

Chipotle

1069 Dutch Fork Road | Irmo, SC 29063
Across from Walmart Supercenter



Investment Opportunity in Columbia (Irmo), SC

Offering Memorandum



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**All photos are for representative purposes*

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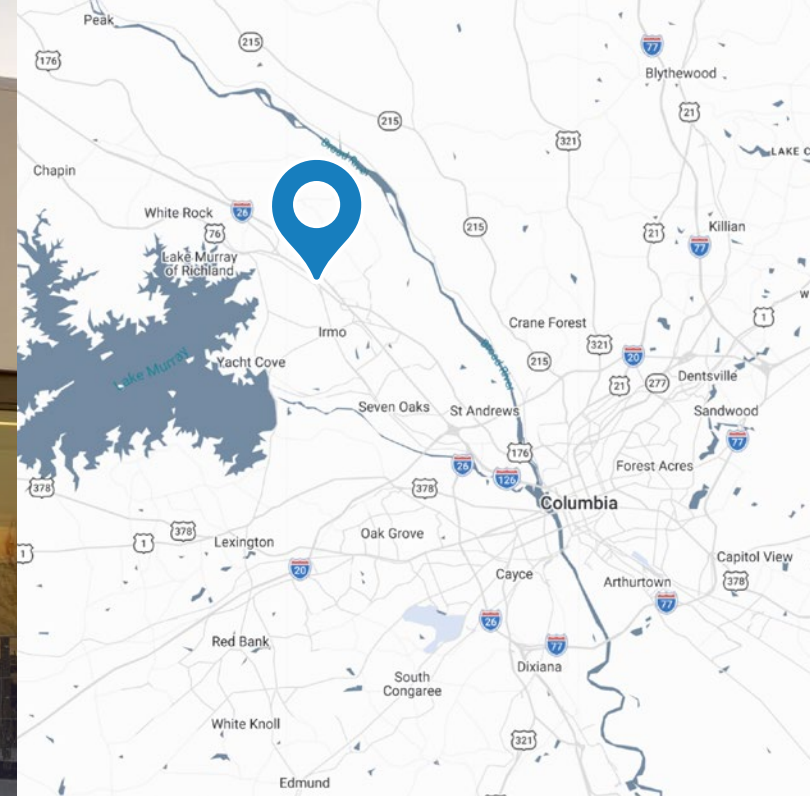


Chipotle - Columbia (Irmo), SC

Investment Offering

Chipotle

Columbia (Irmo), SC



Broadstreet Partners presents an investment opportunity to acquire a Chipotle location at 1069 Dutch Fork Road in Irmo, SC. This property is offered at \$3,150,000 with a 5.24% cap rate and \$165,000 NOI.

Located on Dutch Fork Road in Irmo, SC, the property features strong visibility with traffic counts of approximately 21,400 vehicles per day. The site is positioned directly across from a Walmart Supercenter, providing significant daily traffic and reinforcing the strength of the surrounding retail corridor.

The Columbia MSA is powered by diverse economic drivers, a thriving University, and State Government. This investment offers an attractive opportunity in a proven profitable location within one of the fastest-growing markets in the Southeast.

PROPERTY DETAILS

ADDRESS	1069 Dutch Fork Road Irmo, SC 29069
TOTAL GLA	+/- 2,325 SF
OCCUPANCY	100%
YEAR BUILT	2026
ACREAGE	0.71 AC
PARKING	24 Parking Spaces
NOI	\$165,000
CAP RATE	5.24%

Asking Price: \$3,150,000

Property Highlights



Convenient Location on Dutch Fork Rd

The Property is located on highly trafficked Dutch Fork Rd across from Walmart Supercenter, a dominant daily-needs anchor that drives consistent traffic and supports strong tenant sales performance. The site offers excellent visibility and frontage on a major highway.



Strong Retail Corridor in Growing Irmo, SC

The Dutch Fork Road corridor serves as a primary commercial artery for Irmo and northwest Columbia, supported by established retail, residential growth, and strong surrounding demographics.



