

SALE

Turn-Key Business with Real Estate

8026 E MAIN STREET

Ridgeland, SC 29936



PRESENTED BY:

ROD SUAREZ

O: 864-637-9302

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COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

8026 E Main Street

Ridgeland, SC 29936



OFFERING SUMMARY

SALE PRICE	\$995,000
AVAILABLE SQFT	1,500 SQFT +/-
ACREAGE	.35 Acres +/-
MARKET	RIDGELAND

OVERVIEW

Incredible opportunity to acquire a turn-key business with real estate, well below replacement value, in what many refer to as the most beautiful commercial property in Ridgeland. This 1,500 sf building, situated on approximately .35 acres, was completely reconstructed in 2019 with no expense spared for a franchise coffee shop with a drive-thru. The property is turn-key for a similar use and could easily convert to a restaurant or a myriad of other commercial uses that would benefit from the highly visible location on a main artery immediately off the interstate and surrounding communities. Over \$100,000 in FF&E, including a Generac generator, brand-new, warranted Thermoplan Swiss automatic espresso machines, a Merry Chef oven, and multiple refrigerators and freezers, is included in the sale. Dedicated parking and monument signage are in place.

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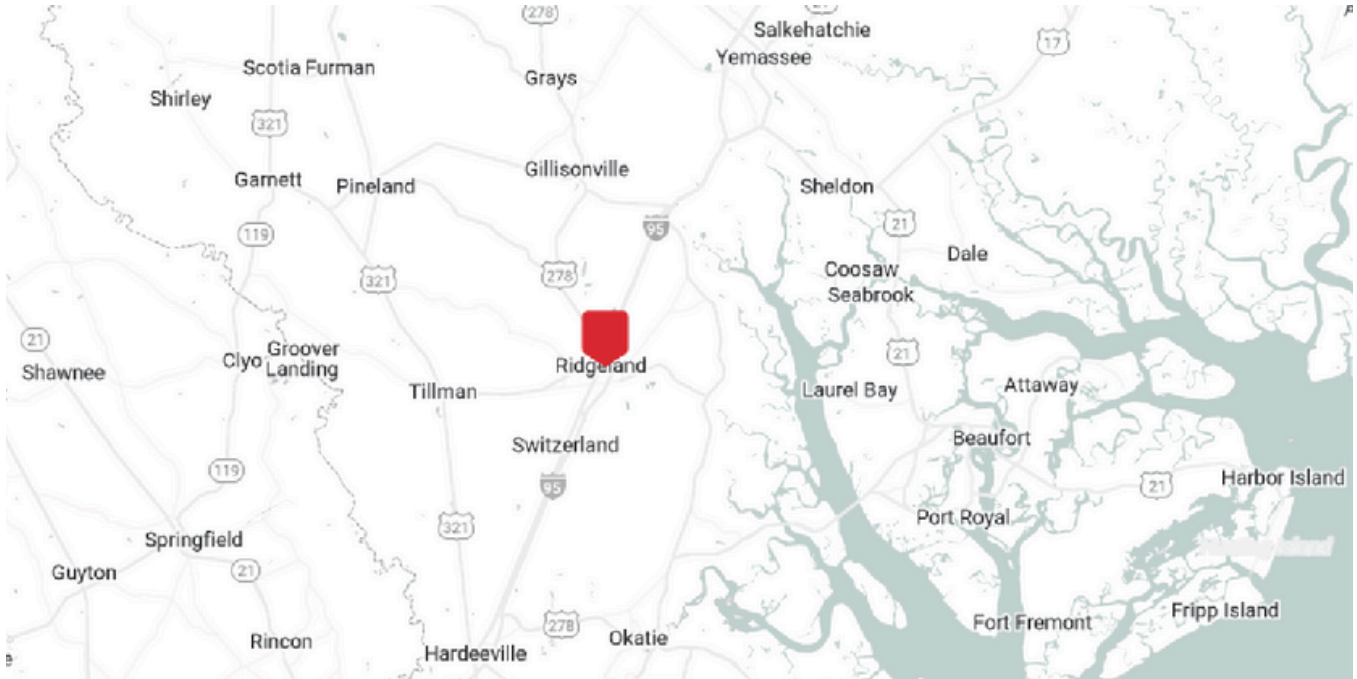
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LOCATION SUMMARY

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LOCATION OVERVIEW

Just a quarter mile from I-95 Exit 27 on Main Street in downtown Ridgeland, 8026 E Main Street is located in Jasper County. Jasper County is currently the fastest-growing county in the state, experiencing unprecedented growth and an explosion of interest from national retailers. Thousands of new homes and developments have already been approved, and the airport has recently expanded its runway and fueling capabilities. Ridgeland is home to the Congaree Golf Club, named by Golf Digest as "the best course built this decade" and host of the PGA Tour's O Cup for two years. Additionally, South Carolina has recently approved the expansion of Exit 27 to six lanes and beautification of the off-ramp. Main Street not only serves Ridgeland but also acts as the main artery to surrounding communities, including Estill, Tillman, Garnett, and more, with over 77,000 vehicles passing the property daily.

