

MARKET  STREET  
retail advisors

**“Yum! Brands Completes \$375  
Million Deal for The Habit”**

*QSRMagazine.com, March 2020*



# THE HABIT BURGER GRILL

SUMTER, SOUTH CAROLINA

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# INVESTMENT OVERVIEW

the  
**Habit**  
BURGER GRILL

# OFFERING SUMMARY

## THE OFFERING

TENANT NAME	THE HABIT BURGER GRILL
ADDRESS	1135 N BROAD STREET
CITY, STATE	SUMTER, SC
RENTABLE SQUARE FEET	3,033
YEAR BUILT	2023
ACREAGE	1.18

## LEASE DETAILS

INITIAL TERM	15 YEARS
*EST. RENT COMMENCEMENT	MAY 2023
LEASE EXPIRES	APRIL 2038
TENANT RESPONSIBILITIES	NNN
INCREASES	10% EVERY 5 YEARS
OPTIONS	THREE 5-YR OPTIONS

\*120 DAY RENT ABATEMENT PERIOD

## PRICING SUMMARY

OFFERING PRICE	\$3,033,000
NET OPERATING INCOME	\$151,650
CAPITALIZATION RATE	5.00%

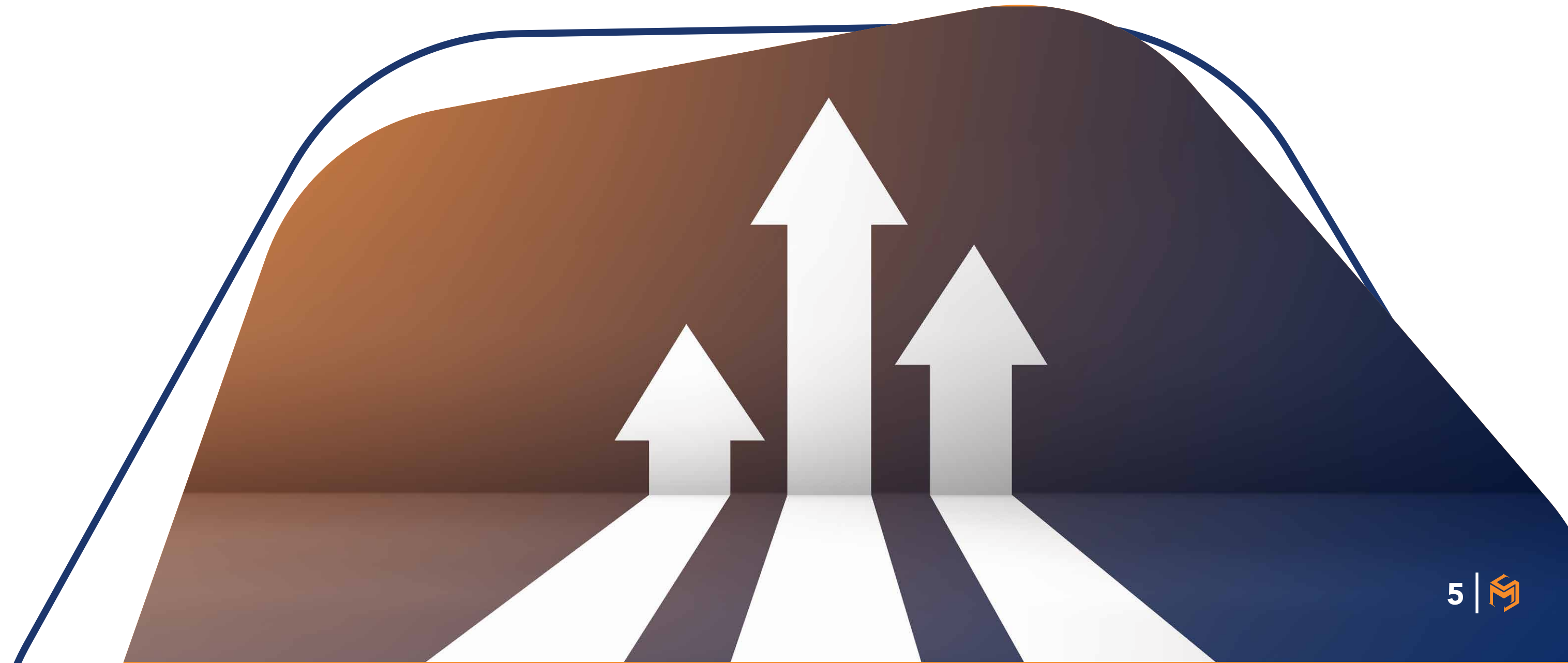
# FINANCIAL ANALYSIS

## BASE TERM

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
