

Colliers



3575 Highway 601, Orangeburg | SC

# Turn-key restaurant for lease

±6,336-square-foot former Fatz Café situated on ±1.94 acres available for immediate lease.

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## Features

- ±6,336 SF fully equipped and furnished restaurant
- 100+ surface parking spaces with expansion space for additional parking
- Located less than 1 mile from exit 145 off of I-26 (±49,500 vpd), a highly trafficked exit by travelers and truck drivers traveling from I-95 to the south and I-77 to the north
- Close proximity to Orangeburg-Calhoun Technical College (Fall 2022-Summer 2023: ±4,900 students enrolled) and MUSC Health Orangeburg (±1,400 employees)
- Approximately 900 hotel rooms in the vicinity

\$29/SF  
(NNN)



Image Credit: Google Earth

## Demographics (2023 est.)



### Population

1 mile	129
3 miles	8,363
5 miles	26,538



### Projected population

1 mile	125
3 miles	8,075
5 miles	25,906



### Daytime population

1 mile	3,083
3 miles	12,996
5 miles	35,023



### Households

1 mile	53
3 miles	3,639
5 miles	10,322



### Average household income

1 mile	\$49,145
3 miles	\$51,479
5 miles	\$56,401



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