

# 3355 PATRIOT PARKWAY SUMTER, SC 29154

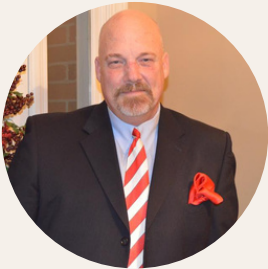
**Term: 10 Year Leaseback**

**Cap Rate: 8%**

**Corporate Guarantee**



*Introducing a Rare Opportunity!*



**David Brock**

ERA Wilder Realty  
Commercial

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3355 PATRIOT PKWY SUMTER,  
SC 29154

# RETAIL PROPERTY FOR SALE WITH LEASEBACK



## OFFERING SUMMARY

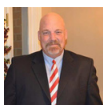
Sale Price:	\$2,400,00
Building Size:	5,305 SF
Available SF:	5,305 SF
Lot Size:	1.32 Acres
Price / SF:	\$452.40
Year Built:	2014
Zoning:	C-1
Traffic Count:	11,300

## LEASEBACK

**Term: 10 Year Leaseback**

**Cap Rate: 8%**

**Corporate Guarantee**



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## PROPERTY OVERVIEW

Introducing a rare opportunity to acquire a well-established restaurant for sale with a leaseback option. This iconic establishment has a proven track record of success and a loyal customer base. With its prime location, exceptional ambiance, and top-notch culinary offerings, this restaurant presents a lucrative investment opportunity. The leaseback option provides the added benefit of generating consistent rental income while allowing the new owner to focus on the operation and growth of their business. Don't miss out on this turnkey investment in the thriving restaurant industry

## PROPERTY HIGHLIGHTS

- Well-established restaurant for sale with a leaseback option
- Loyal customer base
- Prime location in large master planned development in Sumter
- Experienced staff
- Profitability

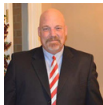
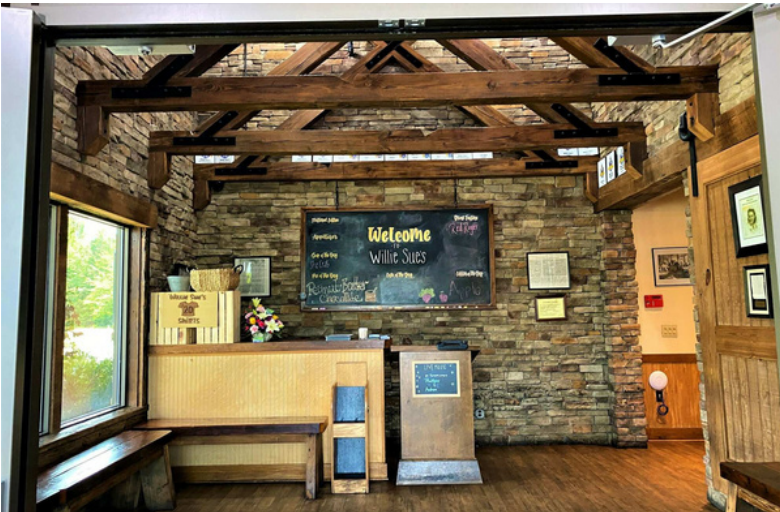
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# Lobby and dining area



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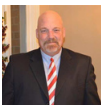
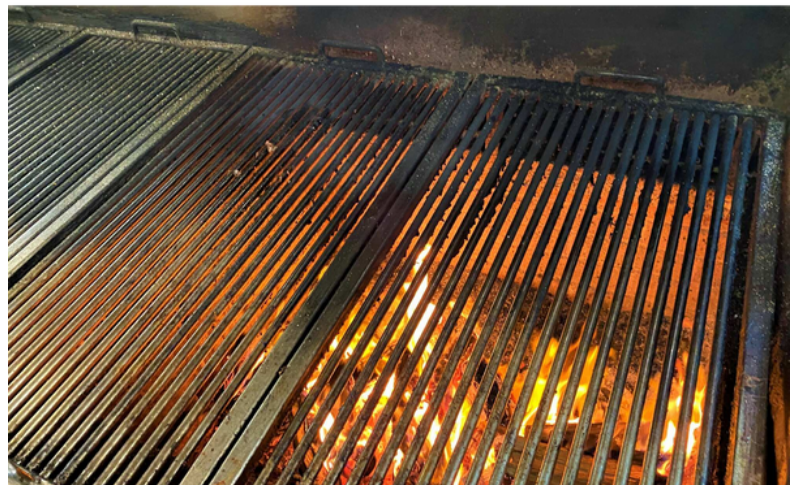
# Beautiful bar and outdoor seating



