

TURNKEY BAR & RESTAURANT FOR SALE

1310 Tiger Blvd suite 100, Clemson, SC 29631



Roosevelt Saint Louis
Senior Advisor
roosevelt@McKeeRealty.com
704-375-1137

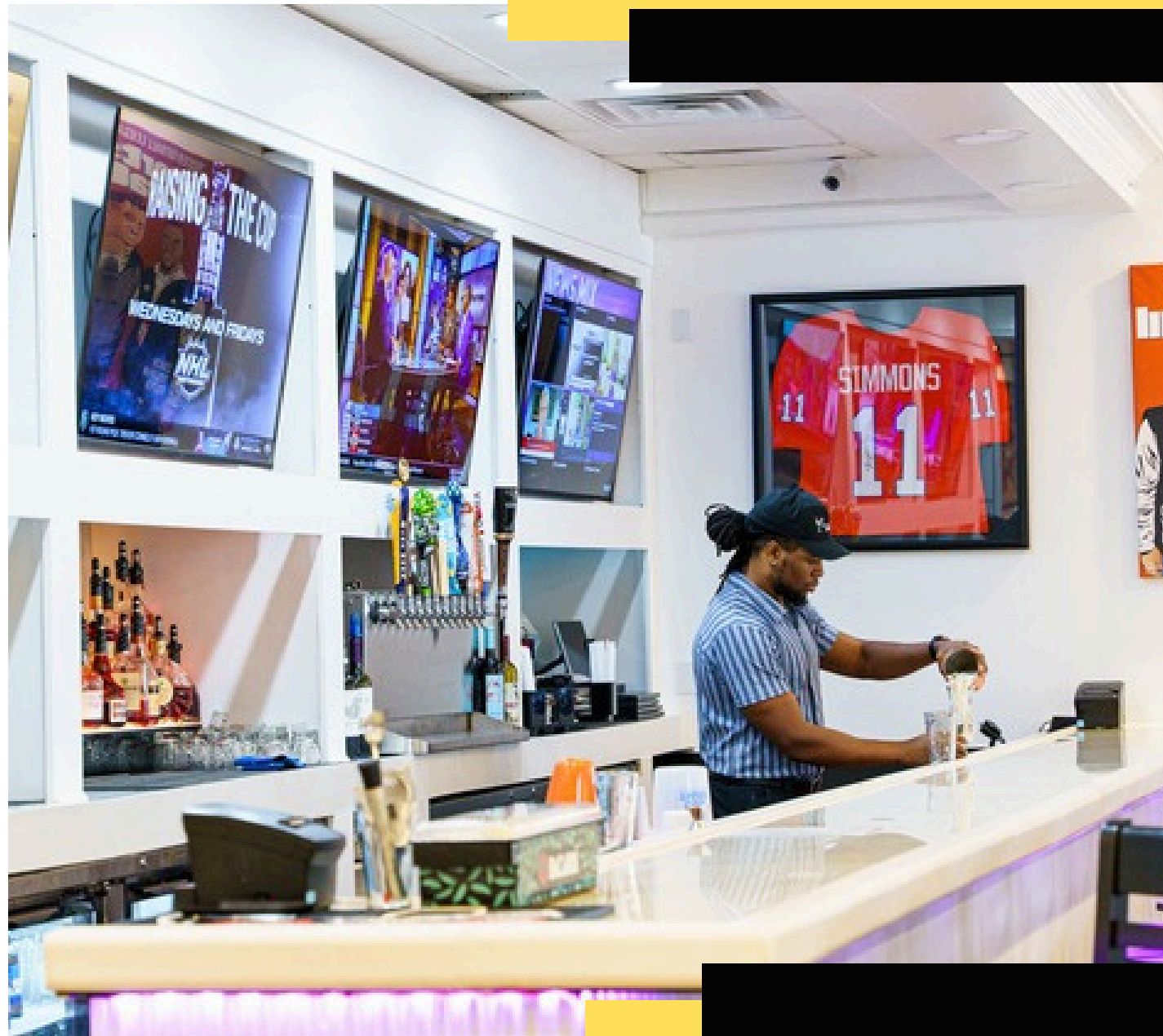

McKEE REALTY
COMPANY INC.