Minimal Landlord Responsibility

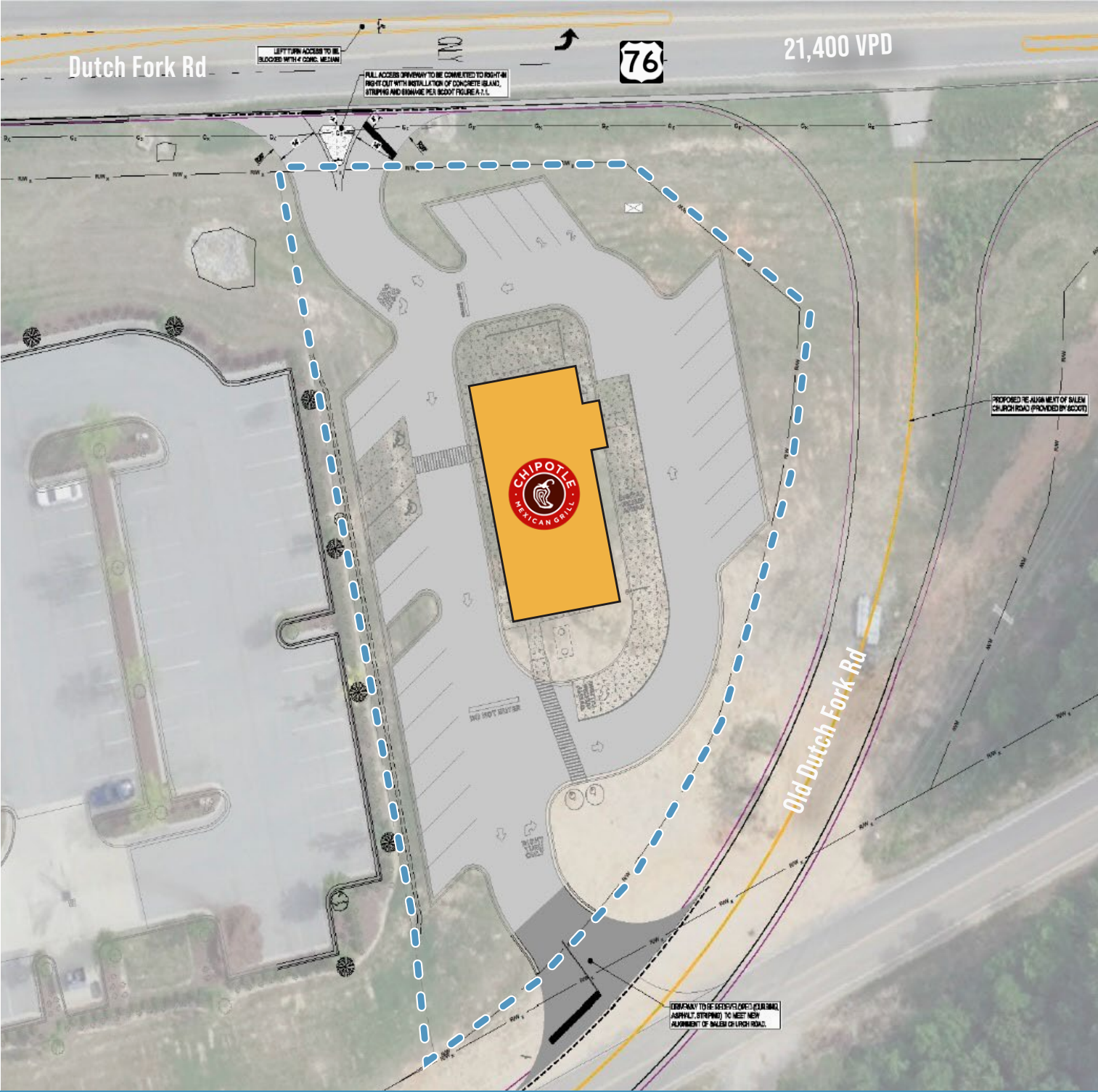
This property features brand new construction paired with an excellent structure, greatly reducing landlord lease involvement throughout the duration of ownership.



Affluent and Growing Demographics

The site benefits from its proximity to Lake Murray, a premier residential and recreational destination known for higher-income households, strong home values, and consistent year-round visitation. Average household income within a three-mile radius is approximately \$143,434, well above national averages and supportive of discretionary dining and branded retail concepts.

Site Plan





Tenant Highlights

Chipotle

Chipotle Mexican Grill is a fast-casual restaurant chain that pioneered the concept of customizable burritos, bowls, tacos, and salads made with fresh ingredients. Founded in 1993 by Steve Eells in Denver, Colorado, the company has grown into one of America's most popular Mexican-inspired restaurant chains, known for its "Food with Integrity" philosophy that emphasizes responsibly sourced ingredients, including naturally raised meats and organic produce when possible.

