



TURNKEY RESTAURANT FOR SALE

1859 Sam Rittenberg Blvd
Charleston, SC 29407

Brent Case, CCIM | President / Broker in Charge | bcase@cbsatlantic.com
Hannah Kamba | hkamba@cbsatlantic.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

EXECUTIVE SUMMARY



ADDRESS

1859 Sam Rittenberg Blvd
Charleston, SC 29407



PRICE

\$2,650,000



BUILDING SIZE

3,682 SF



ZONING

City of Charleston - GB -
General Business



COUNTY

Charleston County



ACRES

0.98 Acres



PARKING

90 Parking Spaces



VEHICLES PER DAY

SCDOT 29,500 VPD 2023



YEAR BUILT

1987
Renovated: 2017

PROPERTY OVERVIEW

Turnkey 3,682 SF restaurant space with large 1,200 SF covered patio available for sale. Ample parking (90 spaces) located off busy Sam Rittenberg Blvd (29,500 VPD 2023). Prime Retail location in West Ashley along major corridor of Sam Rittenberg Blvd with excellent visibility from the road. The property is a 1-mile drive from the Citadel Mall and is among a variety of major retailers including: TJ Maxx, Costco, Home Goods, Total Wine, Harris Teeter, Best Buy & many others.



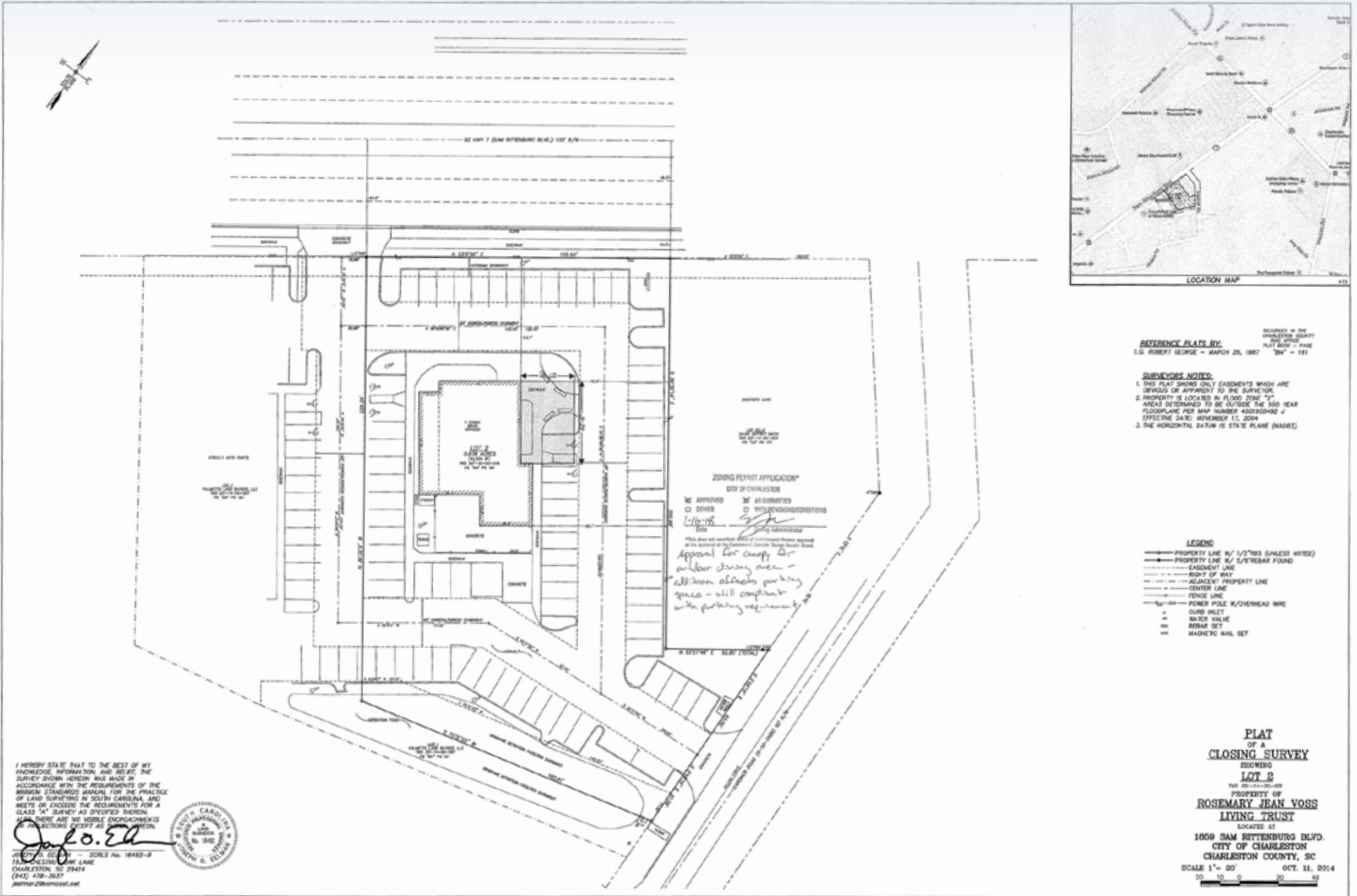
term ending October 2027, the business is for sale for an additional \$150,000. Tenant can vacate upon real estate closing.

