

**Wilson Kibler**  
COMMERCIAL REAL ESTATE



**117 Spears Creek Church Rd,  
Elgin, SC 29045**



# Investment Overview

**Address** 117 Spears Creek Church Rd,  
Elgin, SC 29045

- +/-3,618 sf of useable space
  - 2,331 sf main floor restaurant
  - 672 sf studio apartment
  - 615 sf of deck/porch space
- Great outdoor seating/garden space and ample onsite parking
- Main floor restaurant Fully renovated in 2020
  - HVAC
  - Roof
  - Electrical
- Turn-key commercial kitchen/tap-house
  - Hood system
  - three compartment sink
  - 1,000-gallon grease trap

## Property Details

**3,618**

**Total Square Feet**

**2,331**

**SF Main Floor Restaurant**

**672**

**SF Studio Apartment**

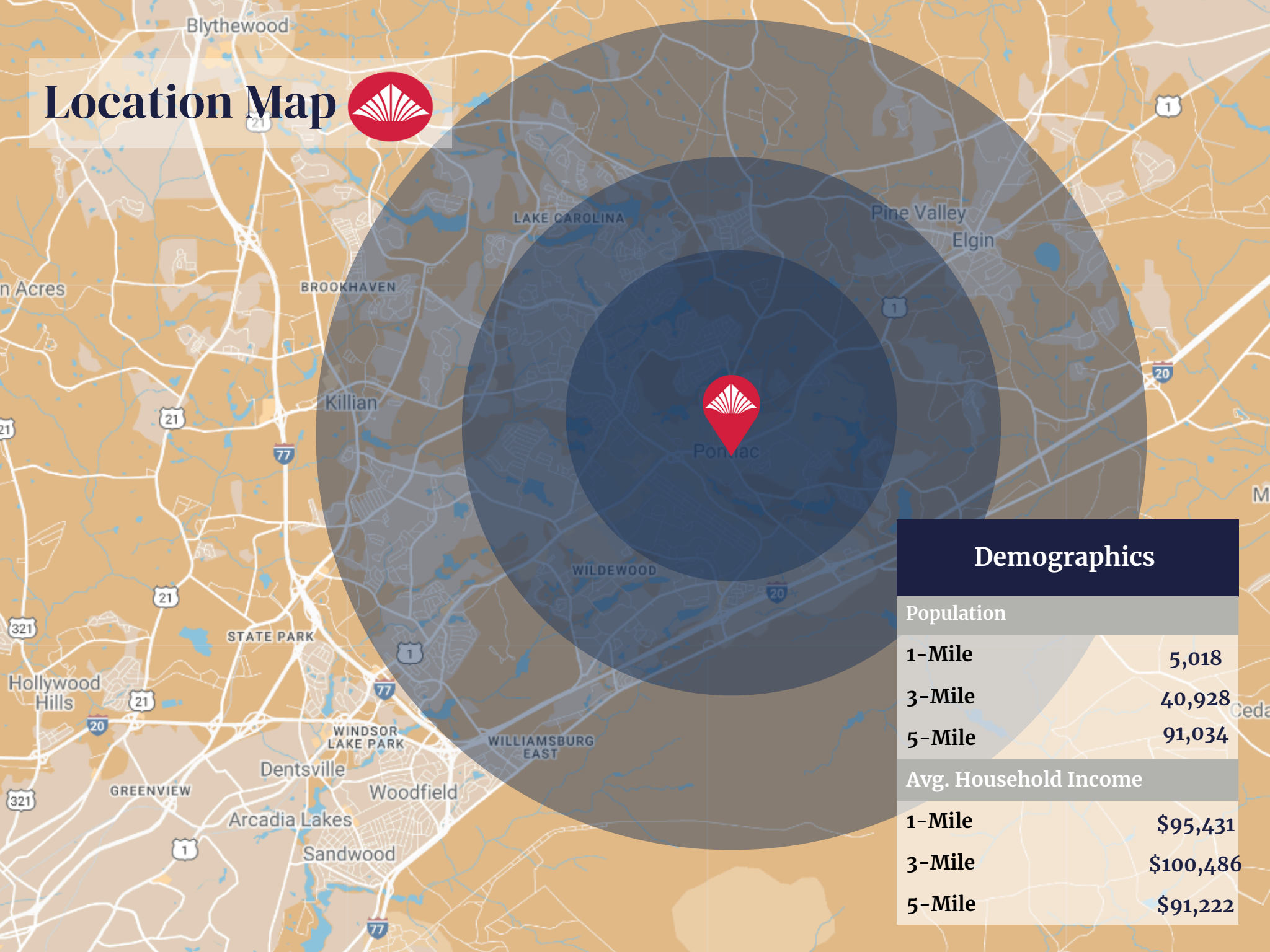
**615**

**SF Deck/Porch Space**

**\$765,000**



# Location Map



Demographics	
Population	
1-Mile	5,018
3-Mile	40,928
5-Mile	91,034
Avg. Household Income	
1-Mile	\$95,431
3-Mile	\$100,486
5-Mile	\$91,222

# Retail Map



Catawba Trail Elementary



Spring Valley High School



Pontiac Elementary





**Wilson Kibler**  
COMMERCIAL REAL ESTATE



## John Mills

Principal

[john.mills@wilsonkibler.com](mailto:john.mills@wilsonkibler.com)

803.414.4584

## Sam Gamble

Broker Associate

[sam.gamble@wilsonkibler.com](mailto:sam.gamble@wilsonkibler.com)

803.673.7952

