

**FOR SALE**

6.0% Cap Rate

NNN Corporate Lease

Price Reduced

**NAI Columbia**



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**BUFFALO  
WILD  
WINGS**  
WINGS. BEER. SPORTS.™

# 10056 Two Notch Road

Columbia, SC

807 Gervais Street, Suite 200  
Columbia, South Carolina 29201  
+1 803.254.0100  
www.naicolumbia.com

Patrick Palmer, CCIM  
+1 803 556 3340  
ppalmer@naicolumbia.com

Bobby Balboni  
+1 803 744 9846  
bbalboni@naicolumbia.com

Mehran Foroughi  
+1 949 468 2315  
mforoughi@naicapital.com

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## EXCLUSIVELY LISTED BY NAI COLUMBIA IN CONJUNCTION WITH NAI CAPITAL



### Patrick Palmer, CCIM

Director of Retail Services & Principal  
ppalmer@naicolumbia.com  
+1 803 556 3340



### Bobby Balboni

Broker  
bbalboni@naicolumbia.com  
+1 803 744 9846



### Mehran Foroughi

Senior Vice President | NAI Capital  
mforoughi@naicapital.com  
+1 949 468 2315



# INVESTMENT OVERVIEW

## Executive Summary

### PROPERTY SUMMARY

|                 |                                      |
|-----------------|--------------------------------------|
| Address         | 10056 Two Notch Road<br>Columbia, SC |
| Total GLA       | ±6,448 SF                            |
| Total Land Size | ±1.34 Acres                          |
| Year Built      | 2010                                 |

### FINANCIAL SUMMARY

|            |             |
|------------|-------------|
| NOI        | \$150,000   |
| Cap Rate   | 6.0%        |
| List Price | \$2,499,000 |

### INVESTMENT HIGHLIGHTS

- Landlord is responsible for paying the property tax. Tenant reimburses the Landlord
- No other Landlord responsibilities
- Low rent relative to other Buffalo Wild Wings locations and similar “Class A” casual dining property
- “Blazin Wings, Inc” is a wholly owned subsidiary of Buffalo Wild Wings, which is a subsidiary of Inspire Brands.
- Lease Extension signed at height of Covid-19 pandemic, showing commitment to market
- **Financing option: Seller may carry back with 50% down payment, 5.95% interest rate for 5 years. No prepayment penalty**

### BUFFALO WILD WINGS SALE SUMMARY

|                     |                       |
|---------------------|-----------------------|
| Tenant              | Blazin Wings, Inc     |
| Lease Type          | NNN                   |
| Taxes/CAM/Insurance | Tenant Responsibility |
| Roof/Structure      | Tenant                |
| Current Lease Term  | 5-Years               |
| Lease Commencement  | Q4 2020               |
| Renewal Options     | None                  |



