

# FOR SALE

## HUDDLE HOUSE



S.L. NUSBAUM  
REALTY CO.



- QSR Brand Since 1964.
- Located 50 mins from Augusta, GA.
- Largest Franchisee Guaranty

Actual Location

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10621 Dunbarton Blvd  
Barnwell, SC 29812

# CONTACT US

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757.627.8611

**slnusbaum.com**

## OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

## CONFIDENTIALITY & DISCLAIMER STATEMENT

This confidential memorandum contains selected information pertaining to the business and affairs of the Property and has been prepared by S.L. Nusbaum Realty Co. primarily from information supplied by the Owner and sources deemed reliable, but not guaranteed. It does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor S.L. Nusbaum Realty Co. makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offers are advised to verify the information independently. The Owner reserves the right to change the price or any information in this memorandum, or to withdraw the Property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of confidential nature and you will not disclose this memorandum or any part of its contents to any other person, firm or entity without prior authorization from S.L. Nusbaum Realty Co.



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# ABOUT THE ASSET



**Price: \$1,463,500**  
**Cap Rate: 6.50%**

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., is pleased to exclusively present the property leased to Huddle House located at 10621 Dunbarton Blvd in Barnwell, South Carolina.

Huddle House is a long-standing, nationally recognized family dining brand known for serving freshly prepared, home-style meals "All Day, Your Way" since 1964. Backed by Ascent Hospitality Management, the company supports more than 250 locations in 20 states and continues to be ranked among top franchise and restaurant chains.

The property comprises an approximately 1,903SF freestanding, purpose-built restaurant situated on  $\pm$  0.86 acres. The site is well-positioned along Dunbarton Blvd, a primary commercial corridor in Barnwell that provides strong visibility and convenient access for both residents and travelers. The immediate area features a mix of national retailers, neighborhood services, and established residential communities, supporting consistent breakfast, lunch, and dinner traffic throughout the week.



# FINANCIAL SUMMARY

**PRICE: \$1,463,500**  
**CAP RATE: 6.50%**

|                            |                                                              |
|----------------------------|--------------------------------------------------------------|
| Net Operating Income (NOI) | \$95,130*                                                    |
| Rent/Month                 | \$7,927.50                                                   |
| Rentable SF                | 1,903sf                                                      |
| Land Area                  | .86ac                                                        |
| Tenant Name                | Huddle House                                                 |
| Website                    | <a href="http://www.huddlehouse.com">www.huddlehouse.com</a> |
| Guarantor                  | Franchisee (Orders Up X, LLC—largest Huddle House operator)  |
| Lease Type                 | Absolute NNN                                                 |
| Landlord Responsibilities  | None                                                         |
| Rent Commencement          | 01/01/2022                                                   |
| Lease Expiration           | 12/31/2041                                                   |
| Increases                  | 7.5% every 5 years                                           |
| Options                    | Four, 5-year                                                 |

## INVESTMENT HIGHLIGHTS

- National QSR Brand with 300 locations.
- Lease backed by largest Huddle House franchisee.
- Located 50 minutes from Augusta, GA.



# FINANCIAL SUMMARY

## RENT SCHEDULE

| LEASE YEARS    | ANNUAL RENT  | MONTHLY RENT |
|----------------|--------------|--------------|
| Years 1-5      | \$88,493     | \$7,374.42   |
| 6-10           | \$95,130     | \$7,927.50   |
| 11-15          | \$102,264.75 | \$8,522.06   |
| 16-20          | \$109,934.60 | \$9,161.22   |
| Option Periods |              |              |
|                |              |              |
| 21-25          | \$118,179.67 | \$9,848.31   |
| 26-30          | \$127,043.15 | \$10,586.93  |
| 31-35          | \$136,571.39 | \$11,380.95  |
| 36-40          | \$146,814.24 | \$12,234.52  |
|                |              |              |



# SURROUNDING RETAIL



# MARKET OVERVIEW

## BARNWELL, SOUTH CAROLINA

Barnwell, South Carolina (population approximately 4,600) is a historically rooted community in Barnwell County and serves as one of the primary population and commercial centers in the region. Barnwell remains an important hub for surrounding communities and contributes to the broader Barnwell County population of roughly 20,495 residents.

