



205 W CHURCH ST

BATESBURG-LEESVILLE, SC 29006



**INTERACTIVE OFFERING
MEMORANDUM**

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Representative Photo

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INVESTMENT HIGHLIGHTS



±3,538 SF*
GLA



±1.47 AC*
LOT SIZE



2007
YEAR BUILT

*Buyer to verify GLA and Lot Size with a new survey

- **PREMIER NATIONAL BRAND** – Wendy's stands as a globally recognized quick-service restaurant (QSR) leader, boasting over 6,500 locations across the United States and a presence in 29 countries worldwide. Its enduring brand strength and market dominance ensure a stable and reliable investment opportunity.
- **NEARLY TWO DECADES OF SUSTAINED PERFORMANCE** – This Wendy's location has been operating successfully for nearly two decades, demonstrating strong, stable performance in its respective market. A long-term operating history like this is a key indicator of sustained consumer demand, operational efficiency, and market relevance—making it a reliable asset for future ownership and cash flow stability.
- **RECENT NEARBY DEVELOPMENTS & SURROUNDING RETAILERS** – The area has seen significant commercial growth with T-Mobile and Starbucks entering the market. They join established national retailers such as Walmart, Tractor Supply, CVS, Advance Auto Parts, U-haul, McDonald's, and Truist Bank, enhancing the property's appeal and customer draw.
- **EXPERIENCED OPERATOR** – The property is operated by Carolina Restaurant Group Inc, a seasoned franchisee managing over 120 Wendy's locations throughout the Southeast. Their ongoing expansion and development of new sites underscore a deep commitment to the Wendy's brand, providing added confidence in tenant stability.
- **STRATEGIC ECONOMIC DEVELOPMENT INITIATIVES** – The town has invested in substantial infrastructure improvements, notably the expansion of Highway 1 to a four-lane corridor, enhancing accessibility and traffic flow. Additionally, the development of the Batesburg-Leesville-Leesville Industrial Park, a 175-acre site with over \$3.5 million in infrastructure enhancements, has attracted businesses like Fisher Tank Company and C.R. Jackson Inc., fostering economic growth and job creation in the area.
- **ABSOLUTE NNN LEASE** – This Wendy's has ±14.7 years remaining on an absolute NNN lease with zero landlord responsibilities. The lease is backed by one of the largest and most experienced operators in the Wendy's system, offering long-term stability and passive income. With a proven track record and strong operational backing, this is an ideal hands-off investment.

FINANCIAL OVERVIEW



\$1,852,000
LIST PRICE



7.50%
CAP RATE

LEASE SUMMARY	
Tenant Trade Name	Wendy's
Lease Guarantor	Carolina Restaurant Group, Inc.
Lease Type	NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	20 Years
Lease Commencement Date	3/14/2016
Lease Expiration Date	3/13/2041
Term Remaining on Lease	±14.61 Years
Rent Increases	8.50% Every 5 Years
Options	Three, 5-Year Options
ROFR	Yes, 30-Days

YEAR	MONTHLY RENT	ANNUAL RENT	CAP RATE
3/14/2026 - 3/13/2031*	\$11,575.03	\$138,900.31	7.50%
3/14/2031 - 3/13/2036	\$12,558.90	\$150,706.84	8.14%
3/14/2036 - 3/13/2041	\$13,626.41	\$163,516.92	8.83%
Option 1 (03/14/2041 - 03/13/2046)	\$14,784.65	\$177,415.86	9.58%
Option 2 (03/14/2046 - 03/13/2051)	\$16,041.35	\$192,496.20	10.39%
Option 3 (03/14/2051 - 03/13/2056)	\$17,404.87	\$208,858.38	11.28%



BATESBURG-LEESVILLE HIGH SCHOOL
561 STUDENTS



SUBJECT PROPERTY



BATESBURG-LEESVILLE MIDDLE
473 STUDENTS



TENANT OVERVIEW



Representative Photo



The Wendy's Company operates the Wendy's fast food chain. The company is the #2 hamburger chain in the US. The Wendy's chain consists of nearly 6,500 restaurants in the US and more than 29 other countries. Besides burgers and fries, the restaurants serve chicken sandwiches, wraps, and a variety of salads. Instead of milkshakes, Wendy's serves its famously thick Frosty. Most of the company's locations are franchised, and it generates most of its sales in the US.

