



FORMER BURGER KING FOR SALE AND LEASE

Adjacent to Interstate 95 Exit | Dense Travel, Retail and Hotel Corridor

2235 A M Nash Rd, Manning, SC 29102

Marcus & Millichap
PATEL YOZWIAK GROUP

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Activity ID: ZAG0250284

FORMER BURGER KING

2235 A M NASH RD, MANNING, SC 29102

HIGHLIGHTS

INVESTMENT HIGHLIGHTS:

- 2,920-SF Former Burger King Location on a +/-1.08-AC Parcel | For Sale and Lease
- 2019 Construction With Double Drive Thru Lane and Dining Room
- Large Lighted Parking Lot With 36 Spaces And Landscaped Exterior and Lighted Sign
- Strong Corner Location: Easy Access From All Traffic Directions and Two Points of Ingress and Egress With Pedestrian Access From Crosswalk
- Adjacent to Newly Opened Quik Trip Gas Station, Completed in Late 2024
- Directly Off of Interstate 95, Seeing 35,300 Vehicles Per Day With Easy On/Off Access From Exit 119 | I-95 Runs the Length of the US East Coast Connecting Miami, FL to the Canadian Border in Maine
- Hard, Signalized Corner Location on A M Nash Road and Paxville Highway Intersection With Combined Traffic Counts of 23,900 VPD
- Boasts High Visibility Along Paxville Highway in a Dense Travel, Retail and Hotel Corridor, Leading into Downtown Manning
- Proximity to Multiple National Tenants Including Quik Trip, Chick Fil A, Arby's, Wendy's, Cook Out, Zaxby's, Hampton Inn, Travel America, Wyndham Inn, Days Inn, Best Western, Waffle House, Marathon, Walmart Supercenter, McDonald's and More
- 2 Miles From Downtown Manning, The County Seat of Clarendon County With a Population Of 31,000+
- Stable Demographics: Population Has Seen Steady Growth Since 2020 and is Expected to Increase by 2028
- Manning is 90 Miles From Downtown Charleston, Columbia, and Myrtle Beach

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SUBJECT PHOTOS



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INTERIOR PHOTOS



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LEASE AND OFFERING SUMMARY

LIST PRICE

\$1,700,000

RENTAL RATE

CONTACT AGENT FOR DETAILS

PROPERTY DESCRIPTION

YEAR BUILT:	2019
GLA:	2,920-SF
LOT SIZE:	+/-1.08-AC
PARCEL NO.:	170-00-03-061-00
ZONING:	Commercial
TYPE OF OWNERSHIP:	Fee Simple



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AERIAL



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DEMOGRAPHIC AND MARKET REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection	1,044	6,634	9,363
2024 Estimate	1,030	6,565	9,238
2020 Census	944	6,437	9,006
2010 Census	1,121	7,370	10,377
Daytime Population	1,547	7,820	10,165
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average	\$48,379	\$53,351	\$54,551
Median	\$36,332	\$41,104	\$42,071
Per Capita	\$17,769	\$21,568	\$21,584
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection	384	2,679	3,700
2024 Estimate	378	2,643	3,639
2020 Census	375	2,622	3,608
2010 Census	389	2,833	3,895
HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$99,169	\$131,465	\$132,047
EMPLOYMENT	1 Mile	3 Miles	5 Miles
2024 Unemployment	4.64%	4.48%	4.43%
Avg. Time Traveled	26	26	28
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
High School Graduate (12)	36.90%	35.08%	35.69%
Some College (13-15)	19.56%	19.30%	19.45%
Associate Degree Only	6.11%	7.41%	7.31%
Bachelor's Degree Only	9.39%	11.32%	11.04%
Graduate Degree	8.06%	6.52%	6.39%

POPULATION	7 Miles	10 Miles	15 Miles
2028 Projection	12,683	22,292	50,064
2024 Estimate	12,441	21,778	49,255
2020 Census	12,023	21,288	48,490
2010 Census	13,824	23,927	53,725
Daytime Population	12,216	17,492	41,135
HOUSEHOLD INCOME	7 Miles	10 Miles	15 Miles
Average	\$55,289	\$55,070	\$53,327
Median	\$43,045	\$42,388	\$40,725
Per Capita	\$21,687	\$21,811	\$21,553
HOUSEHOLDS	7 Miles	10 Miles	15 Miles
2028 Projection	4,971	8,821	20,267
2024 Estimate	4,863	8,586	19,844
2020 Census	4,809	8,480	19,657
2010 Census	5,143	8,910	20,197
HOUSING	7 Miles	10 Miles	15 Miles
Median Home Value	\$131,614	\$132,319	\$135,256
EMPLOYMENT	7 Miles	10 Miles	15 Miles
2024 Unemployment	4.42%	5.12%	5.13%
Avg. Time Traveled	29	30	30
POPULATION PROFILE	7 Miles	10 Miles	15 Miles
High School Graduate (12)	36.82%	37.99%	36.86%
Some College (13-15)	19.86%	19.78%	20.51%
Associate Degree Only	7.28%	7.22%	8.51%
Bachelor's Degree Only	10.85%	9.97%	9.92%
Graduate Degree	5.93%	5.66%	5.52%

Santee Cooper Regional Airport



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