greenville, Mauldin, Travelers Rest, and Greer, serving up sizzling burgers, crispy chicken sandwiches, pop-pable nuggets, and fries. But this wasn't just any food truck—it was a kitchen on wheels, where every meal was made to order, we ensured that each bite was as fresh as possible. From the moment you placed your order, our team sprang into action. Whether it was our signature HipBurger, nuggets, or fries, everything was prepared right on the spot. Patties were thrown onto the grill, nuggets were breaded and dropped into our onboard fryers, and fries were seasoned and salted to perfection, all before being handed out through the truck's window.

It wasn't long before HipBurger became a local favorite. From Fall for Greenville to Fireworks at Unity Park, the "HipTruck" became a must-visit at every major event in town. Neighborhoods loved having us at HOA gatherings, weddings wanted something alternative, and other special events sought us out. We weren't just serving food; we were bringing people together, creating a sense of community with every meal.

As our popularity soared, we took the next big step, evolving from our beloved food truck into our first-ever brick-and-mortar restaurant in Mauldin and further expanding into multiple locations across the Upstate of South Carolina. Despite the sleek, modern vibe of the new space, the essence of HipBurger stayed the same. Our restaurant kept the spirit of the "HipTruck" alive—a good old burger joint, deeply rooted in the heart of Greenville, serving up the same mouthwatering meals that continue to keep us a local favorite. After all, at HipBurger, life is better with a burger.

Company Type: Private
Website: <https://hipburger.com/>



Committed to providing the Anderson area's families with the highest quality eye care. We look forward to having the opportunity to serve your Optometric needs and would be delighted to have you join the Electric City Eye Care.

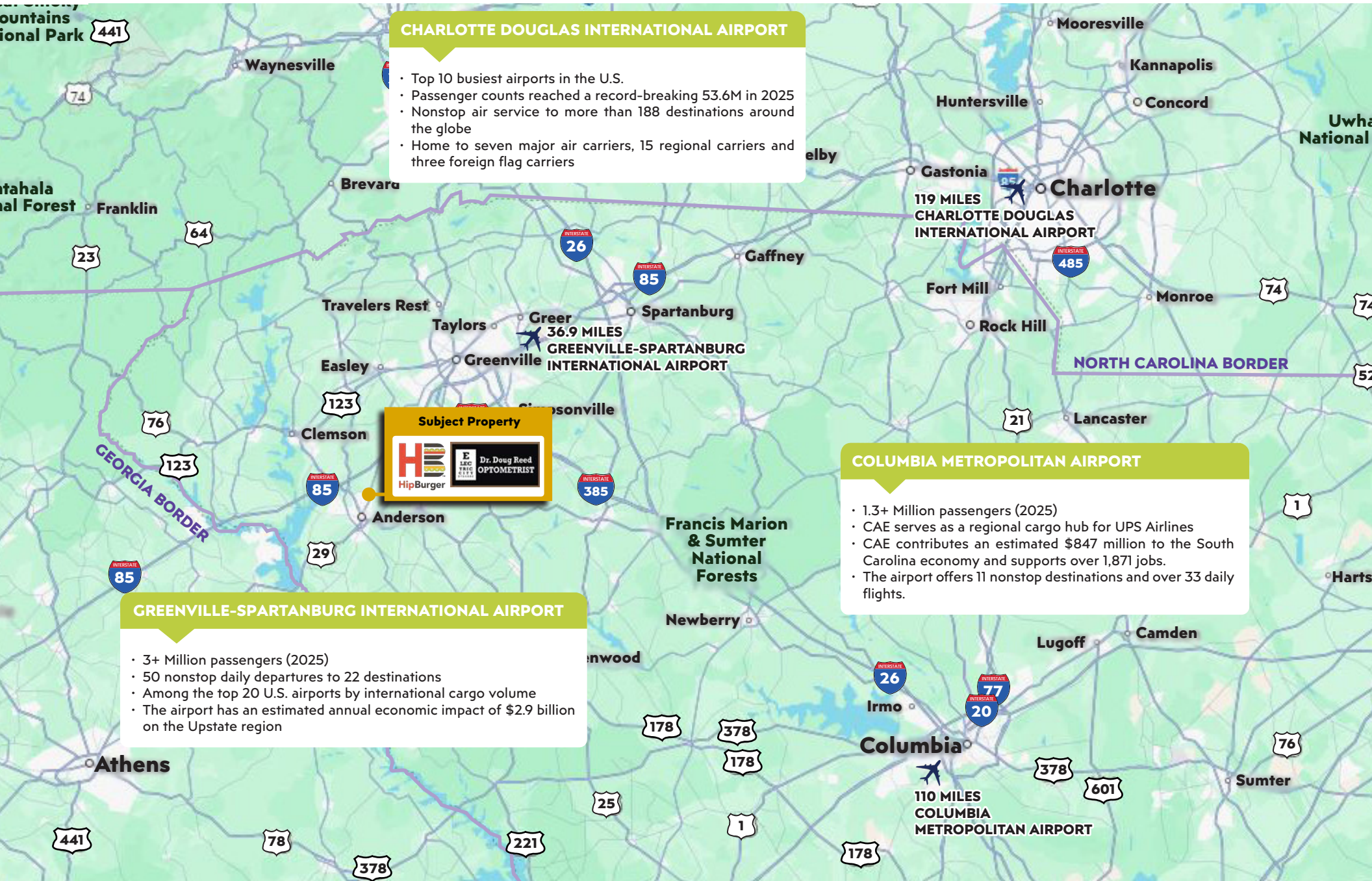
Electric City Eye Care is proud to offer the most advanced technology as part of your eye exam. Retinal screening photos and iWellness retinal laser scans are a technology that can help detect potentially vision-threatening ocular and systemic diseases in their very early stages. Each has its own advantages and both are recommended to help provide you with the most thorough exam possible.