<b>FROM</b>	MAY. 2023	MAY. 2024	MAY. 2025	MAY. 2026	MAY. 2027	MAY. 2028	MAY. 2029	MAY. 2030	MAY. 2031	MAY. 2032	MAY. 2033	MAY. 2034	MAY. 2035	MAY. 2036	MAY. 2037
<b>TO</b>	APR. 2024	APR. 2025	APR. 2026	APR. 2027	APR. 2028	APR. 2029	APR. 2030	APR. 2031	APR. 2032	APR. 2033	APR. 2034	APR. 2035	APR. 2036	APR. 2037	APR. 2038
<b>MONTHLY</b>	\$12,638	\$12,638	\$12,638	\$12,638	\$12,638	\$13,901	\$13,901	\$13,901	\$13,901	\$13,901	\$15,291	\$15,291	\$15,291	\$15,291	\$15,291
<b>YEARLY</b>	\$151,650	\$151,650	\$151,650	\$151,650	\$151,650	\$166,815	\$166,815	\$166,815	\$166,815	\$166,815	\$183,497	\$183,497	\$183,497	\$183,497	\$183,497

## OPTION TERMS

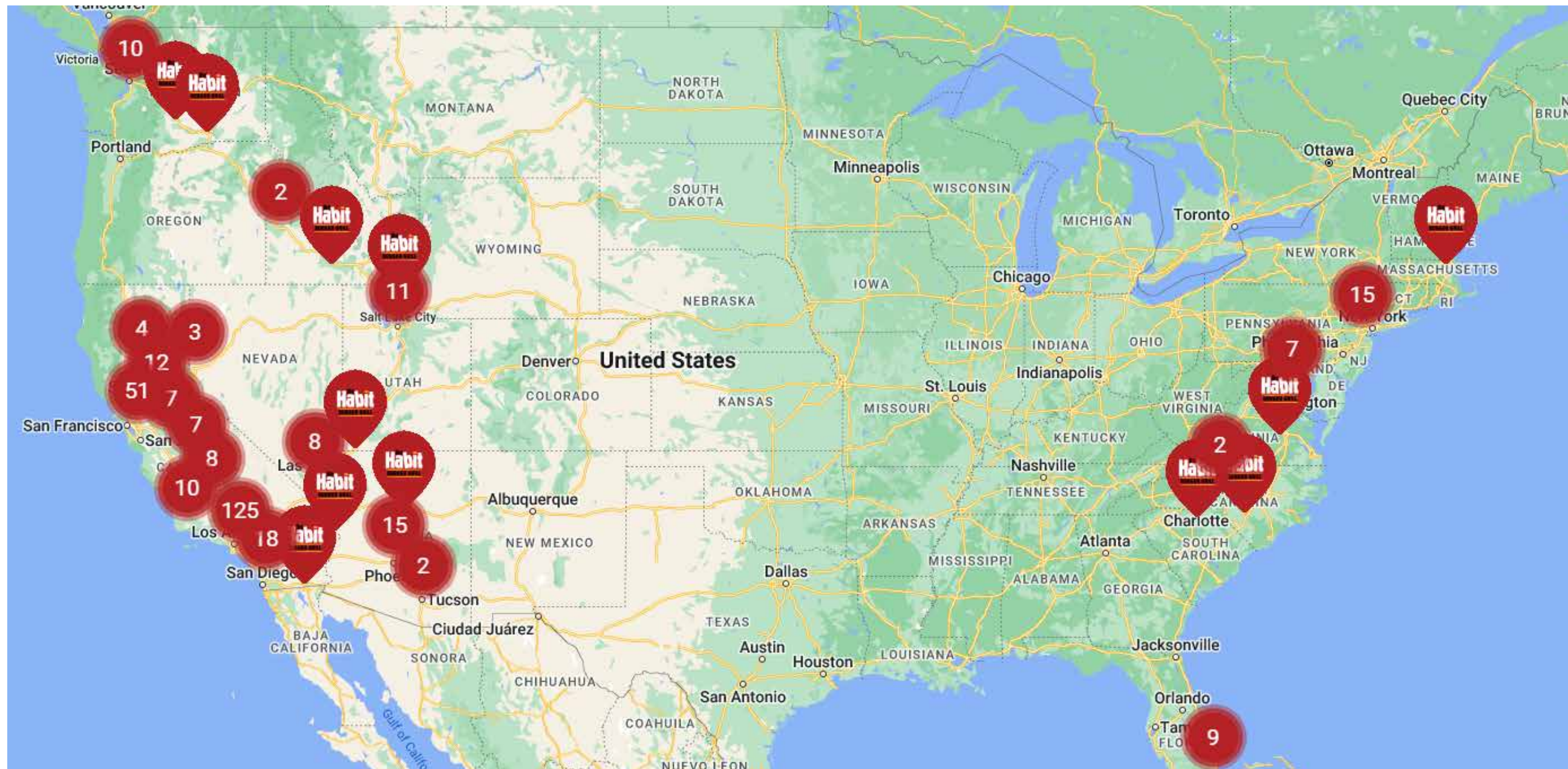
	YEAR 16-20	YEAR 21-25	YEAR 26-30
<b>FROM</b>	MAY. 2038	MAY. 2043	MAY. 2048
<b>TO</b>	APR. 2043	APR. 2048	APR. 2053
<b>MONTHLY</b>	\$16,808	\$18,489	\$20,338
<b>YEARLY</b>	\$201,695	\$221,864	\$244,050