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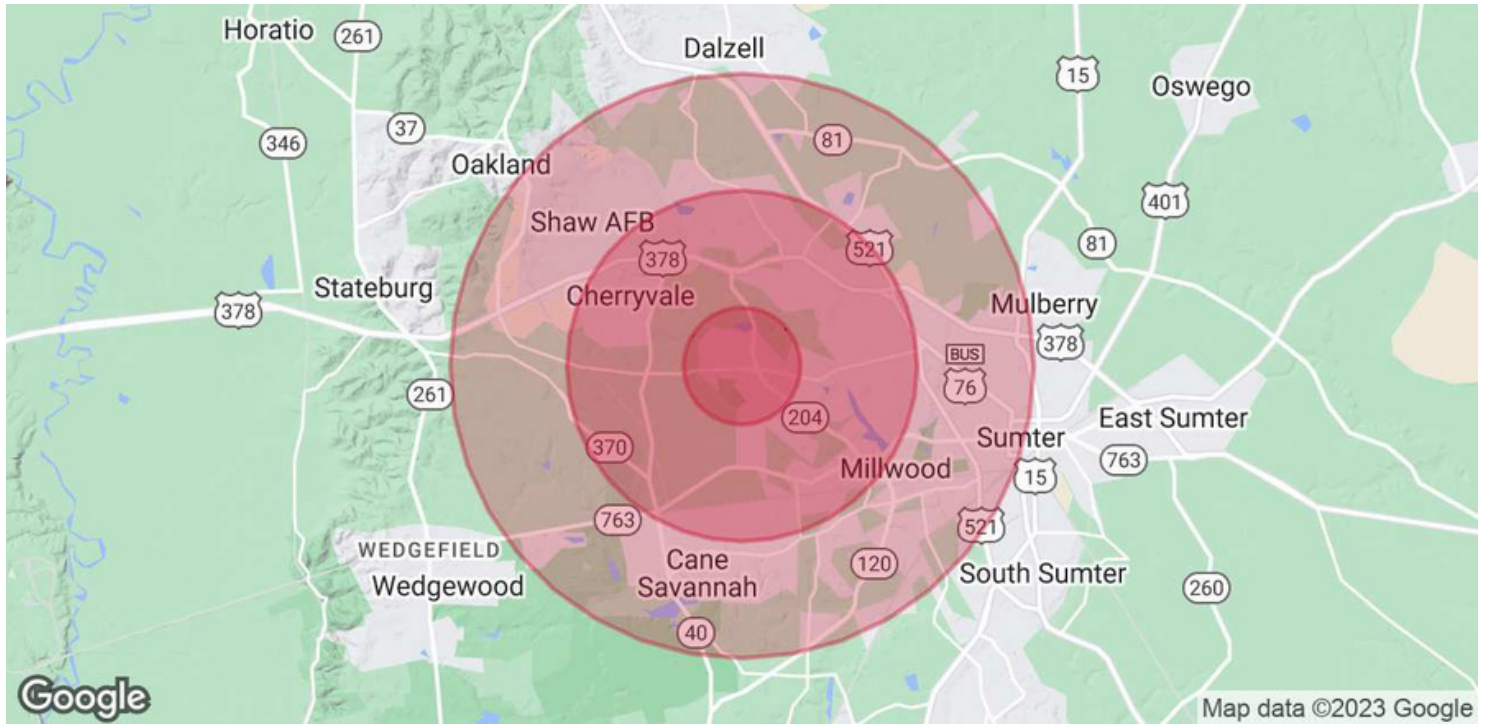
# Efficient kitchen and experienced staff



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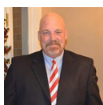


# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,94	21,025	50,129
Average Age	7	37.8	37.5
Average Age (Male)	43.8	33.2	34.7
Average Age (Female)	38.2	41.4	39.8
	46.6		
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	736	8,982	22,608
# of Persons per HH	2.6	2.3	2.2
Average HH Income	\$109,435	\$72,898	\$59,831
Average House Value	\$222,021	\$152,161	\$129,137

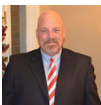
\* Demographic data derived from 2020 ACS - US Census



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# Located in Sumter's fastest growing area



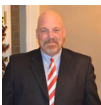
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# Planned Development



## MASTER PLAN SUMTER WEST PLANNED DEVELOPMENT



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