



Offering Memorandum

3457 FIVE CHOP ROAD . ORANGEBURG . SC 29115

7-ELEVEN | ABSOLUTE NNN | RECENT CONSTRUCTION

developed by:

REACTYLINK
LLC

listed by:


PINTAIL

DEVELOPER



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LISTING TEAM



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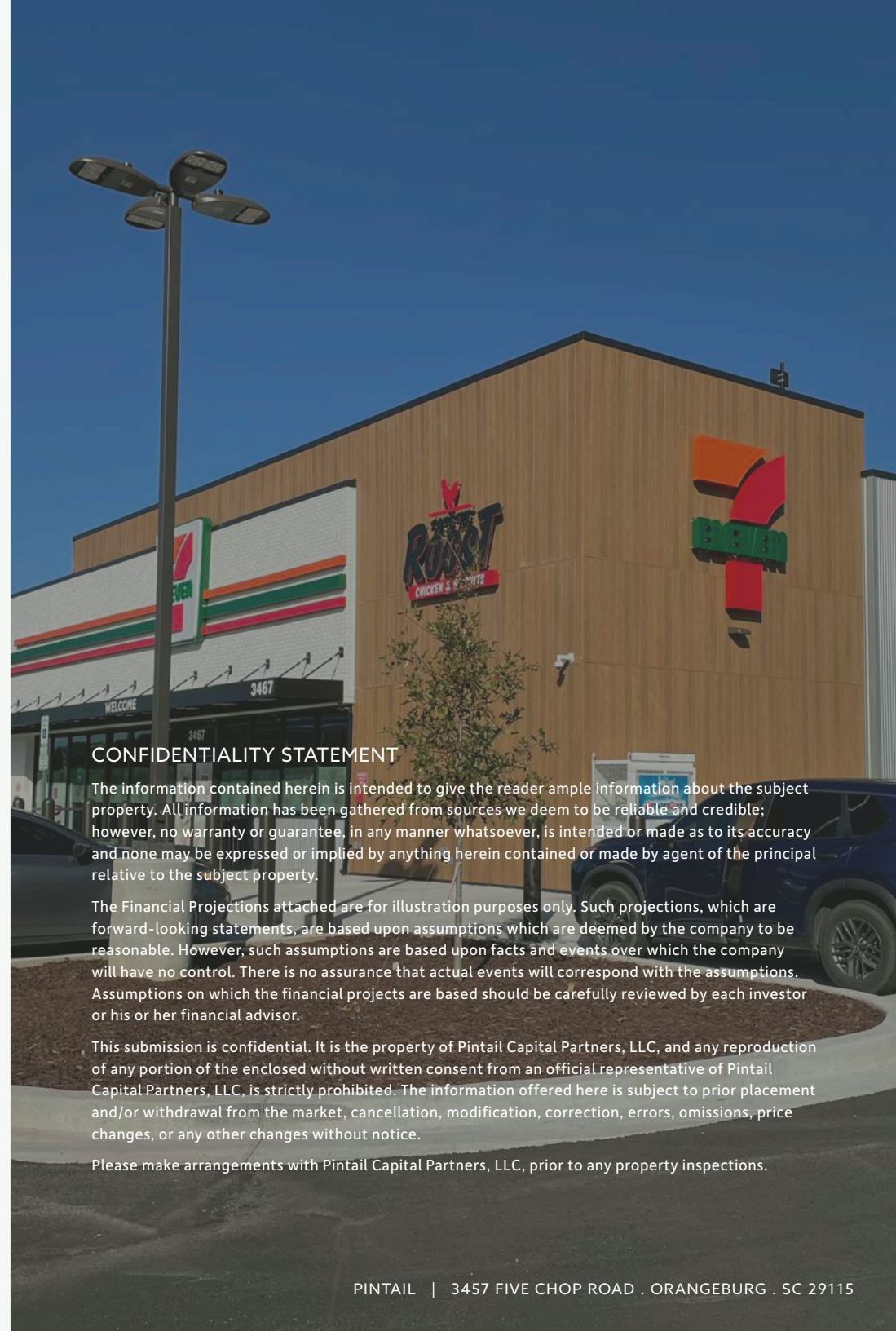


