

For Lease

±2,000 SF

Retail Property



# 6165 Savannah Hwy

Ravenel, South Carolina 29470

## Property Description

Free standing restaurant with a small smokehouse available for lease. The restaurant is ±2,000 SF with ample onsite parking. Ravenel is rapidly expanding and lacking food and beverage options outside of QSR (fast food). Golden Grove, an approved planned residential development in Ravenel, is under construction and will consist of 381 homes on ±120 AC, including a ±51 AC commercial area. This growth coupled with the trade area's lack of F&B creates a great opportunity for any fast casual restaurant concept. Current Tenant is MTM but has been operating in this location for many years.

\*\*Please do not approach or disturb the Tenant.\*\*

## Property Highlights

- Excellent visibility and signage along Hwy 17
- Located in the Commercial Corridor Overlay Zoning (CCOZ) District
- Zoning: GB (General Business) in the Town of Ravenel
- Charleston County - TMS#: 187-00-00-301
- **Lease Rate:** \$22/SF, NNN - \$6/SF



For more information

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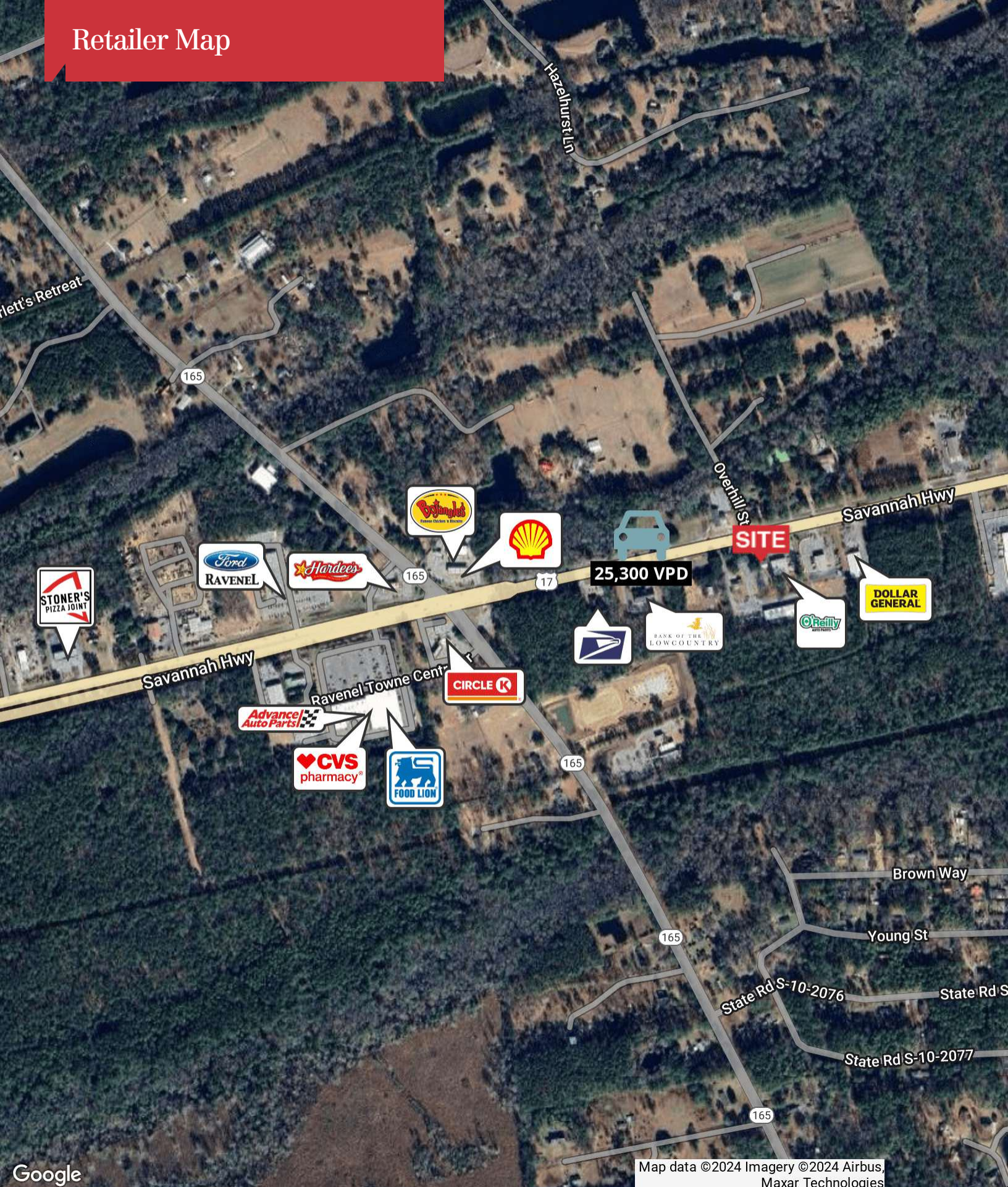


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# Retailer Map



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



## Demographic and Income Comparison Profile

6165 Savannah Hwy, Ravenel, South Carolina, 29470  
 Drive time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 32.77690  
 Longitude: -80.24226

	5 minutes	10 minutes	15 minutes
<b>Census 2020 Summary</b>			
Population	1,973	6,691	21,871
Households	744	2,621	9,141
Average Household Size	2.65	2.55	2.39
<b>2024 Summary</b>			
Population	2,030	6,940	23,405
Households	777	2,768	9,881
Families	543	1,974	6,544
Average Household Size	2.61	2.51	2.37
Owner Occupied Housing Units	647	2,354	7,228
Renter Occupied Housing Units	130	414	2,653
Median Age	44.0	46.1	41.1
Median Household Income	\$60,439	\$65,959	\$79,039
Average Household Income	\$81,381	\$99,289	\$108,937
<b>2029 Summary</b>			
Population	2,102	7,195	25,528
Households	819	2,933	11,049
Families	571	2,088	7,278
Average Household Size	2.57	2.45	2.31
Owner Occupied Housing Units	695	2,522	7,706
Renter Occupied Housing Units	125	411	3,343
Median Age	44.7	46.6	42.0
Median Household Income	\$70,572	\$83,418	\$93,149
Average Household Income	\$103,820	\$126,532	\$131,925
<b>Trends: 2024-2029 Annual Rate</b>			
Population	0.70%	0.72%	1.75%
Households	1.06%	1.16%	2.26%
Families	1.01%	1.13%	2.15%
Owner Households	1.44%	1.39%	1.29%
Median Household Income	3.15%	4.81%	3.34%