



Colliers

NNN Pizza Hut
FOR SALE

Jacob Smart Blvd.

FOR SALE

Asking Price: \$1,500,000

Single-Tenant NNN Investment In Ridgeland, SC Market

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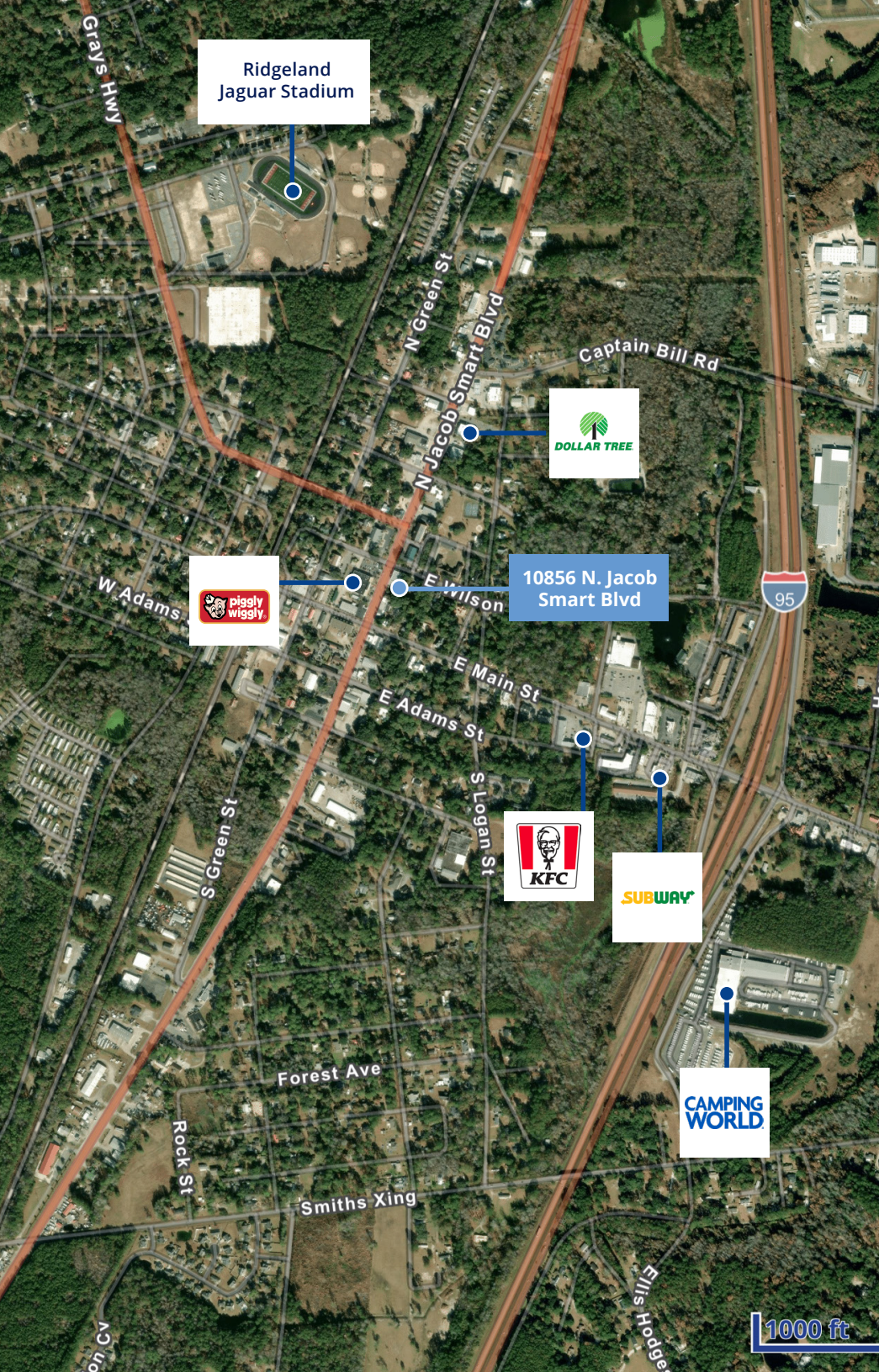
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Property Overview

Situated along one of Ridgeland's most traveled corridors, this single-tenant retail asset delivers the rare combination of national credit tenancy, long-term stability, and strategic positioning. The property features a 1,368-square-foot building on ± 0.22 acres with strong visibility along Jacob Smart Boulevard, a primary north-south connector through the town. The site benefits from a consistent stream of daily commuter and local retail traffic supported by several surrounding commercial nodes.

The property is 100% leased to Pizza Hut under a long-term NNN structure, providing stable income backed by a national operator. Ridgeland continues to grow, buoyed by regional development initiatives, Jasper County's role as an emerging economic hub, and proximity to major coastal markets including Savannah, Beaufort, and Charleston.

Address	10856 N. Jacob Smart Blvd, Ridgeland, SC
Building Size	$\pm 1,368$ SF
Land Area	± 0.22 acres
Zoning	RA
Frontage	62' on Jacob Smart Blvd
Tax ID	063-26-32-020
Tenant	Pizza Hut, NNN
Asking Price	\$1,500,000
Cap Rate	6.16%

10856 N Jacob Smart Blvd, Ridgeland, SC

Tenant Overview



Pizza Hut, one of the world's largest and most established quick-service restaurant brands, operates thousands of units across the U.S. and more than 100 international markets.

As part of Yum! Brands, the company benefits from deep national recognition, strong franchisee networks, and consistent demand within the resilient pizza and delivery category, which performs well in both stable and recessionary environments.

Across the country, Pizza Hut locations remain high-frequency destinations supported by broad consumer appeal, while the brand's shift toward more efficient formats, enhanced delivery systems, and digital ordering has strengthened its competitive position. With decades of brand longevity, national marketing power, and a diversified customer base, Pizza Hut continues to serve as a durable, credit-worthy tenant within single-tenant NNN retail.

**Backed by
Yum! Brands**

**Minimal
Landlord
Effort**

**Operated by
Experienced
Franchisee**

National Brand Strength

As part of Yum! Brands, Pizza Hut benefits from strong corporate oversight, purchasing power, marketing infrastructure, and long-term brand investment. Institutional backing provides stability that many regional QSR tenants cannot match.

Proven Performance in Tertiary Markets

Pizza Hut stores routinely succeed in small cities, interstate-proximate towns, and county-seat markets exactly like Ridgeland. The brand's service model aligns well with these demographics, producing consistent sales without relying on dense urban populations.

Franchise Model with Strong Operator

EYM Group, the operator at this location, brings operational experience, regional market knowledge, and financial stability, all key indicators of tenant durability in NNN assets.

Strong Real Estate Fundamentals

Most Pizza Hut sites (including 10856 Jacob Smart) occupy high-traffic corridors, commuter routes, or regional commercial nodes. The Ridgeland location benefits from daily US-17 traffic and immediate I-95 proximity, reinforcing long-term operational viability.

5-MILE DEMOGRAPHICS



10,776

Total Population



3,694

Total Households



\$64,852

Average HH Income



9,049

Daytime Population



4,481

Total Employees



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