# TENANT OVERVIEW

Founded in California in 1969, The Habit Burger Grill offers a flavor-forward variety of made-to-order items uniquely chargrilled over an open flame. Fan favorites include charburgers, hand-filletted and marinated chargrilled chicken sandwiches, sushi-grade chargrilled ahi tuna sandwiches, fresh salads, craveable sides and handmade frozen treats. The Habit Burger Grill, named #6 in the “Best of: Hamburgers” ranking in Entrepreneur Magazine 2022, currently has 6,000+ employees and operates 350+ company-owned and franchised restaurants, including locations in 14 U.S. states and 3 countries. With recent announcements to expand more restaurants to the east coast, The Habit Burger Grill plans to add many more decades of exponential growth to its track record.



## IN THE PRESS

- “Yum! Brands Purchases The Habit Burger for \$375 Million”  
- Franchise Times, March 2020
- “The Habit Burger Grill Plots Record-Breaking Growth”  
- QSRRMagazine.com, June 2021
- “The Habit Burger’s 2,000-Unit Journey Takes Shape”  
- QSRRMagazine.com, July 2022
- “The Habit Burger Grill Poised for Major Franchise Growth”  
- Franchising.com, August 2022

**350+**

LOCATIONS

**6,000+**

TOTAL EMPLOYEES

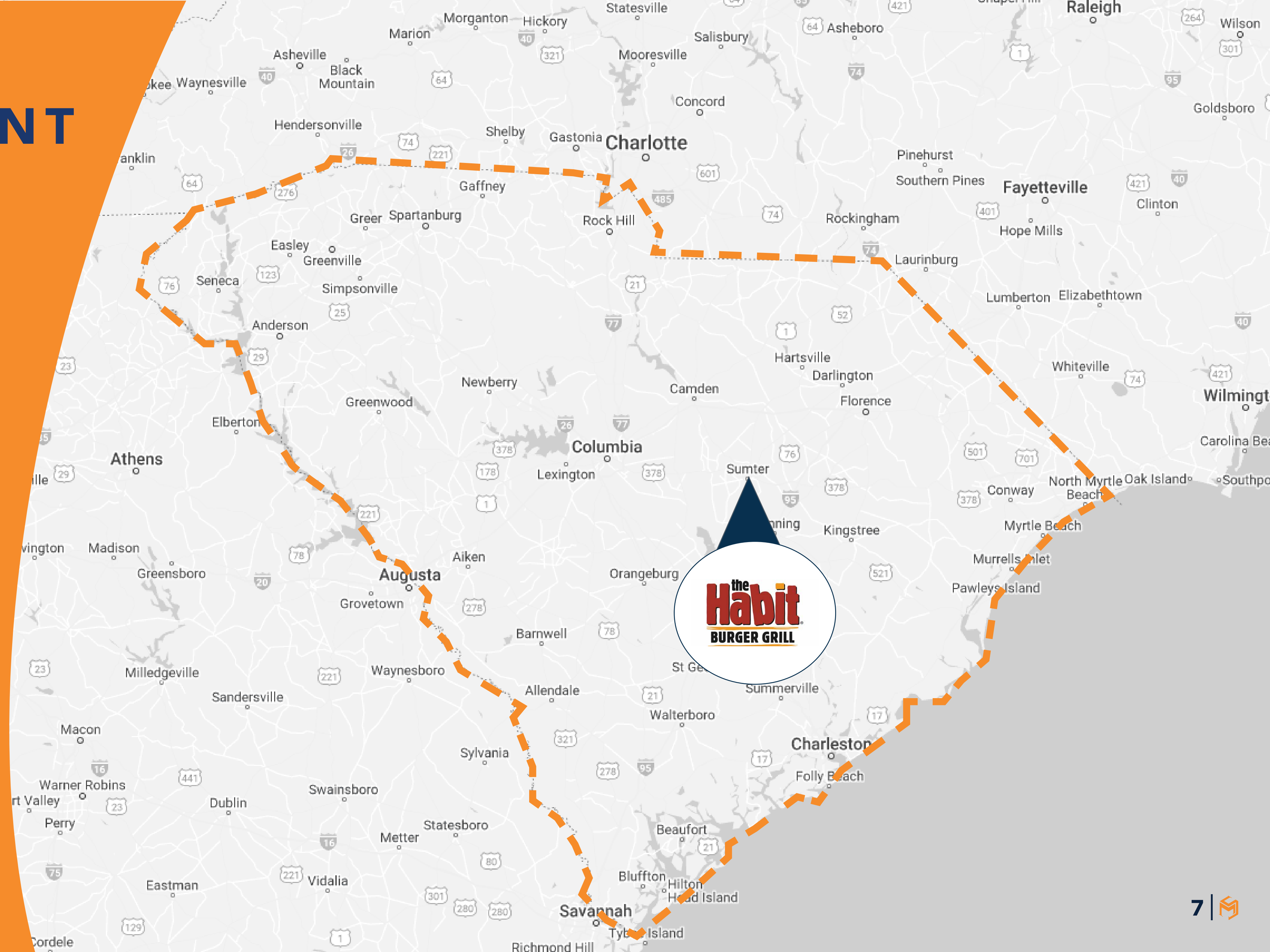
**14**

U.S. STATES

**3**

TOTAL COUNTRIES

# INVESTMENT LOCATION



# DEMOGRAPHICS

## POPULATION BY YEAR

3 MILES

5 MILES

7 MILES

	3 MILES	5 MILES	7 MILES
POPULATION » 4/1/1990	26,528	63,631	77,768
POPULATION » 4/1/2000	26,525	60,696	76,079
POPULATION » 4/1/2010	27,414	60,273	78,794
POPULATION » 1/1/2021	27,015	59,740	78,109
POPULATION » 1/1/2026	27,008	59,716	78,079

## HOUSEHOLDS BY YEAR

3 MILES

5 MILES

7 MILES

	3 MILES	5 MILES	7 MILES
HOUSEHOLDS » 4/1/1990	9,730	20,330	24,867
HOUSEHOLDS » 4/1/2000	10,449	22,186	27,658
HOUSEHOLDS » 4/1/2010	11,196	23,096	29,845
HOUSEHOLDS » 1/1/2021	11,224	23,264	30,055
HOUSEHOLDS » 1/1/2026	11,296	23,413	30,249

## INCOME CHARACTERISTICS

3 MILES

5 MILES

7 MILES

	3 MILES	5 MILES	7 MILES
TOTAL PERSONAL INCOME	717,356,130	1,347,441,962	1,678,249,778
TOTAL HOUSEHOLD INCOME	703,344,332	1,318,837,274	1,645,549,074
MEDIAN HOUSEHOLD INCOME	45,030	44,205	43,001
AVG. HOUSEHOLD INCOME	62,821	57,102	55,137
PER CAPITA INCOME	26,168	22,356	21,299

