



#### **Property Details**

Don't miss the opportunity to lease this 4,735± SF second-generation restaurant located in a robust retail node with 2.3 million SF of retail space and an exceptionally low vacancy rate of 1.1% (CoStar Data). This property offers excellent access and visibility at a lighted intersection on Lee Highway, with a traffic count of 15,000 vehicles per day. Nearby tenants include Chick-fil-A, Discount Tire, The Home Depot, Target, PetSmart, and PopShelf, creating a vibrant commercial environment that drives consistent customer traffic and synergy.

Property Size: 4,735 SF

Lease Rate: \$27/SF NNN

Pass-Throughs: Call Agent
Sale Price: \$1,400,000

Zoning: B-3 (Intermediate Business District)

#### **Property Highlights**

- Second generation restaurant space
- Large Kitchen Area
- Positioned less than 1 mile from Wal-Mart, Home Depot, Target, & Sam's Club
- Restaurant Equipment Available
- Lighted intersection with multiple access points
- Excellent signage and visibility

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The large kitchen area includes a triple stainless-steel sink, two single stainless steel sinks, a commercial dishwasher, and two coolers. It features a 20-foot hood with fire suppressors and a 4-foot hood without suppressors. The interior dining area boasts a service counter and seating areas. There are two ADA-compliant restrooms. The suite has both on-building and pylon signage directly on Lee Highway, with ample parking for employees and customers alike.

List of FF&E available upon request.







#### **Aerial Map**



## **Photo Gallery**

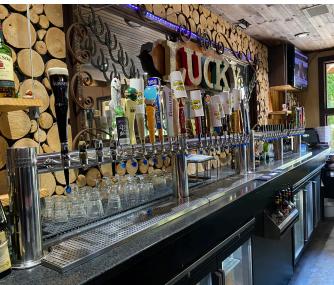












#### Location



### 5-Mile Demographics (2023)



WOODLOCK

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**POPULATION** 

32,511

**AVERAGE HOUSEHOLD INCOME** 

\$68,538

**HOUSEHOLDS** 

13,819

MEDIAN HOUSEHOLD INCOME

\$50,238

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