PROPERTY HIGHLIGHTS

- Recently Reconstructed Commercial/Restaurant Building with Drive-Thru
- Approximately 1/4 Mile from Major I-95 Exit
- Impeccably Designed with High-End Finishes
- Prominent Main Street Location
- Dedicated Parking and Monument Signage
- Great Visibility

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ADDITIONAL MAPS

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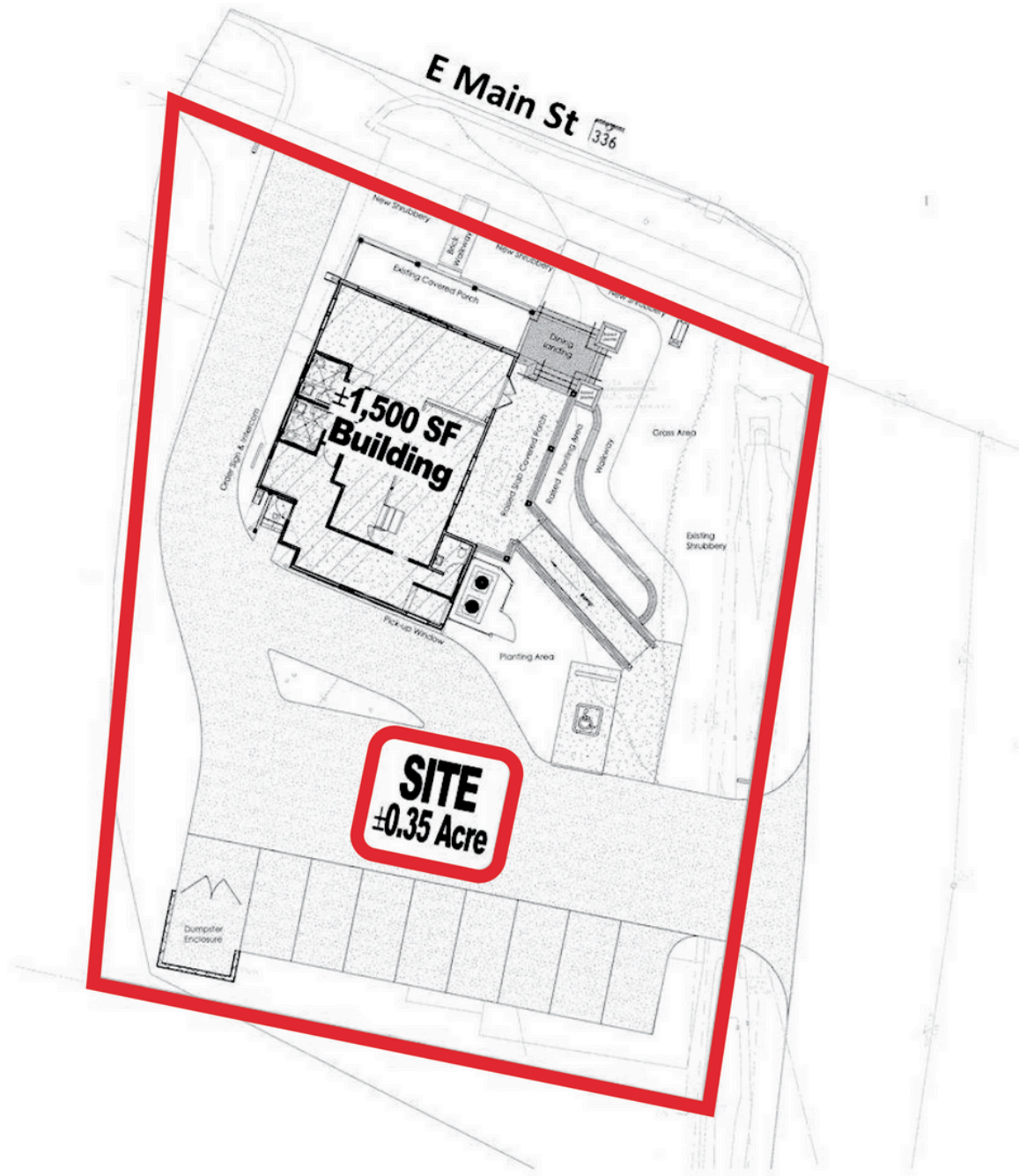
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ADDITIONAL PHOTOS

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ADVISOR INFO

8026 E Main Street

Ridgeland, SC 29936



ROD SUAREZ

Senior Advisor,
Managing Director

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PROFESSIONAL BACKGROUND

Born and raised in Mexico City, Rod's journey to Greenville began more than two decades ago, coinciding with the region's remarkable growth. Today, he utilizes his unique perspective and deep-rooted relationships to drive successful business outcomes for his clients.

Starting his career in residential real estate sales, Rod's understanding of the property landscape is as vast as it is diverse. Recently, he strategically shifted his focus to commercial real estate. His decision was fueled by the rapid influx of businesses into the Greenville region, a trend he anticipates will continue to rise in the coming years.

In Greenville for over 20 years, Rod's personal and professional relationships have not only enriched his life but also played an instrumental role in his career success. He is deeply connected with the community, embracing its transformation over the years, and actively participating in its future growth. In Rod Suarez you find a local expert with international roots, a strategic problem solver with a keen eye for opportunities, and a committed partner with a firm belief in the power of relationships.

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