Barnwell benefits from its proximity to Augusta, Georgia, approximately 42 miles away, one of the Southeast's growing regional economies. Augusta's continued growth in healthcare, manufacturing, cybersecurity, and military-related industries helps support employment, business activity, and consumer spending throughout the broader region, including communities such as Barnwell.



| LOCATION       | DISTANCE  | DRIVING TIME          |
|----------------|-----------|-----------------------|
| Augusta, GA    | 45 miles  | 1 hour and 2 minutes  |
| Savannah, GA   | 90 miles  | 1 hour and 51 minutes |
| Charleston, SC | 112 miles | 2 hours and 5 minutes |



# TENANT OVERVIEW



Huddle House is a classic, full-service family dining concept celebrated for its warm, welcoming atmosphere and home-style comfort food served “All Day, Your Way.” Since 1964, Huddle House has built a strong national presence by offering freshly prepared meals, generous portions, and dependable value that appeals to guests of all ages.

The menu features American comfort favorites including hearty breakfasts served all day, signature waffles, burgers, sandwiches, homestyle entrées, and shareable sides—each crafted to deliver familiar flavors and consistent quality. Guests enjoy a relaxed, community-oriented dining environment ideal for families, friends, and travelers looking for a reliable and satisfying meal at any time of day.

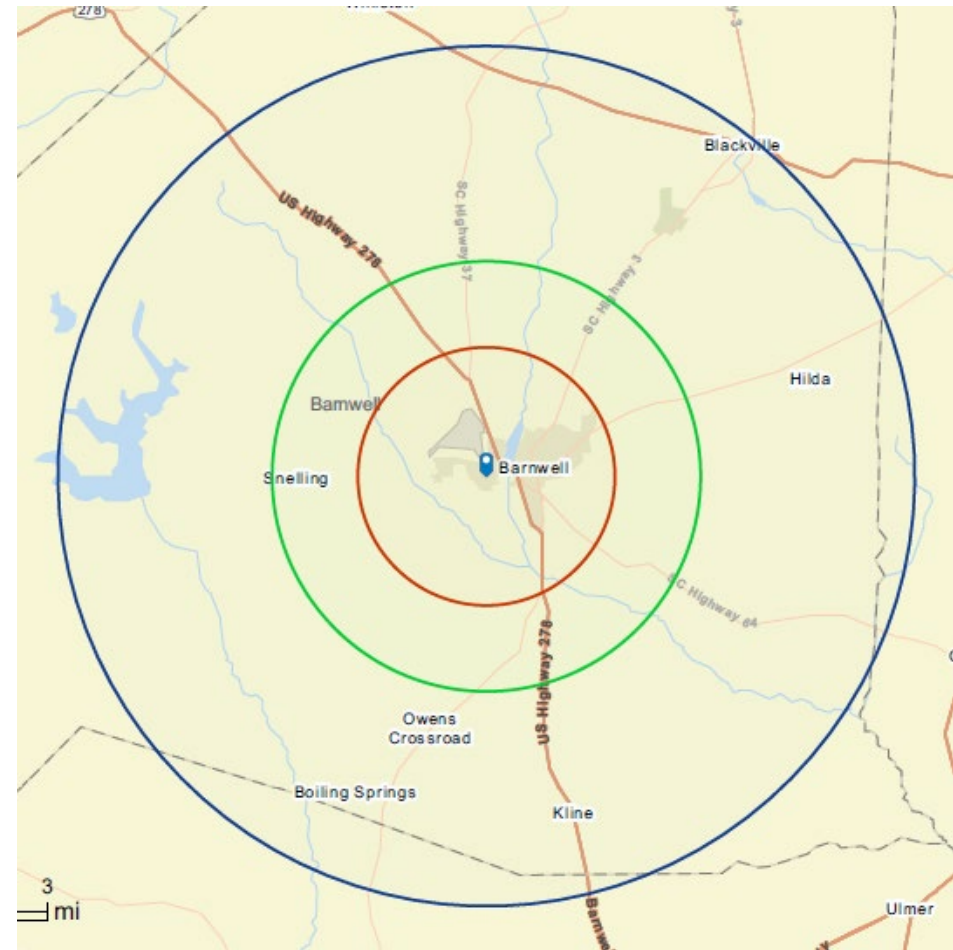
Learn more at: [www.huddlehouse.com](http://www.huddlehouse.com)