## HOUSEHOLD CHARACTERISTICS

3 MILES

5 MILES

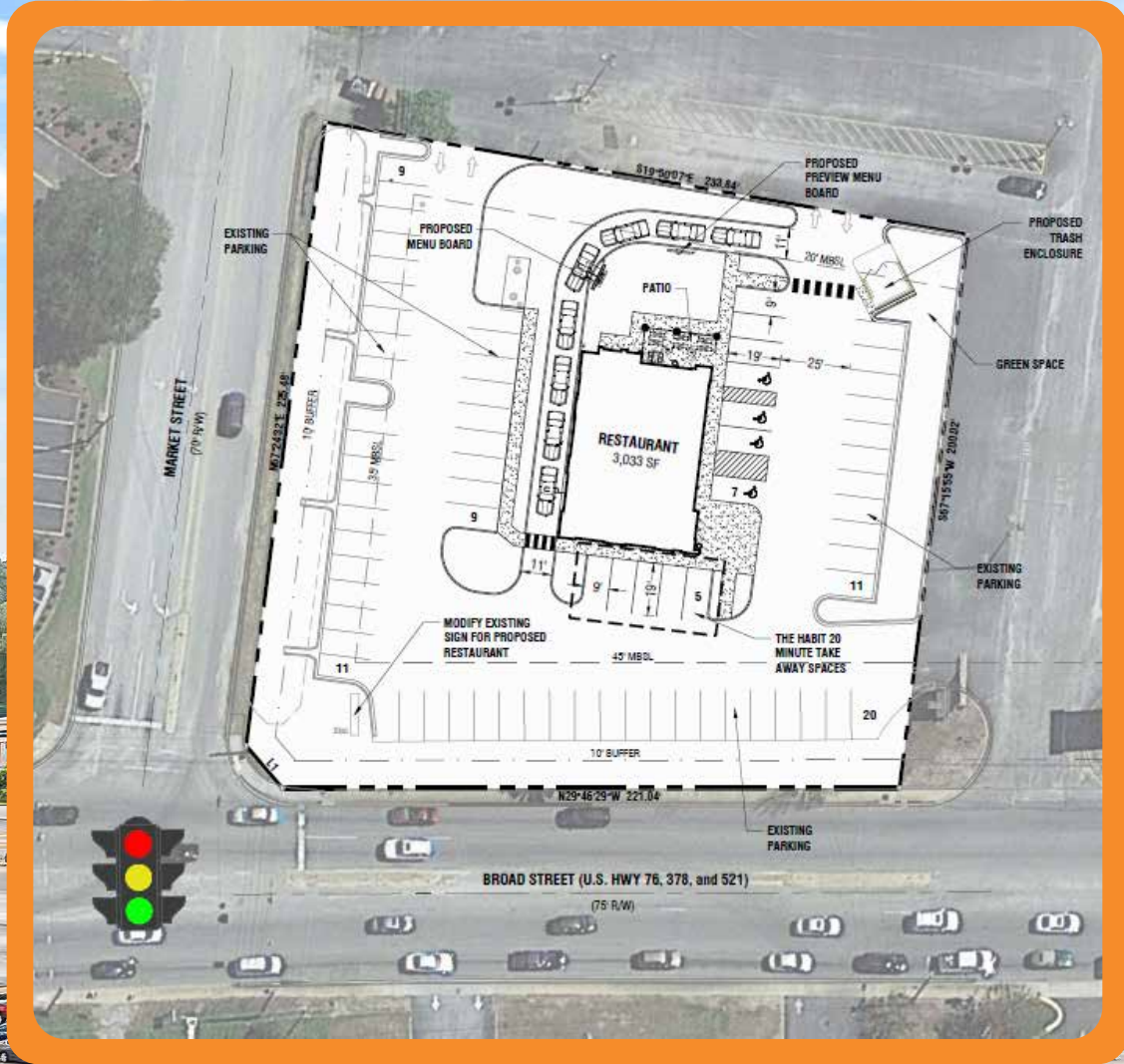
7 MILES

	3 MILES	5 MILES	7 MILES
HOUSEHOLDS » 4/1/2010	11,196	23,096	29,845
FAMILY HOUSEHOLDS	6,978	15,547	20,685
NON-FAMILY HOUSEHOLDS	4,218	7,549	9,160
AVG. SIZE OF HOUSEHOLD	2.35	2.53	2.58
MEDIAN SIZE OF HOUSEHOLD	51.9	50.4	50.1
MEDIAN VALUE OWNER-OCCUPIED	131,820	116,257	112,062
MEDIAN RENT PER MONTH	567	521	503
MEDIAN VEHICLES PER HOUSEHOLD	2.1	2.1	2.2