# PROPERTY Features

10056 Two Notch Road - Buffalo Wild Wings

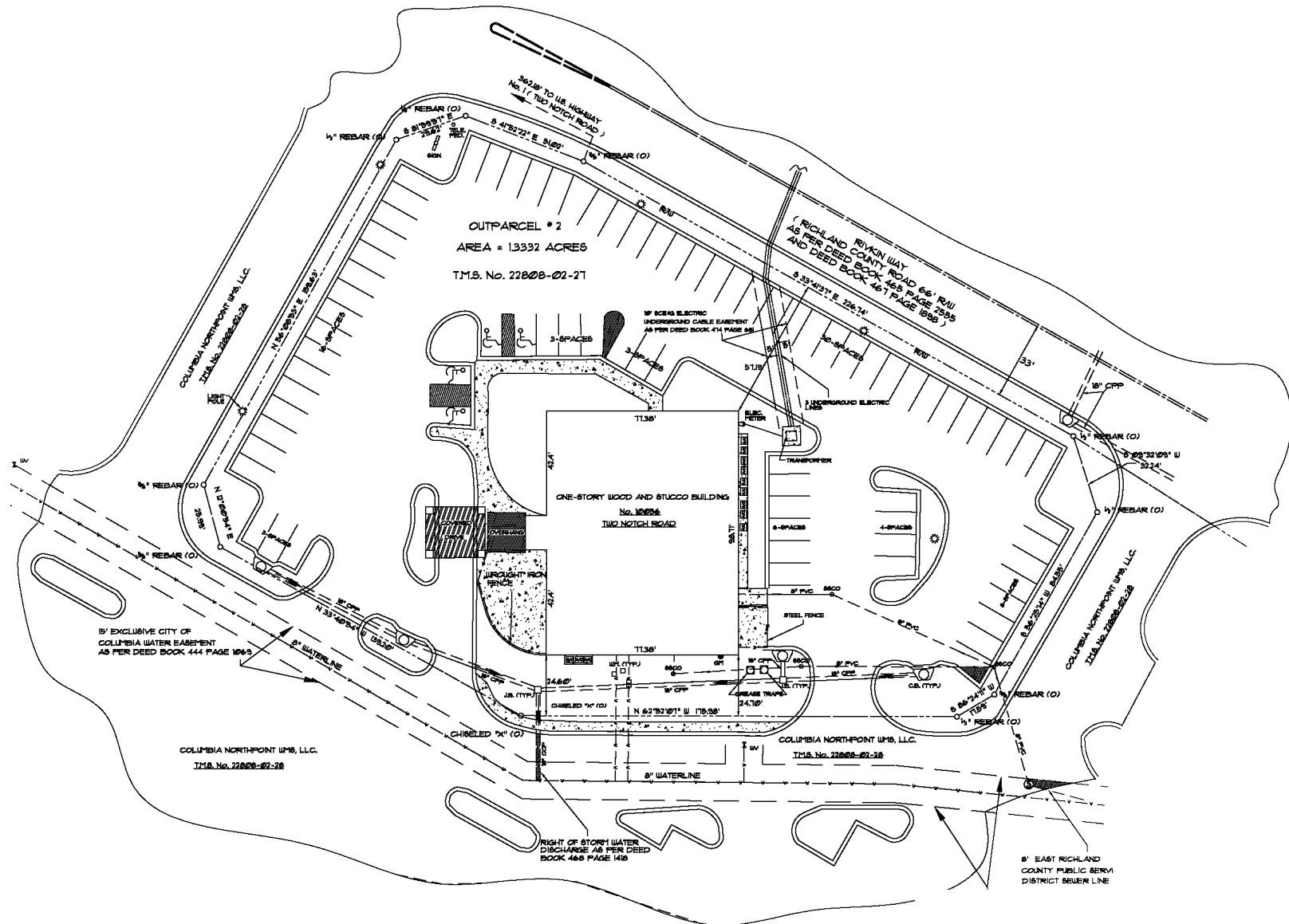


- A 24-hour Walmart Supercenter anchored outparcel site in one of Columbia's most desirable retail corridors
- Corridor Retail Tenants include Walmart, Regal Cinemas, Kohl's, Sam's, Lowe's, Dick's, Target, Kroger, Hobby Lobby, Publix, Best Buy and more
- ±6,448 SF Buffalo Wild Wings restaurant
- Seating Capacity - 300
- Occupancy Capacity - 384
- Parking ratio - 11.64/1000 (75 spaces)
- Multiple access points including signalized interchange
- Traffic Count: 36,900 VPD on US-1 (Station 11) - Increase of 5,000 VPD since 2015
- Equipment includes 6,000 gallon grease trap, 24' hood, two walk in coolers, walk in freezer, walk in keg cooler

# SITE PLAN OVERVIEW

10056 Two Notch Road - Buffalo Wild Wings

**NAI**Columbia





# TENANT OVERVIEW

Buffalo Wild Wings

## BUFFALO WILD WINGS

Founded - 1982 as Buffalo Wild Wings

Headquarters - Sandy Springs, Georgia

Number of Locations:

- 1,237 (As of 2017)
- Roughly 1/2 owned directly & 1/2 owned by franchisees

Parent Company - Inspire Brands, Inc.



## INSPIRE BRANDS

Founded - 2018

Headquarters - Sandy Springs Georgia

Locations - Over 11,000 (4<sup>th</sup> Largest restaurant group in U.S.)

Owner - Roark Capital Group

Subsidiaries - Arby's, Buffalo Wild Wings, Jimmy John's, Rusty Taco, Sonic



\$14.6B in System Sales

325,000 Team Members & Franchise Employees

1,400 Franchisees

\$16M Raised in 2019 for Philanthropy

Inspire Brands is in talks to acquire Dunkin Donuts

## ABOUT BLAZIN WINGS, INC.

Blazin Wings, Inc is a corporately owned and backed subsidiary of Buffalo Wild Wings. Buffalo Wild Wings has been operating at this location since 2010. Corporate acquired the site due to strong performance in 2012 from the original franchisee. Roark Capital Group acquired Buffalo Wild Wings in 2018 and formed Inspired Brands. Their portfolio includes national footprint brands like Arby's, Sonic, Jimmy John's and Rusty Taco, with restaurants in 15 countries and 47 states.