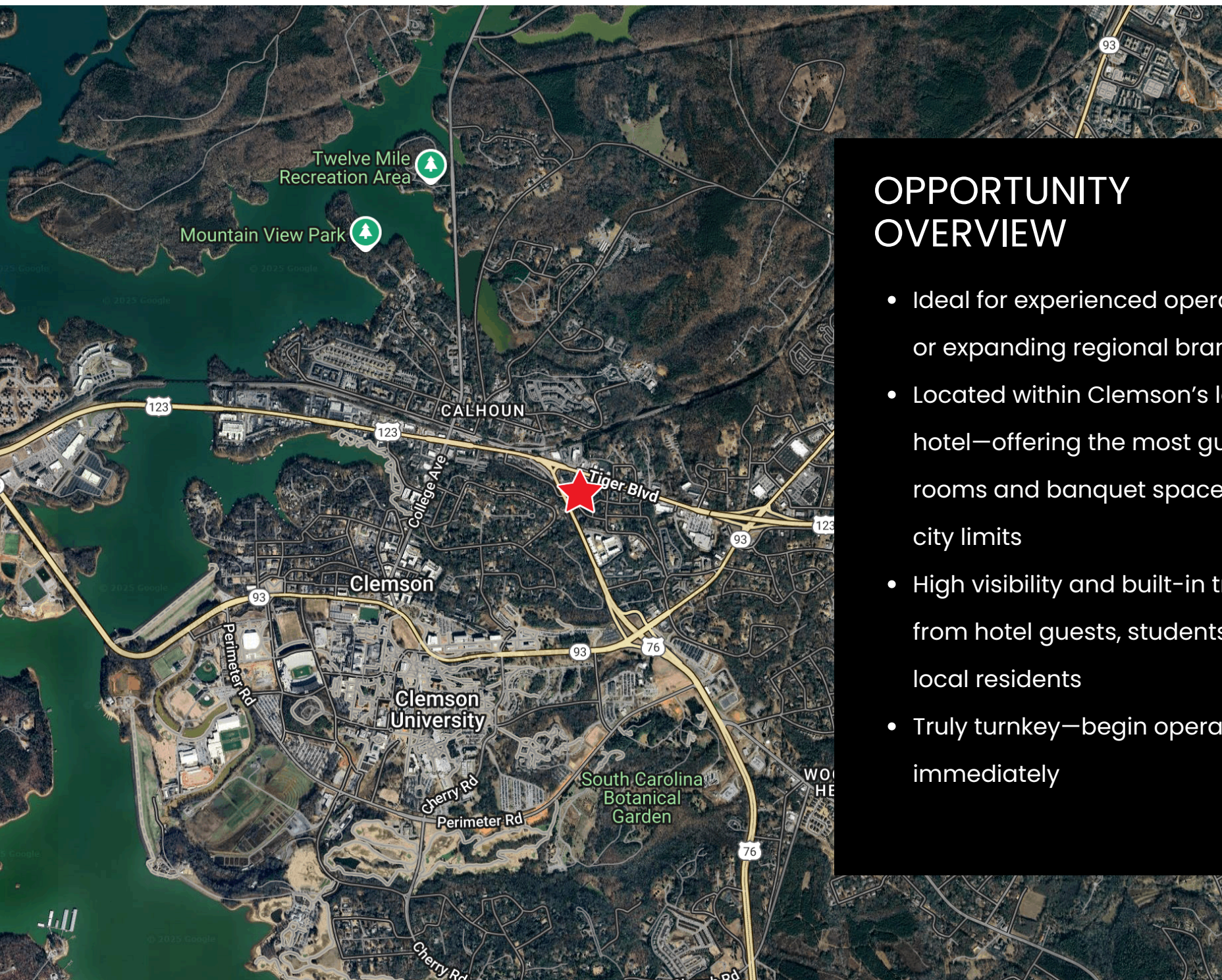
M

HIGH-TRAFFIC CORNER LOCATION ADJACENT TO MAJOR HOTEL

Strategically positioned within the newly renovated Best Western Plus, this fully equipped bar and restaurant offers direct access from both the hotel interior and exterior parking area.

Located along Tiger Blvd (Hwy 123) with additional visibility from Hwy 76, the site offers high traffic exposure in a prime Clemson corridor.





OPPORTUNITY OVERVIEW

- Ideal for experienced operators or expanding regional brands
- Located within Clemson's largest hotel—offering the most guest rooms and banquet space within city limits
- High visibility and built-in traffic from hotel guests, students, and local residents
- Truly turnkey—begin operations immediately

PROPERTY HIGHLIGHTS

- ±7,200 SF | \$10,000/month lease (3 years remaining)
- Fully operational kitchen with commercial-grade equipment
- Large bar area and spacious dining layout
- Includes complete smallwares package: dinnerware, glassware, cookware, utensils, and more
- Banquet/event facility onsite with seating capacity up to 300 guests
- Ample onsite parking
- Prominent monument signage on two major roadways



WWW.MCKEEREALTY.COM

Contact Today.



Roosevelt Saint Louis
Senior Advisor
roosevelt@McKeeRealty.com
704-375-1137

M