

# MATTHEWS™



Corporate Abs NNN Lease | ±11.5 Years Remaining | Strong Store Sales | Charleston/Myrtle Beach MSA



1311 Church St, Georgetown, SC  
29440

Single Tenant Absolute NNN Investment Opportunity

Offering Memorandum

# EXCLUSIVELY LISTED BY



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**MATTHEWS™**



**Hardee's**

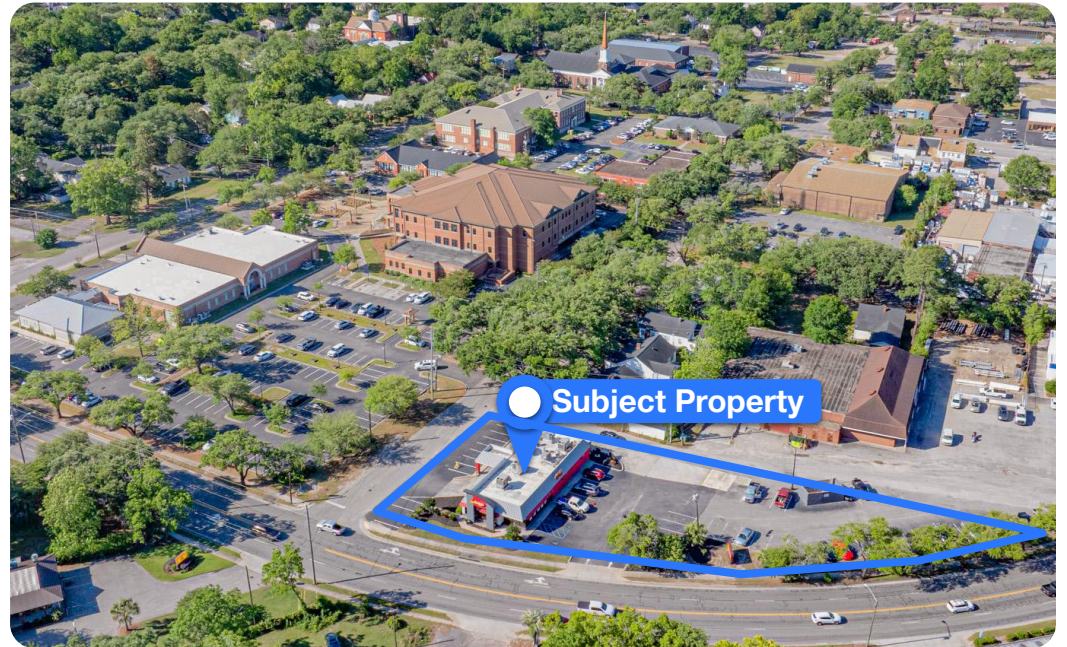
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# PROPERTY OVERVIEW