# PROPERTY Pictures

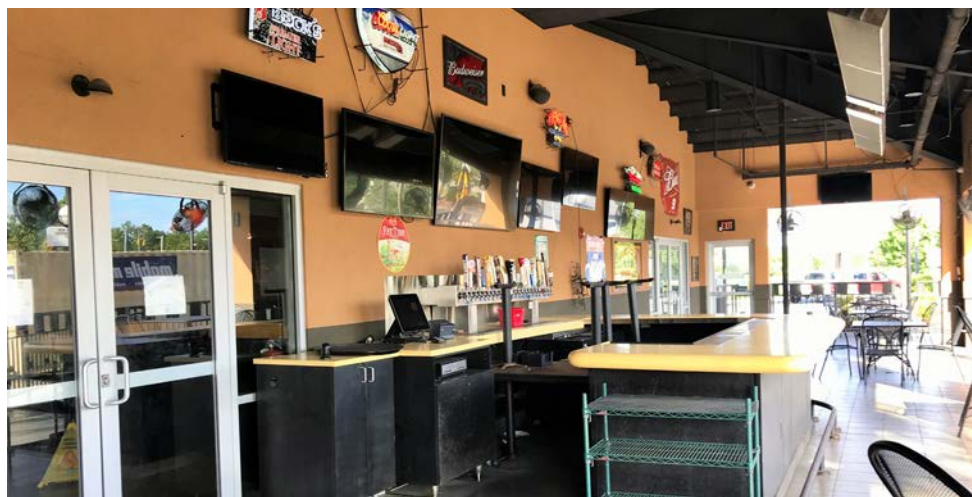
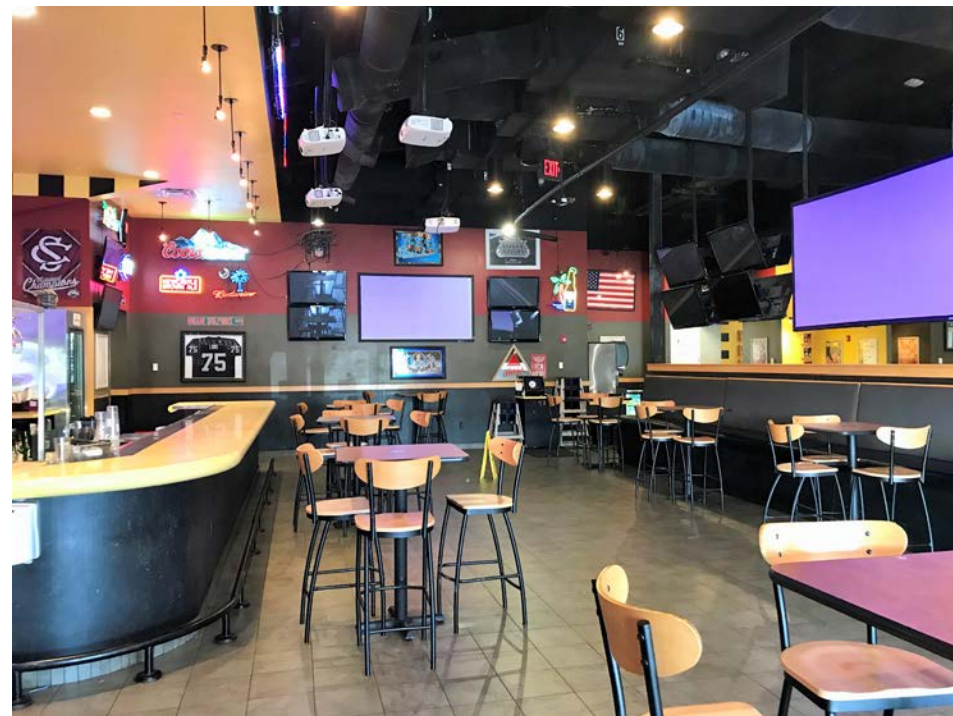
10056 Two Notch Road - Buffalo Wild Wings





# PROPERTY Pictures

10056 Two Notch Road - Buffalo Wild Wings





# Retail Aerial

111 Restaurant Locations





# Retail Aerial

Wildewood  
881 Homes

Walmart

Spring Valley High School  
±2,100 Students

Subject

JO-ANN  
Shirts and craft stores

SHOE DEPT.