HEADQUARTERS

Dublin, OH

YEAR FOUNDED

1969

NUMBER OF LOCATIONS

6,500+

WEBSITE

wendys.com



This Wendy's location is operated by Carolina Restaurant Group, Inc., a seasoned franchisee with over 126 Wendy's units, known for their long-standing relationship with the brand and commitment to operational excellence. They formed on April 1, 1993 and are based in Charlotte, North Carolina. Carolina Restaurant Group thrives under the leadership of president Quint Graham, a native of Columbus, Ohio. Quint started with Wendy's® 40 years ago as a crew member and worked his way up to General Manager and then District Manager with Wendy's® International. Shortly thereafter, he was asked to come to Charlotte, NC to oversee this large, growing franchise. Mr. Graham has had the honor of working closely with Dave Thomas and brought with him to Carolina Restaurant Group the concepts and leadership Mr. Thomas instilled in him.

HEADQUARTERS

Charlotte, NC

YEAR FOUNDED

1993

NUMBER OF LOCATIONS

126+

WEBSITE

classicburgers.com



WENDY'S IN THE NEWS



WENDY'S EXPECTS TO TEST DYNAMIC PRICING AND DAYPART OFFERS IN 2025

02/15/2024 SOURCE: NRN

Wendy's plans to roll out digital innovations like dynamic pricing, AI-powered menu adjustments, and daypart-specific offers starting in 2025. The company is also investing \$55 million to boost its breakfast platform, aiming for significant sales growth without adding labor. Additionally, Wendy's is testing new menu items such as Saucy Nuggets and an Orange Dreamsicle Frosty while reporting strong financial results for Q4 2023.



WENDY'S MAKES MOVE TO TAKE DOWN MCDONALD'S, BURGER KING

05/08/2025 SOURCE: THE STREET

Wendy's Baconator, introduced in 2007, has become a signature menu item, inspiring variations like Son of Baconator, Baconator Fries, and the Breakfast Baconator. Recently, Wendy's reintroduced a \$3 Son of Baconator promotion nationwide without requiring app use, aiming to attract value-focused customers. Wendy's remains committed to improving food quality, customer experience, and global expansion, emphasizing its use of fresh, locally sourced ingredients like 100% fresh, never frozen beef.

MARKET OVERVIEW

BATESBURG-LEESVILLE, SC

Batesburg-Leesville, South Carolina, is a community with a long-standing history located in Lexington County, **just over 30 miles west of Columbia**, the state’s capital. This close proximity to Columbia allows residents and businesses in Batesburg-Leesville to easily connect with the broader economic, cultural, and educational opportunities offered in the metropolitan area. Despite being part of the greater Columbia region, Batesburg-Leesville maintains its own distinct identity with residential neighborhoods, local businesses, and community institutions that have served the area for generations. It is well-known for hosting events that reflect the agricultural roots of the region, such as poultry festivals and seasonal markets. Its location allows easy access to major amenities and services found in Columbia while preserving a more relaxed pace of life that appeals to many who seek a balance between urban and more rural settings.

Batesburg-Leesville’s **location on U.S. Highway 1** places it directly on one of the major transportation routes **connecting Columbia to Augusta, Georgia**. This highway runs through the heart of Batesburg-Leesville, making it a convenient stopping point for travelers and an accessible base for commuters who work in either city. The highway supports not only personal travel but also plays a key role in the movement of goods and services through the region, benefiting local businesses that rely on regional and interstate commerce. The connectivity provided by U.S. Highway 1 enhances Batesburg-Leesville’s **relevance as a regional link between two of the Southeast’s historically significant cities**. This transportation corridor, combined with the town’s longstanding community ties and local amenities, positions Batesburg-Leesville as a noteworthy part of the central South Carolina landscape.