**Hardee's**  
1311 Church St, Georgetown, SC 29440



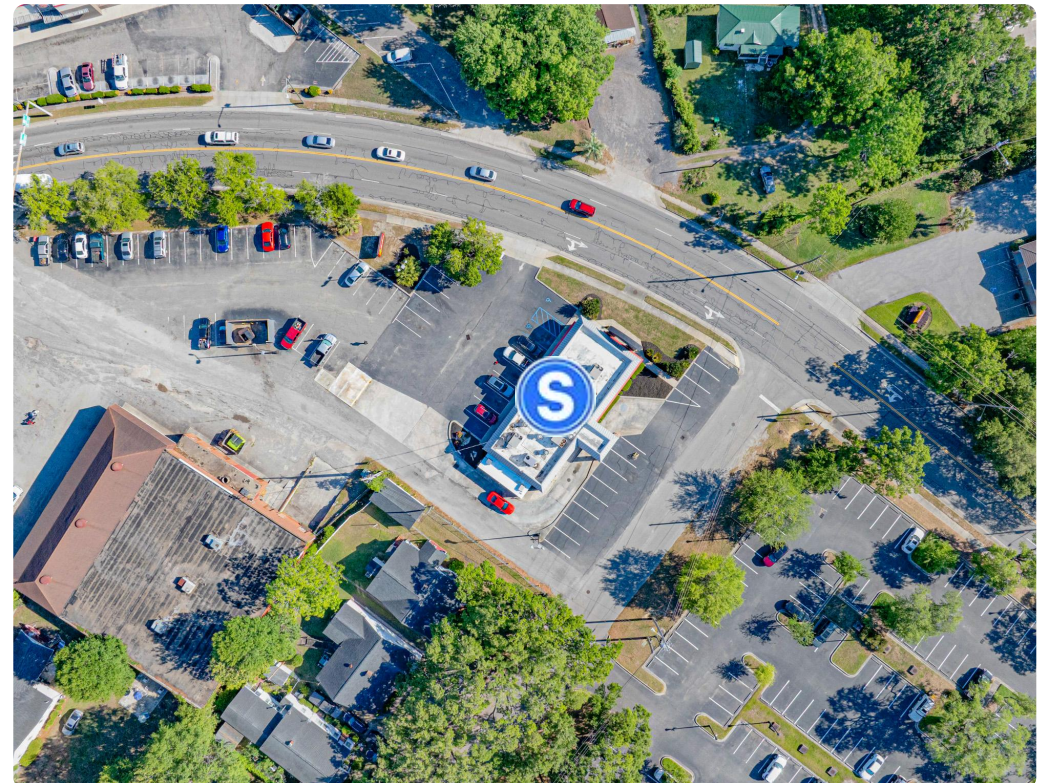
# EXECUTIVE SUMMARY



**Matthews™** is pleased to present the opportunity to acquire a fee simple, single-tenant net-leased Hardee's located in Georgetown, South Carolina — a growing coastal community strategically positioned between Charleston and Myrtle Beach along the state's highly traveled coastal corridor. The offering presents an attractive opportunity to acquire a recently extended, corporately guaranteed net-leased asset exhibiting strong unit-level performance within one of Georgetown's primary retail trade corridors.

The ±3,943 SF property is situated on a substantial ±2.0-acre parcel and benefits from excellent visibility and access along a major commercial thoroughfare with traffic counts exceeding ±24,000 vehicles per day. The site is surrounded by a complementary mix of national retailers, restaurants, hotels, and service-oriented businesses, creating a dynamic retail environment driven by both local consumer demand and year-round coastal tourism.

Georgetown's strategic location along the primary route connecting Charleston and Myrtle Beach provides consistent traffic from regional commuters and tourists traveling to South Carolina's premier beach destinations. Combined with the area's expanding population base and strengthening tourism economy, the market continues to demonstrate solid long-term retail fundamentals. This offering provides investors with the opportunity to acquire a passive, corporately backed investment secured by durable real estate fundamentals and stable long-term income.



# INVESTMENT HIGHLIGHTS



## Property Highlights

- **Long-Term Corporate Lease | ±11.5 Years Remaining:** The Property is secured by a recently extended corporate lease with Hardee's Restaurants, LLC, featuring approximately 11.5 years remaining on the base term and four (4) additional 5-year renewal options, providing investors with long-term income stability and operational continuity.
- **Absolute NNN Lease | Passive Investment Opportunity:** The asset is leased on an absolute triple-net (NNN) basis, offering a truly passive ownership structure with no landlord responsibilities for maintenance, repairs, taxes, or insurance.
- **Strong Store Performance | Above-Average Sales Location:** The Property benefits from strong in-place store sales and a proven operating history that consistently outperforms national Hardee's brand averages.
  - **Contact Brokers for Additional Details**
- **Prime Coastal South Carolina Location:** Georgetown is strategically positioned along the South Carolina coast between Charleston and Myrtle Beach, benefiting from steady local consumer demand and substantial seasonal tourism traffic throughout the year.
- **Excellent Visibility & Access | ±24,000+ VPD:** The Property is located along a primary commercial corridor with traffic counts exceeding 24,000 vehicles per day, offering exceptional visibility, accessibility, and exposure to daily commuters and visitors alike.
- **Large 2.0-Acre Site | Long-Term Flexibility:** Situated on an expansive 2-acre parcel, the Property offers strong site functionality, ample parking and access, significant residual land value, and future redevelopment potential.
- **Established Retail Corridor | Strong Retail Synergy:** The surrounding trade area is anchored by a strong concentration of national retailers, restaurants, hotels, and daily-needs businesses that drive consistent consumer traffic and reinforce the corridor's position as a dominant retail destination.
- **Growing Coastal Market:** Georgetown continues to experience growth driven by expanding tourism, ongoing residential development, and increased economic activity throughout the greater coastal South Carolina region.



# FINANCIAL OVERVIEW

**Hardee's**

1311 Church St, Georgetown, SC 29440



**1311 Church St,**  
Georgetown, SC 29440

**±2.00 AC**

Lot Size\*

**±3,943 SF**

GLA\*

**1990**

Year Built

**±24,000 VPD**

Church St

**Absolute NNN**

Lease Type

\*Buyer to verify lot size and building with their own survey



# FINANCIAL SUMMARY



**\$2,078,270**

List Price

**\$129,891\***

NOI

**6.25%**

Cap Rate

## Property Details

Tenant	Hardee's Restaurants, LLC (Corporate)
Lease Type	Absolute NNN
Type of Ownership	Fee Simple
Original Lease Commencement	8/22/2016
Lease Expiration	8/31/2037
Remaining Term	±11.5 Years
Options	Four, 5-Year Options
Rent Increases	2% Annually thru 8/31/2027 10% on 9/1/2032 2% Annually in Options
ROFR	No
Sales	Yes (Contact Broker)

## Annualized Operating Data - Base

Term	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
9/1/2026 - 8/31/2027*	\$10,824.32	\$129,891.86	\$32.94	6.25%
9/1/2027 - 8/31/2032	\$11,000.00	\$132,000.00	\$33.48	6.35%
9/1/2032 - 8/31/2037	\$12,100.00	\$145,200.00	\$36.82	6.99%

\*Pricing Based off 9/1/2026 Rent Increase. Seller to credit Buyer the difference at closing.