# AERIAL IMAGES





























**UNIVERSITY OF SOUTH CAROLINA-SUMTER**  
Public university with 1,500 students



































76

13,400 VPD













BROAD STREET

28,200 VPD











# 8 MILES TO SHAW AIR FORCE BASE

One of the largest military bases operated by the United States.



Arbys  
Chipotle  
Waffle House  
Hibbett Sports  
TJ-maxx  
Ross Dress for Less  
Ulta

Ashley

IHOP  
chijis  
Applebee's Grill + Bar  
Logan's Roadhouse  
Outback Steakhouse  
Dunkin' Donuts

Walmart  
Circle K  
Firehouse Subs  
Mattress Firm  
Dollar Tree

Lowe's  
petco  
Starbucks  
GameStop  
Five Guys Burgers and Fries  
Michaels

Jersey Mike's  
Domino's Pizza

Chick-fil-A  
Cook Out  
Subway

Popeyes  
McAlister's Deli

Big Lots!  
Staples  
Burkes Outlet  
Moe's Southwest Grill  
Wells Fargo

the Habit Burger Grill

Taco Bell  
Baskin-Robbins  
Marco's Pizza

Zaxby's

Burger King  
Take 5

UPS The UPS Store

Harbor Freight

Burlington

Hobby Lobby

Wendy's

Sonic

28,200 VPD

76  
13,400 VPD

BROAD STREET

# MARKET SUMMARY

Within a 250-mile radius, Sumter residents and businesses have access to Columbia (42 miles), Charleston (106 miles), Charlotte (111 miles), Augusta (126 miles), Fayetteville (133 miles), Greensboro (177 miles), Raleigh (198 miles), Asheville (213 miles), Macon (241 miles), and Atlanta (250 miles).

Among the best communities in the nation for business and career advancement, Sumter offers job opportunities in a numerous and expanding range of industries. Some of the top employer include Tuomey Healthcare System (1,544 jobs), Pilgrim's Pride (2,210 jobs), and Shaw Air Force Base (6,866 jobs). Major units stationed at Shaw Air Force Base include the 20th Operators Group, the 20th Maintenance Group, the Ninth Air Force, and the 6802d Air Support Operations Squadron. Other tenant units include the United States Air Force Central and the Coalition Forces Land Component Command. Shaw Air Force Base has an economic impact of \$1.6 billion.

Sumter is home to a host of historical attractions listed on the National Register of Historic Places, including the Sumter Historic District, Sumter Town Hall Opera House, Singleton's Graveyard, Salem Black River Presbyterian Church, and many others. When it come to sports, the University of South Carolina is in close proximity along with serval golf courses. Shopping is abundant in the area, including the Sumter mall which is home to stores such as JC Penney, Champs Sports, and Foot Locker. The Poinsett State Park is a beautiful place to visit for the weekend and there are many annual festivals such as Porches of Sumter and Oktoberfest on Main.

Sumter is the county seat of Sumter County and is located in the heart of South Carolina. The city is home to 106,508 residents. On January 1st, 1800, the region became known as Sumter District, named for the esteemed General Thomas Sumter. Renowned for his military accomplishments and patriotism, General Sumter was extolled as the "Fighting Gamecock" during the Revolutionary War due to his commitment to the revolutionary cause and his involvement in numerous battles. When the city was finally incorporated in 1845, it was named Sumterville. Later, in 1855, the city's name was officially changed to Sumter, honoring the General and his role in the American Revolutionary War. Although Sumter has plenty local amenities, the residents also have access to major MSA's nearby.



# THE HABIT BURGER GRILL

SUMTER, SC



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