RENTAL, The Annual rental for the Premises (the “Rent”) during the Initial Term shall be as follows:

Rental Period	Annual Rental
November 1, 2022 - October 1, 2027	\$184,800

Annual Rent during the first year of the Renewal Term (November 1, 2027 to October 31, 2032) shall be \$203,280.00, and thereafter annual Rent shall continue to increase by ten percent (10%) every five years during the Renewal Term, commencing on the 1st day of November of each and every year of the Renewal Term.

SITE PLAN



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE REVISION STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR OBSTRUCTIONS EXCEPT AS SHOWN.

John O. Ed
JOHN O. EDWARDS — SURVEYOR No. 16482-B
7330 CHELSEA WAY LANE
CHARLESTON, SC 29414
(843) 478-3637
johnor2@comcast.net

AERIAL

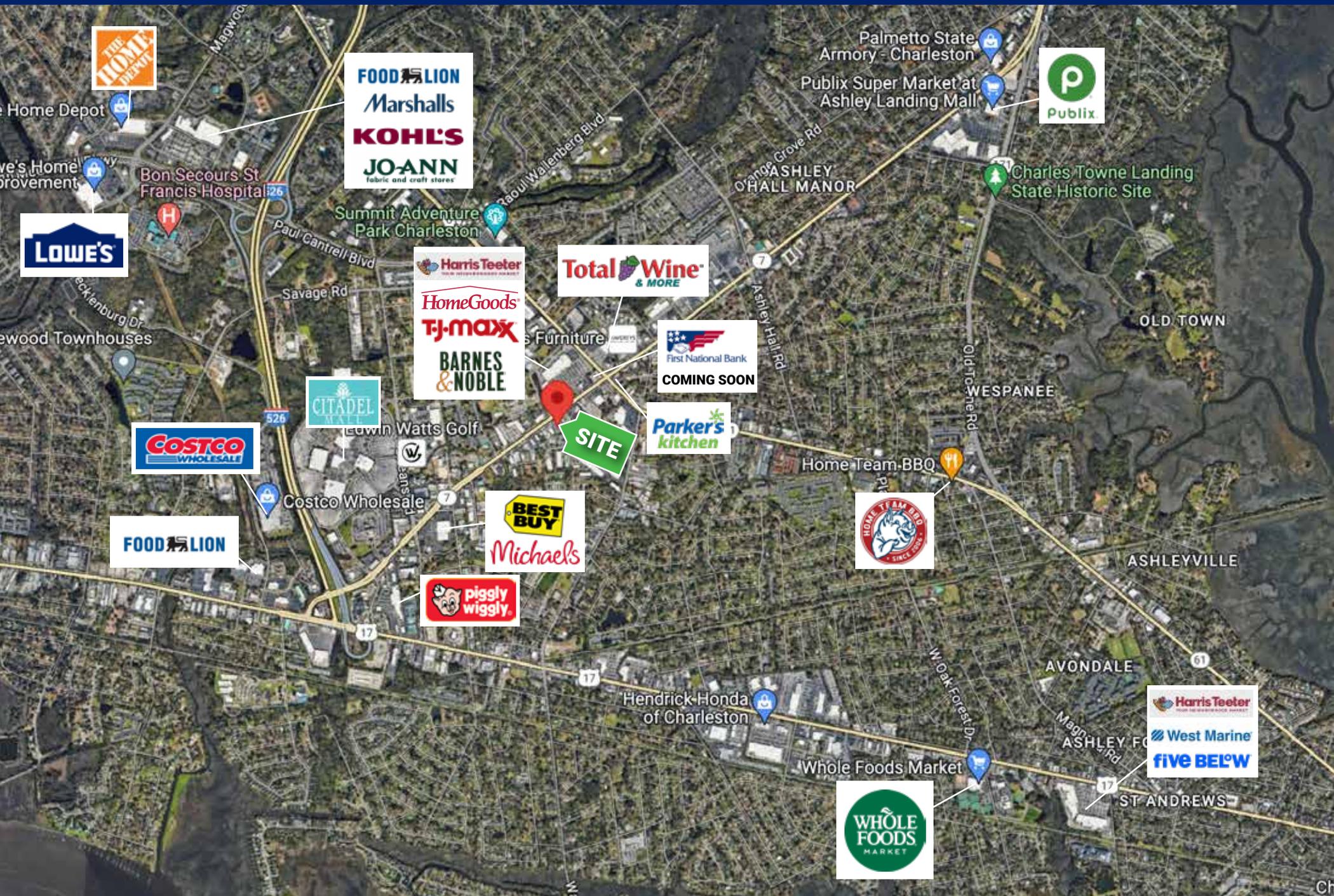


SAM RITTENBERG BLVD (29,500 VPD 2023)

