

# NNN Investment Opportunity

## Hooters Restaurant

Columbia, SC



### Absolute NNN Lease w/ Corporate Guaranty

7711 Two Notch Road, Columbia, SC 29223

#### Investment Opportunity

- Absolute NNN Lease (No LL Responsibilities)
- Hooters Corporate Guaranty (Corporate Store)
- 9.5+ Years Remaining on Lease Term
- Corner Property near Hotels, Restaurants & Retail
- 10% Rental Escalations every 5 years
- Located in Columbia- Largest City in South Carolina
- 113,000 People within 5 mile ring
- \$71,370 – Average Household Income in 5 Mile Ring
- 48,196 Employees within 5 Mile Ring
- 28,500 Avg. Vehicles/Day on Two Notch Road
- 60,700 Avg. Vehicles/Day on I-20 (1/2 mile away)
- 50,900 Avg. Vehicles/Day on I-77 (1/4 mile away)



**\$3,000,000** (5.8% CAP)

- **5,748 SF plus 570 SF+/- Patio**
- **9.5+ Years of Lease Term**
- **Two, 5-Year Options**
- **NOI of \$175,005**
- **% Rent Clause**
- **Opened September 2005**
- **Lease Expiration: Sept 20, 2025**
- **1.02 Acres: 87 Parking Spaces**



#### For additional information please contact:

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