Footnote: Hardee's Restaurants, LLC ("Hardee's Corporate") recently took over this site from ARC Burger, a former Hardee's franchisee, via a lease assignment and assumption. In doing so, Hardee's Corporate extended the base lease for 5yrs and added two additional 5-year options, showing long-term commitment to the location.



Georgetown High School  
±917 Students

Beck Recreation Center

Georgetown County School District  
Office

Bank of  
Greeleyville  
Bank smart. Bank local. Bank well.



Georgetown Middle School  
±682 Students



Highmarket St ± 24,900 VPD

US-701 Hwy ± 24,900 VPD



Church St ± 24,000 VPD



The Ice House  
Gas Station



Hardee's  
Subject Property

Georgetown  
County Offices

Georgetown Plaza

 **TRACTOR SUPPLY CO**  
 **ROSES**  
 **SUNOCO**  
**HIBBETT SPORTS**  **Bojangles**  **OLLIE'S OUTLET**  
Bargain GOOD STUFF CHEAP

Plantation Plaza

**Walmart**  
 Supercenter  
 **Wendy's**



Winyah Village

 **planet fitness**  
 **Domino's**  
 **SUBWAY**  
 **Valvoline**

**Walgreens**

 **FOOD LION**  
 **enterprise**  
 **RAC**  
REPAIRS • APPLIANCES • REFRIGERATION • SERVICE

US-701 Hwy ± 24,900 VPD



 **Tidelands Georgetown Memorial Hospital**  
 ±131 Beds

**BURGER KING**

Church St ± 24,000 VPD

 **Hardee's**  
 Subject Property

Georgetown County Offices

**THOMAS SUPPLY**  
CO. Inc.  
 ELECTRICAL • PLUMBING • LIGHTING • HARDWARE



Church St ± 24,000 VPD



 Hardee's

Dozier St

# TENANT SUMMARY



## Hardee's®

Year Founded

**1960**

Headquarters

**Franklin, TN**

Ownership Status

**Subsidiary of CKE**

Employees

**20,200+**

Locations

**1,800+**

Credit Rating

**Private**

Annual Revenue

**\$1.3 billion**

## Tenant Overview

**Hardee's** is a well-known U.S. quick-service restaurant (QSR) brand, recognized for its charbroiled burgers, breakfast biscuit offerings and a strong presence in mid-sized and smaller markets, particularly across the Southern and Midwestern United States. Founded in 1960, Hardee's has evolved into a national franchise system and is part of the portfolio of CKE Restaurants Holdings, Inc. ("CKE"), which provides operational scale, franchise system infrastructure and brand pedigree. This affiliation offers investors a tenant with an established brand identity, a differentiated day-part strength (notably breakfast), and a long history of franchise expansion.