1859 Sam Rittenberg Blvd

GARDNER BLVD

AREA RETAILERS



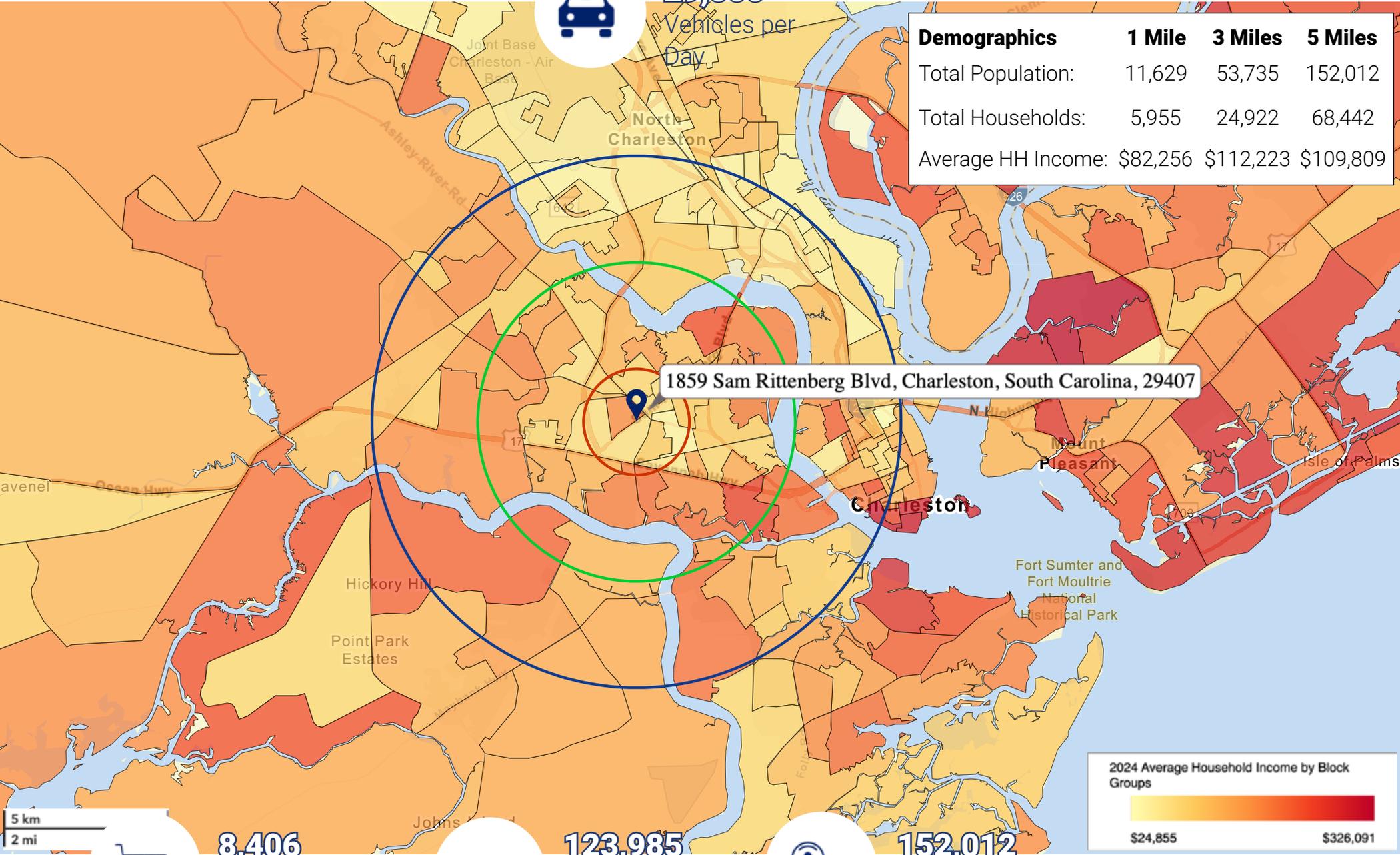
DEMOGRAPHICS



29,500

Vehicles per Day

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	11,629	53,735	152,012
Total Households:	5,955	24,922	68,442
Average HH Income:	\$82,256	\$112,223	\$109,809



1859 Sam Rittenberg Blvd, Charleston, South Carolina, 29407

5 km
2 mi



8,406
Businesses
within 5 Miles



123,985
Employees
within 5 Miles



152,012
Population
within 5 Miles



All demographics based on Esri forecasts for 2024

SCDOT AADT 2023

Brent Case, CCIM

(C) 843.270.4192

bcase@cbcatlantic.com

Hannah Kamba

(C) 843.697.8168

hkamba@cbcatlantic.com



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

3506 W Montague Ave Suite 200

North Charleston, SC 29418

843.744.9877

cbcatlantic.com | cbcretailatlantic.com

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Coldwell Banker Commercial Atlantic makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.