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CONFIDENTIALITY STATEMENT

The information contained herein is intended to give the reader ample information about the subject property. All information has been gathered from sources we deem to be reliable and credible; however, no warranty or guarantee, in any manner whatsoever, is intended or made as to its accuracy and none may be expressed or implied by anything herein contained or made by agent of the principal relative to the subject property.

The Financial Projections attached are for illustration purposes only. Such projections, which are forward-looking statements, are based upon assumptions which are deemed by the company to be reasonable. However, such assumptions are based upon facts and events over which the company will have no control. There is no assurance that actual events will correspond with the assumptions. Assumptions on which the financial projects are based should be carefully reviewed by each investor or his or her financial advisor.

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Please make arrangements with Pintail Capital Partners, LLC, prior to any property inspections.

PET SUPPLIES PLUS

±534,702 SF



INVESTMENT *summary*

ADDRESS: 3457 Five Chop Road
Orangeburg, SC 29115

COUNTY: Orangeburg County

TAX MAP NO: 0236-00-05-005.000 &
0236-00-05-006.000

BUILDING SIZE: ±4,050 SF on ±5.0 AC

YEAR BUILT: 2023

FRONTAGE: ±481' on Five Chop Road (Hwy 301)

PARKING SPACES: (10) Truck / (49) Car

SERVICE PUMPS: (8) Fuel / (4) Diesel

SIGNAGE: Highly visible interstate signage

TENANT: 7-Eleven

GUARANTEE: Corporate

LEASE TYPE: Absolute NNN

LEASE TERM: 15 Years
May 4, 2023 - May 31, 2038

RENT ESCALATIONS: 8% every five years

RENEWAL OPTIONS: (4) four-year options

ROFR: 20 days

LL RESPONSIBILITIES: None

The subject property sits just off I-26 on Exit 154: Five Chop Road (Hwy 301). Orangeburg's location along the logistic thoroughfare between Charleston and Columbia and its proximity to the I-26/I-95 interchange has made the county a top choice for recent industrial developments.

Hwy 301 is home to many large industrial parks (existing and under construction), making the subject property a prime location for the area's daytime employees as well as commuters on their way to – and from – work.

CURRENT NOI: \$351,052

ASKING PRICE: \$6,815,961



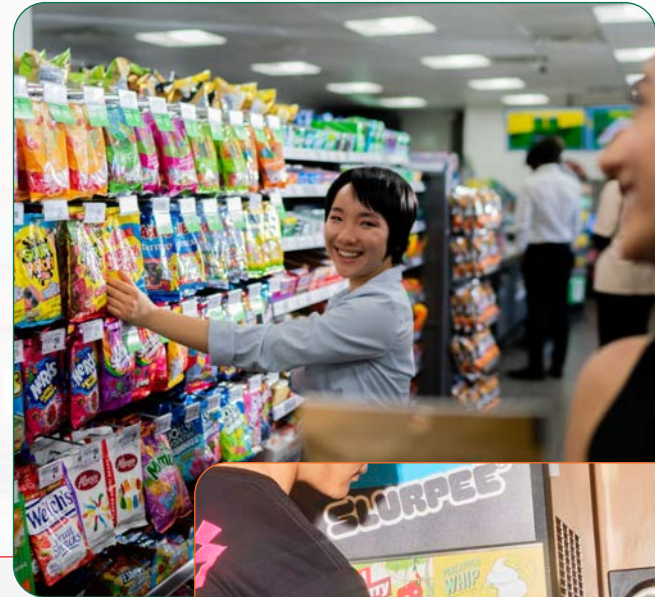
4 DIESEL
PUMPS

8 FUEL PUMPS

±481' FRONTAGE

TENANT *overview*

7-Eleven, Inc. is the premier name in the U.S. convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 84,000 stores worldwide. In addition to 7-Eleven® stores, 7-Eleven, Inc. operates and franchises Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits locations. Known for its iconic brands such as Slurpee®, Big Bite® and Big Gulp®, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products at an outstanding value.