As of 2025, Chipotle operates over 4,000 locations, primarily in the United States, with additional restaurants in Canada, the United Kingdom, France, and Germany. The chain has become known for its assembly-line format where customers can watch their meals being prepared, its commitment to sustainability, and its digital ordering capabilities. Chipotle has successfully balanced rapid expansion with maintaining quality standards, making it a leader in the fast-casual dining segment with annual revenues exceeding \$11 billion.

CMG

NYSE Symbol

\$11.31B

Total Revenue

\$41.9B

Market Cap

4,000+

Locations

130,504+

Employees





Chipotle - Columbia (Irmo), SC

Market Overview

Columbia MSA

South Carolina

The Columbia MSA, centered around South Carolina's state capital, is a thriving economic region powered by diverse industries and sustained growth. With over 800,000 residents contributing to a \$58 billion economy, the region benefits from its strategic central location in South Carolina and excellent connectivity via four interstate highways. The area's five key industries — government, healthcare, professional services, manufacturing, and tourism — represent approximately 55% of the metro area's economy, providing a stable and diversified economic foundation. The region's growth trajectory remains strong, with Richland County announcing capital investments surging to \$2.35 billion in 2023, creating 4,532 new job opportunities.

Irmo, a growing suburb located 12 miles northwest of downtown Columbia, exemplifies the region's residential appeal and economic vitality. With a population of approximately 12,234 and growing at 1.22% annually, Irmo features an average household income of \$100,288, significantly above both state and national averages. The community is strategically positioned along major commercial corridors including Dutch Fork Road and offers excellent access to the region's employment centers, retail destinations, and top-rated school districts including Dutch Fork High School and Irmo High School.

Key Economic Drivers

- Government & Public Administration
- Healthcare & Sciences
- Higher Education
- Advanced Manufacturing
- Defense & Military
- Tourism & Hospitality

Leaders in the Market

- **State of South Carolina**
60,000+ employees
- **Blue Cross Blue Shield of South Carolina**
11,000 employees
- **Prisma Health Midlands**
10,000+ students
- **Fort Jackson**
48,000+ soldiers trained annually
3,500 employees
- **University of South Carolina**
38,500+ students, 7,900+ faculty and staff
- **Lexington Medical Center**
11,000+ employees
- **Scout Motors (Blythewood) Under Construction**
11,000 jobs projected
- **Michelin North America**
1,470 employees
- **Amazon Fulfillment Center (West Columbia)**
1.016 million SF facility
1,500+ full-time jobs
- **Richland School District One**
24,000 students, 52 schools





DEMOGRAPHIC SNAPSHOT (2025)



30,204
POPULATION
3-Mile Radius



\$143,434
AVG HH INCOME
3-Mile Radius



6,255
EMPLOYEES
3-Mile Radius



21,400
VEHICLES PER DAY
3-Mile Radius



705
BUSINESSES
3-Mile Radius



Site

Columbia MSA



Chipotle - Columbia (Irmo), SC

Financial Overview

Investment Summary

LEASE DETAILS

TENANT LEASE ENTITY	Chipotle Mexican Grill of Colorado, LLC
RENT COMMENCEMENT	4/01/2026
LEASE EXPIRATION	3/31/2041
ORIGINAL LEASE TERM	15 Years
OPTIONS REMAINING	Four, 5-Year
LEASE TYPE	Absolute Net
NOI	\$165,000

Asking Price: \$3,150,000

Cap Rate: 5.24%

NOI: \$165,000

Rent Schedule

LEASE COMMENCE	START	END	ANNUAL RENT	% INCREASE
Year 1-5	4/01/2026	3/31/2031	\$165,000	10%
Year 6-10	4/01/2031	3/31/2036	\$181,500	10%
Year 11-15	4/01/2036	3/31/2041	\$199,650	10%



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Prospective purchasers of the Property are advised (1) that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum was prepared and (2) that the projections contained herein were made by Brokers and are based on assumptions of events beyond the control of Brokers, and therefore may be subject to variation. No representation is made by Broadstreet Partners as to the accuracy or completeness of the information contained herein and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, the owner and its employees disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broadstreet Partners, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the owner since the date of preparation of the Offering Memorandum.

Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser. The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Seller expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by seller pursuant to its Investment Committee authorities and the signature of a duly authorized signatory of owner is affixed to a Real Estate Purchase Agreement prepared by owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (1) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (2) that you will not photocopy or duplicate any part of the Offering Memorandum, (3) that you will not disclose the Offering Memorandum or any of its contents to any other entity without prior authorization of the Owner, and (4) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the owner or Brokers. If you have no further interest in the Property, please return the Offering Memorandum forthwith.

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