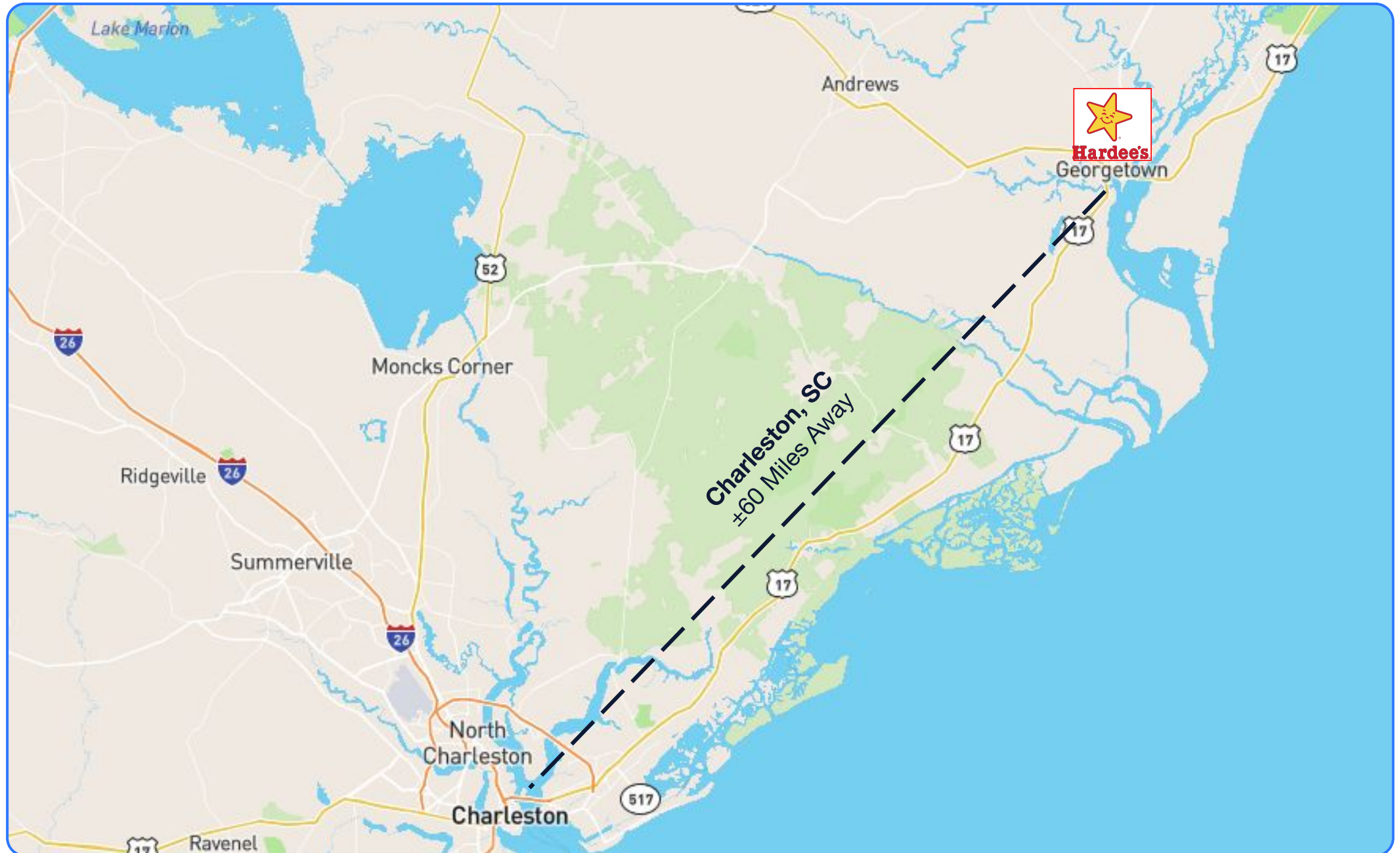
## Why Invest in Hardee's ?

- **Long-standing brand:** Founded in 1960, Hardee's has over six decades of market presence and brand recognition across the U.S.
- **Proven scale:** Operating under the CKE umbrella, the Hardee's system benefits from shared operational, franchise and marketing infrastructure.
- **Net-lease compatibility:** Many Hardee's restaurant sites are freestanding, single-tenant, triple-net lease candidates — attractive for institutional investors seeking stable, passive real-estate cash flow.
- **Brand differentiation:** Hardee's unique focus on breakfast biscuits and char-broiled burgers provides a differentiated daypart and product offering compared with some competitors.
- **Growth via remodel & digital investment:** The parent company has announced substantial investments in restaurant refreshes, digital ordering enhancements and operational upgrades — supporting long-term viability.

# MARKET OVERVIEW

**Hardee's**

1311 Church St, Georgetown, SC 29440



# GEORGETOWN, SC



**9,041**

Total Population

**\$56,981**

Median HH Income

**46**

Median Age

**3,700**

Employed Population

## Local Market Overview

Georgetown’s retail market continues to benefit from the area’s growing residential population, steady tourism activity, and increasing interest from retirees and second-home buyers. The city’s historic waterfront district remains a key commercial hub, attracting both local shoppers and visitors seeking dining, boutique retail, and entertainment options. Retail demand is strongest in high-traffic corridors near downtown Georgetown, Highway 17, and expanding residential communities throughout Georgetown County.

Retail vacancy rates in Georgetown remain relatively stable, with smaller storefront spaces and restaurant locations often seeing the highest demand. New business openings, waterfront redevelopment efforts, and infrastructure improvements continue to enhance the long-term outlook for commercial investment in the area. As population growth continues across the coastal Carolinas, Georgetown’s retail sector is positioned for gradual expansion while maintaining the character and charm that define the local community.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,004	10,804	15,221
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,730	4,523	6,355
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$82,079	\$78,011	\$78,893

# MATTHEWS™



## Hardee's®

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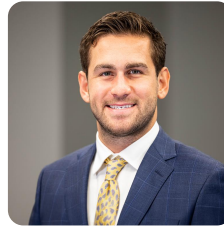
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**Kyle Matthews | Broker of Record | Broker Lic No. 105710 (SC) Firm Lic No. 22684 (SC)**

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1311 Church St, Georgetown, SC, 29440** ("Property"). 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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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.

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Owner and Matthews™. 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™. 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.