Company Type: Private
Location: Anderson, South Carolina
Website: <https://www.electriccityeyecare.com/>

PROPERTY PHOTOS



REGIONAL MAP



CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

- Top 10 busiest airports in the U.S.
- Passenger counts reached a record-breaking 53.6M in 2025
- Nonstop air service to more than 188 destinations around the globe
- Home to seven major air carriers, 15 regional carriers and three foreign flag carriers

COLUMBIA METROPOLITAN AIRPORT

- 1.3+ Million passengers (2025)
- CAE serves as a regional cargo hub for UPS Airlines
- CAE contributes an estimated \$847 million to the South Carolina economy and supports over 1,871 jobs.
- The airport offers 11 nonstop destinations and over 33 daily flights.

GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT

- 3+ Million passengers (2025)
- 50 nonstop daily departures to 22 destinations
- Among the top 20 U.S. airports by international cargo volume
- The airport has an estimated annual economic impact of \$2.9 billion on the Upstate region

Subject Property

HipBurger | Dr. Doug Reed OPTOMETRIST

AREA OVERVIEW

ANDERSON

- Frequently called “The Electric City” for its pioneering role in early hydroelectric power—is a vibrant community in the state’s Upstate region.
- Ideally situated along the I-85 corridor between Atlanta and Charlotte, the city balances small-town Southern charm with significant economic growth, anchored by manufacturing, healthcare, and education.
- Its location in the Piedmont Plateau offers a central point for travel, being approximately an hour from the Blue Ridge Mountains and well-positioned for regional commutes.
- Residents and visitors enjoy a revitalized downtown, diverse dining, and easy access to outdoor recreation at Lake Hartwell.
- The area boasts a robust economy supported by major manufacturing companies (such as Michelin and Bosch), the AnMed Health system, and proximity to major universities.
- The downtown features a blend of historic architecture, local shops, restaurants, and community events at spaces like Wren Park.
- Hundreds of dining options to fit every palate. Whether you’re craving real Southern barbecue or looking to try freshly caught seafood, our local chefs have you covered.
- Anderson University adds to the mix with a wide variety of musical and theatrical performances presented in its 1,000-seat auditorium, recital hall and black box theater located within the Rainey Fine Arts Center.

GREENVILLE


- Greenville County boasts many large businesses and financial companies, houses various regional offices and continues to attract new firms. The county seat and most populous city is Greenville with roughly 72,900 residents. Additional portions of the metro are known for manufacturing and a variety of other industries.
- Research and development for a variety of industries is located in Greenville, focusing on the automotive, life sciences, plastics and photonics industries. Companies like Michelin, Fujifilm and General Electric have facilities in the area.
- Clemson University, IBM, BMW, Microsoft and Michelin have collaborated and formed the Clemson University International Center for Automotive Research.
- Landmarks with historical significance include the Walnut Grove Plantation, Seay House, Price House, Morgan Square and Hampton Heights Historic District.
- Various trails and preserves capture the interest of outdoorsmen.



DEMOGRAPHICS


POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	5,142	32,494	62,213
2020 Population	5,715	35,942	67,248
2024 Population	5,665	36,287	68,447
2029 Population	5,816	37,418	70,462
HOUSEHOLDS			
2010 Households	2,233	13,237	25,124
2020 Households	2,376	14,260	27,131
2024 Households	2,474	15,001	28,502
2029 Households	2,547	15,545	29,508
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	48.7%	52.3%	52.6%
2020 Owner Occupied Housing Units	54.4%	57.5%	56.6%
2024 Owner Occupied Housing Units	55.2%	58.1%	57.3%
2029 Owner Occupied Housing Units	55.5%	58.4%	57.6%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	42.0%	35.9%	34.9%
2020 Renter Occupied Housing Units	40.2%	34.2%	34.3%
2024 Renter Occupied Housing Units	39.4%	33.6%	33.7%
2029 Renter Occupied Housing Units	39.1%	33.3%	33.4%
AVERAGE HOUSEHOLD INCOME	\$93,242	\$85,475	\$80,559

AREA SNAPSHOT




68,447

POPULATION (5-MILE)




79,022

DAYTIME POPULATION (5-MILE)



28,502

HOUSEHOLDS (5-MILE)



\$93,242

AVERAGE HOUSEHOLD INCOME (1-MILE)