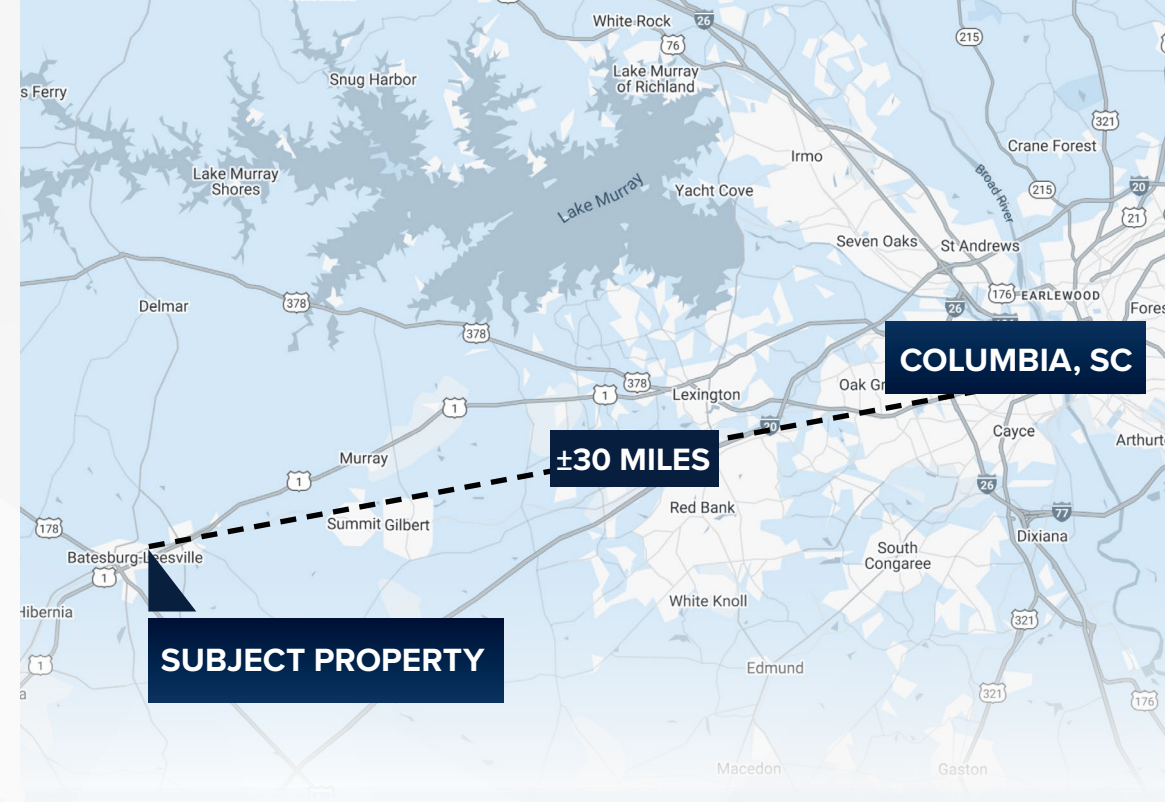
PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	7,466	10,765	28,931
2030 Population Projection	8,129	11,688	31,264
2020 Population	6,887	10,007	27,003
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	3,049	4,353	11,480
2030 Household Projection	3,326	4,735	12,416
2020 Households	2,808	4,043	10,715
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$62,060	\$62,922	\$71,005

EDUCATION & ATTRACTIONS

Batesburg-Leesville is served by Lexington County School District Three, which provides a range of educational programs designed to meet the needs of a diverse student population. The district includes several schools offering instruction from early childhood through high school, with a focus on academic excellence, personal growth, and career preparation. Batesburg-Leesville High School, for instance, offers Advanced Placement courses and dual-enrollment options in collaboration with nearby colleges, giving students the chance to earn college credits while still completing their high school education. Additionally, the town's proximity to institutions like Midlands Technical College supports continued learning and workforce development.

The community features several attractions that reflect its historical significance and appreciation for outdoor recreation. The historic downtown area is home to locally owned shops, restaurants, and landmarks that showcase the town's architectural and cultural legacy. Gibson Pond Park and nearby Lake Murray offer opportunities for hiking, picnicking, and water-related activities. Each year, Batesburg-Leesville hosts the South Carolina Poultry Festival, a popular event that brings together residents and visitors for parades, music, food, and entertainment. These features contribute to a setting where history, nature, and community events come together to enrich everyday life.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **205 W Church St, Batesburg-Leesville, SC 29006**. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this 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 Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ 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 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 this 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 Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes 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 date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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Representative Photo



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