# DEMOGRAPHICS

## 3, 5, 10 MILES

| POPULATION                         | 3 MILE   | 5 MILES  | 10 MILES |
|------------------------------------|----------|----------|----------|
| 2026 Population                    | 5,822    | 8,809    | 14,240   |
| 2031 Population                    | 5,731    | 8,670    | 14,006   |
| 2026 Median Age                    | 39.6     | 40.9     | 42.3     |
| 2031 Median Age                    | 40.4     | 41.7     | 42.8     |
| HOUSEHOLDS                         |          |          |          |
| 2026 Total Households              | 2,356    | 3,661    | 6,103    |
| 2031 Total Households              | 2,364    | 3,683    | 6,145    |
| 2026 Average Household Size        | 2.34     | 2.31     | 2.28     |
| 2031 Average Household Size        | 2.30     | 2.26     | 2.22     |
| MEDIAN HOUSEHOLD INCOME            |          |          |          |
| 2026 Median Household Income       | \$48,553 | \$48,927 | \$49,913 |
| 2031 Median Household Income       | \$57,833 | \$57,366 | \$57,386 |
| AVERAGE HOUSEHOLD INCOME           |          |          |          |
| 2026 Average Household Income      | \$62,915 | \$63,932 | \$64,577 |
| 2031 Average Household Income      | \$69,944 | \$70,950 | \$71,552 |
| OWNER OCCUPIED HOUSING UNITS       |          |          |          |
| 2026 Owner Occupied Housing Units  | 1,566    | 2,569    | 4,446    |
| 2031 Owner Occupied Housing Units  | 1,581    | 2,604    | 4,508    |
| RENTER OCCUPIED HOUSING UNITS      |          |          |          |
| 2026 Renter Occupied Housing Units | 790      | 1,092    | 1,657    |
| 2031 Renter Occupied Housing Units | 783      | 1,079    | 1,637    |
| FAMILIES                           |          |          |          |
| 2026 Families                      | 1,528    | 2,382    | 3,926    |
| 2031 Families                      | 1,530    | 2,393    | 3,948    |



# SLN CAPITAL MARKETS

## ABOUT SLN CAPITAL MARKETS

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., specializes in the sale and purchase of single and multi-tenant net leased (NNN) properties, primarily leased long term to national and creditworthy tenants. We work with both private and institutional investors in the acquisition and disposition of their assets and advise and counsel accordingly based on their needs. We employ the latest technology and provide up-to-date research to effectively market properties both nationally and internationally.

SLN Capital Markets is a one-stop source for:

- Sellers looking to effectuate 1031 Exchanges.
- Owners and Franchisees requiring Sale-Leaseback structures.
- Buyers requiring best loan rates and terms from reputable Debt & Equity sources.

## ABOUT S.L. NUSBAUM REALTY CO.

Founded in 1906, S.L. Nusbaum Realty Co. is one of the largest real estate development companies in the southeastern United States.

S.L. Nusbaum Realty Co. offers the full spectrum of real estate services, including mixed-use development, commercial development, multifamily development, property management, leasing, sales and brokerage, and full menu of financial service.

In total, we currently manage and lease over 5 million square feet of commercial space, more than 200 apartment communities with over 26,000 residential units.

### S.L. NUSBAUM REALTY CO. SERVICE LINES

| REAL ESTATE DEVELOPMENT | LEASING                    | ACCOUNTING                         |
|-------------------------|----------------------------|------------------------------------|
| Mixed-Use Development   | Retail/Shopping Centers    | Corporate Accounting and Payroll   |
| Commercial Development  | Office/Industrial          | Third Party Management/Accounting  |
| Multifamily Development | Multifamily                | Third Party Accounting/Bookkeeping |
| PROPERTY MANAGEMENT     | SALES                      |                                    |
| Retail                  | Capital Markets/Investment |                                    |
| Office/Industrial       | Retail                     |                                    |
| Multifamily             | Office/Industrial          |                                    |
|                         | Multifamily                |                                    |
|                         | Land                       |                                    |

### OFFICE LOCATIONS

S.L. Nusbaum Realty Co. is headquartered in Norfolk, VA with offices in Richmond, VA and Boca Raton, FL (Capital Markets/Investment Only)



# THE TEAM



## **Doug Aronson**

Senior Managing Director  
SLN Capital Markets

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