FOUNDED	1928
OWNERSHIP	Public (AA-)
TOTAL STORES	84,000+
LOCATIONS	19 Countries
HEADQUARTERS	Irving, TX
RATING (S&P)	A
RATING (MOODY'S)	Baa2

2022 REVENUE: \$87.6B

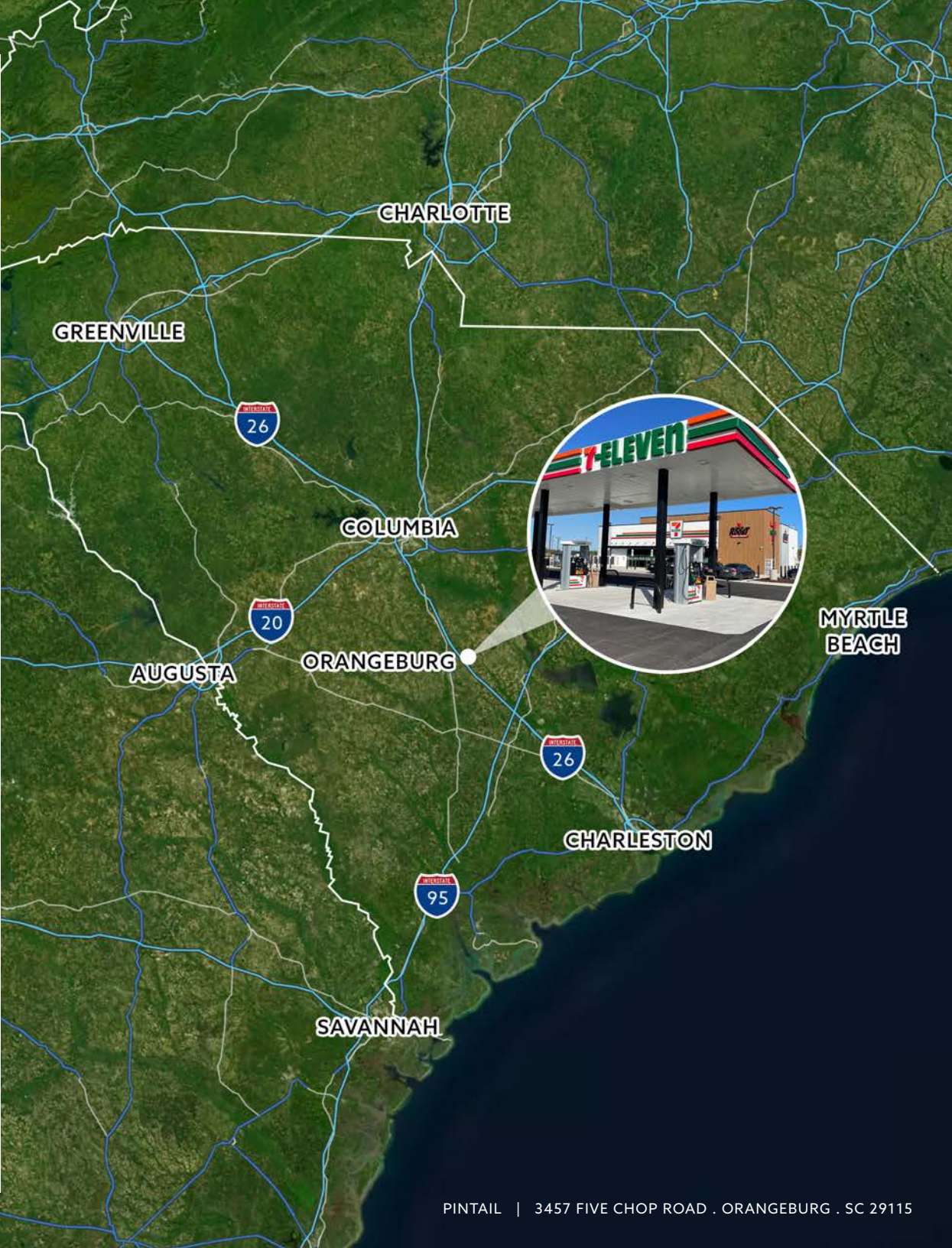
PROPERTY *location*

Located along the main logistic thoroughfare for the Port of Charleston, Five Chop Road (Hwy 301) sits just north of the I-26/I-95 interchange. With its prime location and existing labor force, the area has become a top choice for recent industrial developments, with several large projects still under construction.

Orangeburg is conveniently located midway between New York and Miami on I-95 and within a single day's drive of 30% of all U.S. manufacturing facilities. Major Southeast metro areas within 250 miles of the subject property include Atlanta, Jacksonville, Charleston, Raleigh-Durham, Knoxville and Greenville-Spartanburg.

KEY *distances*

COLUMBIA, SC (SC STATE CAPITAL)	52.3 miles
CHARLESTON, SC (COASTAL PORT + TOURIST DESTINATION)	69.3 miles
AUGUSTA, GA	80 miles
SAVANNAH, GA (COASTAL PORT)	113 miles
CHARLOTTE, NC	133 miles
GREENVILLE, SC	137 miles
MYRTLE BEACH, SC	143 miles



IMMEDIATE *surrounding area*
(SW)



H.T. HACKNEY

GPS
PACKAGING

MONTEFERRO

QM

GKN
AEROSPACE

GXO

Houman

QT

WAFLE
HOUSE

Loves

26

ALLIED
Air Enterprises

Velocity
POWERSPORTS

Days Inn

Wendy's

7
ELEVEN

SHAMROCK COMMERCE PARK
5 BUILDINGS PLANNED ON ±157 AC

PET SUPPLIES PLUS

IMMEDIATE *surrounding area*
(NW)