CATO

GameStop

Office  
DEPOT

SONIC

COOK-OUT

PAPA JOHN'S

POPEYES  
Louisiana Kitchen

TD  
Bank

Dick Smith  
of Columbia

AutoZone

O'Reilly  
AUTO PARTS

ZAXBY'S

Lowe's

Magnolia Buffet

Applebee's

36,900 VPD

Publix

Kroger

FIREHOUSE  
SUBS

FIRST  
HORIZON

KFC

WELLS  
FARGO

Chick-fil-  
e

MEDcare  
HEALTH PLAN





Aerial

Rivkin Blvd





# NAI Columbia

## Demographic Profile

## Demographic Profile

Two Notch Rd & Polo Rd | Columbia, South Carolina

|                           | 1 Mile | 3 Miles | 5 Miles |                               | 1 Mile | 3 Miles | 5 Miles |                                    | 1 Mile    | 3 Miles  | 5 Miles  |
|---------------------------|--------|---------|---------|-------------------------------|--------|---------|---------|------------------------------------|-----------|----------|----------|
| <b>Population</b>         |        |         |         | <b>2020 Age Dist.</b>         |        |         |         | <b>Median Household Income</b>     |           |          |          |
| 2010 Census               | 2,289  | 47,123  | 102,477 | 0 - 4                         | 4.6%   | 6.1%    | 6.6%    | 2020 Estimate                      | \$80,366  | \$59,904 | \$59,397 |
| 2020 Estimate             | 2,413  | 52,506  | 116,998 | 5 - 9                         | 5.1%   | 6.3%    | 6.9%    | 2025 Projection                    | \$85,077  | \$64,051 | \$63,476 |
| 2025 Projection           | 2,505  | 55,438  | 124,390 | 10 - 14                       | 5.7%   | 6.5%    | 6.9%    |                                    |           |          |          |
| % Chg. 2020-2025          | 3.8%   | 5.6%    | 6.3%    | 15 - 19                       | 6.5%   | 6.1%    | 6.2%    | <b>Average Household Income</b>    |           |          |          |
|                           |        |         |         | 20 - 24                       | 4.5%   | 6.1%    | 6.3%    | 2020 Estimate                      | \$108,786 | \$80,596 | \$78,233 |
| <b>Households</b>         |        |         |         | 25 - 34                       | 9.7%   | 14.5%   | 15.1%   | 2025 Projection                    | \$119,980 | \$89,245 | \$86,883 |
| 2010 Census               | 867    | 18,553  | 39,474  | 35 - 44                       | 11.4%  | 14.4%   | 14.8%   |                                    |           |          |          |
| 2020 Estimate             | 906    | 20,614  | 44,658  | 45 - 54                       | 11.9%  | 12.5%   | 12.6%   | <b>Per Capita Household Income</b> |           |          |          |
| 2025 Projection           | 940    | 21,755  | 47,401  | 55 - 64                       | 14.1%  | 12.4%   | 11.7%   | 2020 Estimate                      | \$42,341  | \$31,729 | \$29,781 |
|                           |        |         |         | 65 - 74                       | 14.4%  | 9.6%    | 8.3%    | 2025 Projection                    | \$46,709  | \$35,114 | \$33,011 |
| <b>Families</b>           |        |         |         | 75 - 84                       | 9.1%   | 4.0%    | 3.4%    |                                    |           |          |          |
| 2010 Census               | 665    | 12,798  | 27,545  | 85+                           | 3.1%   | 1.4%    | 1.3%    | <b>2020 Household Income Dist.</b> |           |          |          |
| 2020 Estimate             | 683    | 13,863  | 30,517  |                               |        |         |         | Less than \$15,000                 | 6.4%      | 8.6%     | 8.9%     |
| 2025 Projection           | 705    | 14,529  | 32,186  | <b>Median Age</b>             |        |         |         | \$15,000 - \$24,999                | 6.1%      | 6.7%     | 6.7%     |
|                           |        |         |         | 2010 Census                   | 45.5   | 35.5    | 34.3    | \$25,000 - \$34,999                | 6.1%      | 8.9%     | 9.4%     |
| <b>2020 Housing Data</b>  |        |         |         | 2020 Estimate                 | 47.3   | 37.9    | 36.3    | \$35,000 - \$49,999                | 10.9%     | 14.5%    | 14.2%    |
| Owner Occ. Housing Units  | 729    | 12,703  | 28,230  | 2025 Projection               | 48.1   | 38.2    | 36.1    | \$50,000 - \$74,999                | 16.8%     | 22.6%    | 22.5%    |
| Renter Occ. Housing Units | 177    | 7,911   | 16,428  |                               |        |         |         | \$75,000 - \$99,999                | 13.8%     | 14.4%    | 14.5%    |
|                           |        |         |         | <b>Average Household Size</b> |        |         |         | \$100,000 - \$149,999              | 18.1%     | 13.4%    | 13.4%    |
| <b>2020 Business Data</b> |        |         |         | 2010 Census                   | 2.63   | 2.53    | 2.57    | \$150,000 - \$199,999              | 11.6%     | 6.3%     | 6.3%     |
| Total Businesses:         | 459    | 17,966  | 35,502  | 2020 Estimate                 | 2.66   | 2.53    | 2.60    | \$200,000 and Up                   | 10.2%     | 4.7%     | 4.1%     |
| Total Employees:          | 2,413  | 52,506  | 116,998 | 2025 Projection               | 2.66   | 2.54    | 2.60    |                                    |           |          |          |



# DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 10056 Two Notch Road ("Property"). It has been prepared by NAI Columbia ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.