



624 E FRONT ST.

624 East Front Street, Iva, SC 29655

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McCOY WRIGHT
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

624 E Front St., Iva, SC is a 2,700 square foot, move-in ready restaurant space in Grade A condition. The property is fully built out for food service and prepared for immediate operation with minimal upfront investment. Located approximately 3 miles from Crescent High School and benefiting from 4,700 vehicles per day (VPD), the property is ideally positioned to capture traffic before and after high school sporting events. The space is approved by the Anderson County Fire Department for a 96-person occupancy, making it suitable for a wide range of restaurant concepts.

PROPERTY HIGHLIGHTS

- 2,700 SF turnkey restaurant space
- 4,700 VPD
- Built-in hood system
- Walk-in cooler
- 96-person occupancy
- HVAC
- Grade A condition
- Move-in ready

OFFERING SUMMARY

Lease Rate:	\$2,150/Month (NNN)
Building Size:	2,700 SF



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ADDITIONAL PHOTOS



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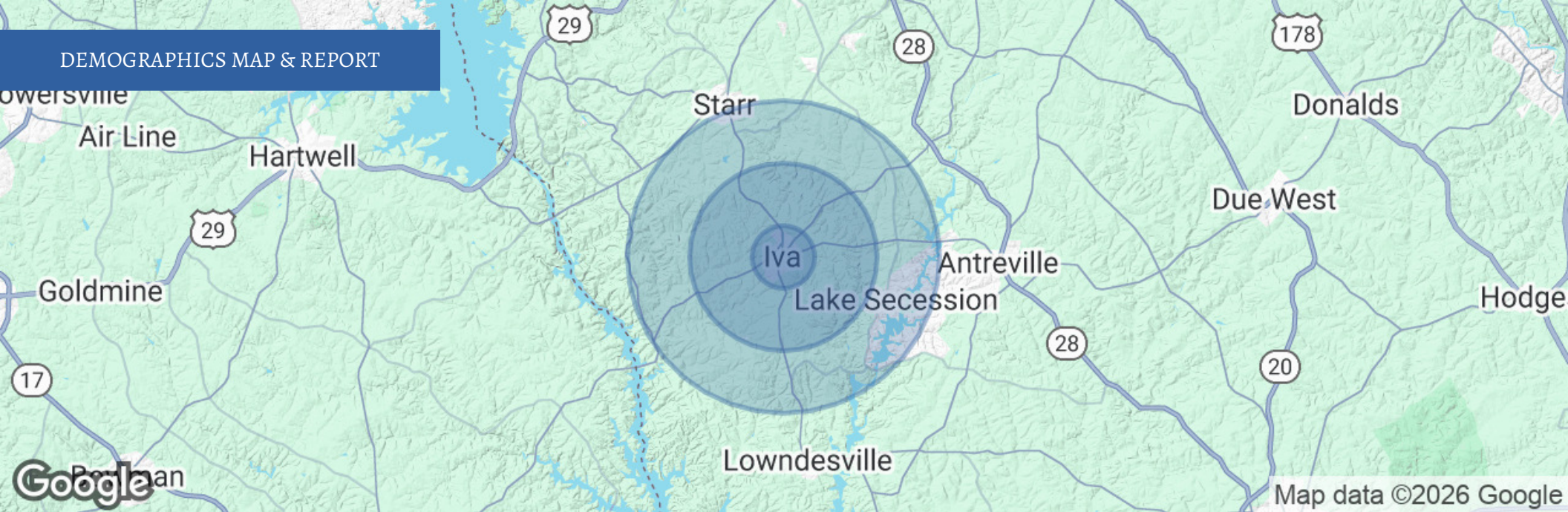


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,726	3,579	6,801
Average Age	44	44	44
Average Age (Male)	43	42	43
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	711	1,468	2,784
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$57,653	\$60,820	\$72,843
Average House Value	\$295,970	\$280,908	\$274,756

Demographics data derived from AlphaMap



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