SHAMROCK COMMERCE PARK
5 BUILDINGS PLANNED ON ±157 AC



PET SUPPLIES PLUS
±534,702 SF

IMMEDIATE surrounding area



SHAMROCK COMMERCE PARK
5 Buildings (±1,971,762 SF)
planned

PET SUPPLIES PLUS

26
±49,900 VPD



FIVE CHOP ROAD



EXIT 154
±9,500 VPD



ORANGEBURG COUNTY
FIRE TRAINING CENTER

PIONEER FARM
EQUIPMENT INC

Houan

GXO

ALLIED
Air Enterprises



H.T. HACKNEY

QM

MONTEFERRO



SHAMROCK COMMERCE PARK *site plan*



PINTAIL | 3457 FIVE CHOP ROAD . ORANGEBURG . SC 29115

(IN FEET)
1 inch = 150 ft

MARKET *overview*

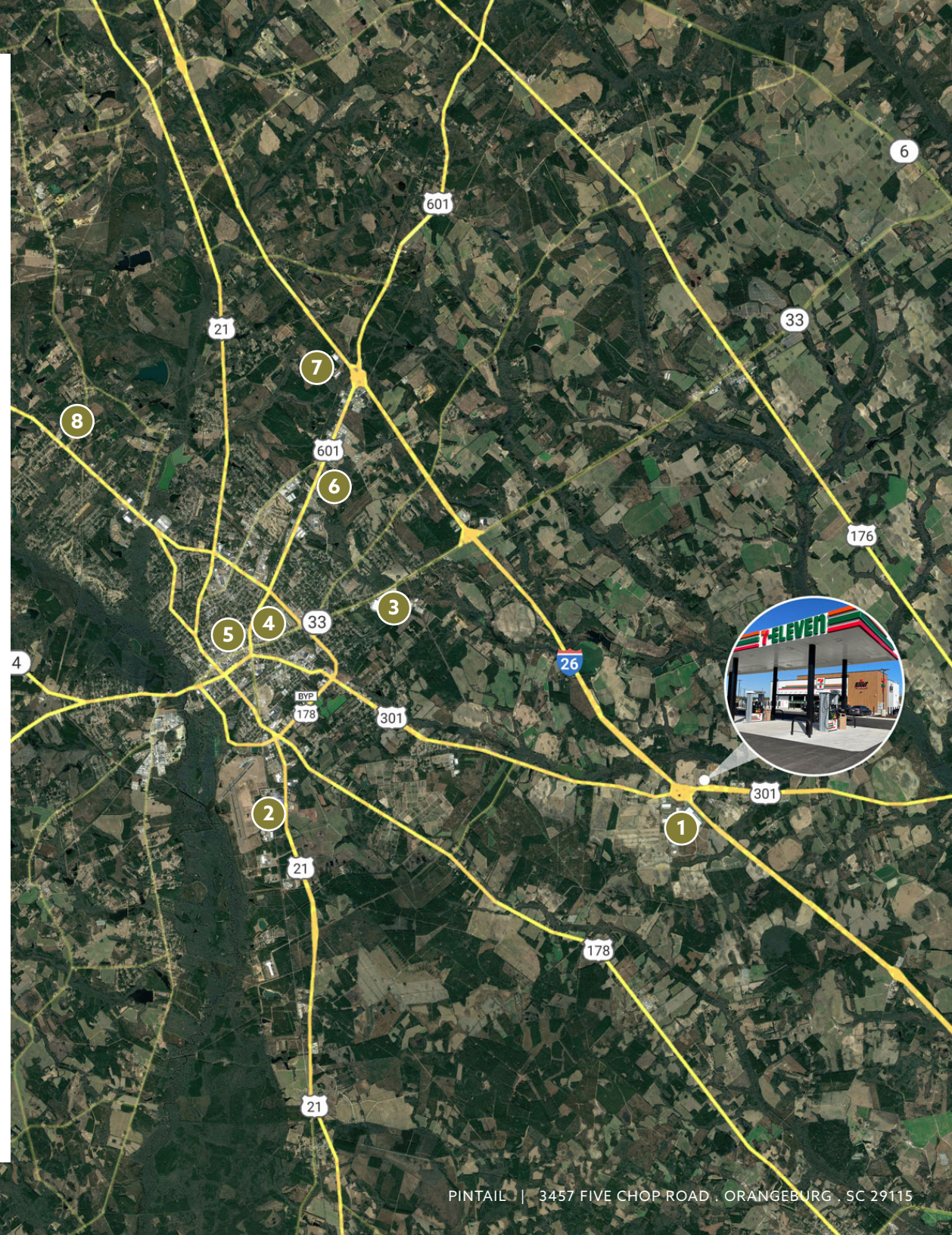
With a strategic location, diverse and talented workforce, unique resources, and affordable commercial space, Orangeburg County is an ideal location for new and expanding businesses.

Orangeburg is rich in history and culture with more than three dozen sites listed on the national registry of Historic Places. Residents and visitors have endless opportunities to enjoy the outdoors at one of the region's many rivers, lakes, state parks or golf courses.

TOTAL POPULATION	86,175
LABOR POPULATION	30,527
I-26 TRAFFIC (VPD)	49,900

MAJOR DEMAND *generators*

- 1 Allied Air Enterprises
- 2 The Okonite Company
- 3 Husqvarna Outdoor Products
- 4 South Carolina State University
- 5 Claflin University
- 6 Regional Medical Center
- 7 Zeus Industrial Products, Inc.
- 8 Prince of Orange Mall



For more information on this
investment opportunity,
please contact:

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