



1710 W MAIN ST.

1710 W Main St, Central, SC 29630

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VIDEO

PROPERTY DESCRIPTION

Available for Lease

This exceptional +/- 5,800 square foot restaurant space is now available for lease just 3 miles from Clemson University. Perfectly situated amidst high-density student housing, this fully equipped, turn-key restaurant offers a prime opportunity in a high-traffic area with approximately 12,400 vehicles per day. Don't miss this outstanding opportunity to lease a ready-to-operate restaurant in one of Clemson's most active corridors.

Contact listing brokers for additional information.

PROPERTY HIGHLIGHTS

- +/- 50 Parking spots
- \$15.50 SF (MG)
- 12,400 VPD
- Multiple access points

OFFERING SUMMARY

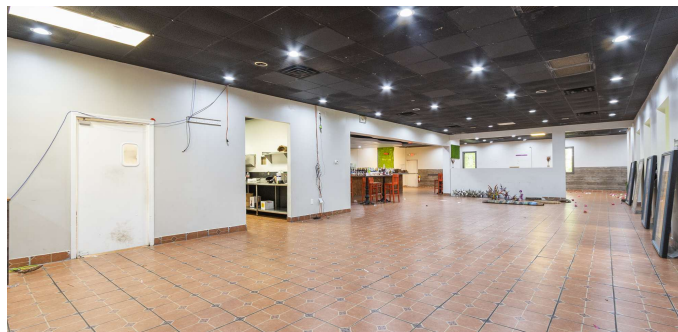
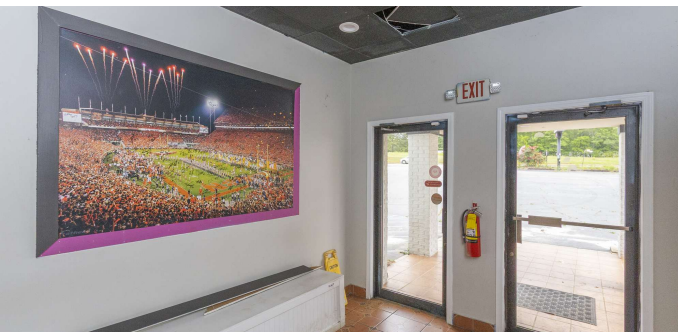
Lease Rate:	\$15.50 SF/yr (MG)
Building Size:	5,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,845	11,078	16,469
Total Population	6,488	30,131	46,407
Average HH Income	\$58,390	\$74,651	\$75,167



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ADDITIONAL PHOTOS



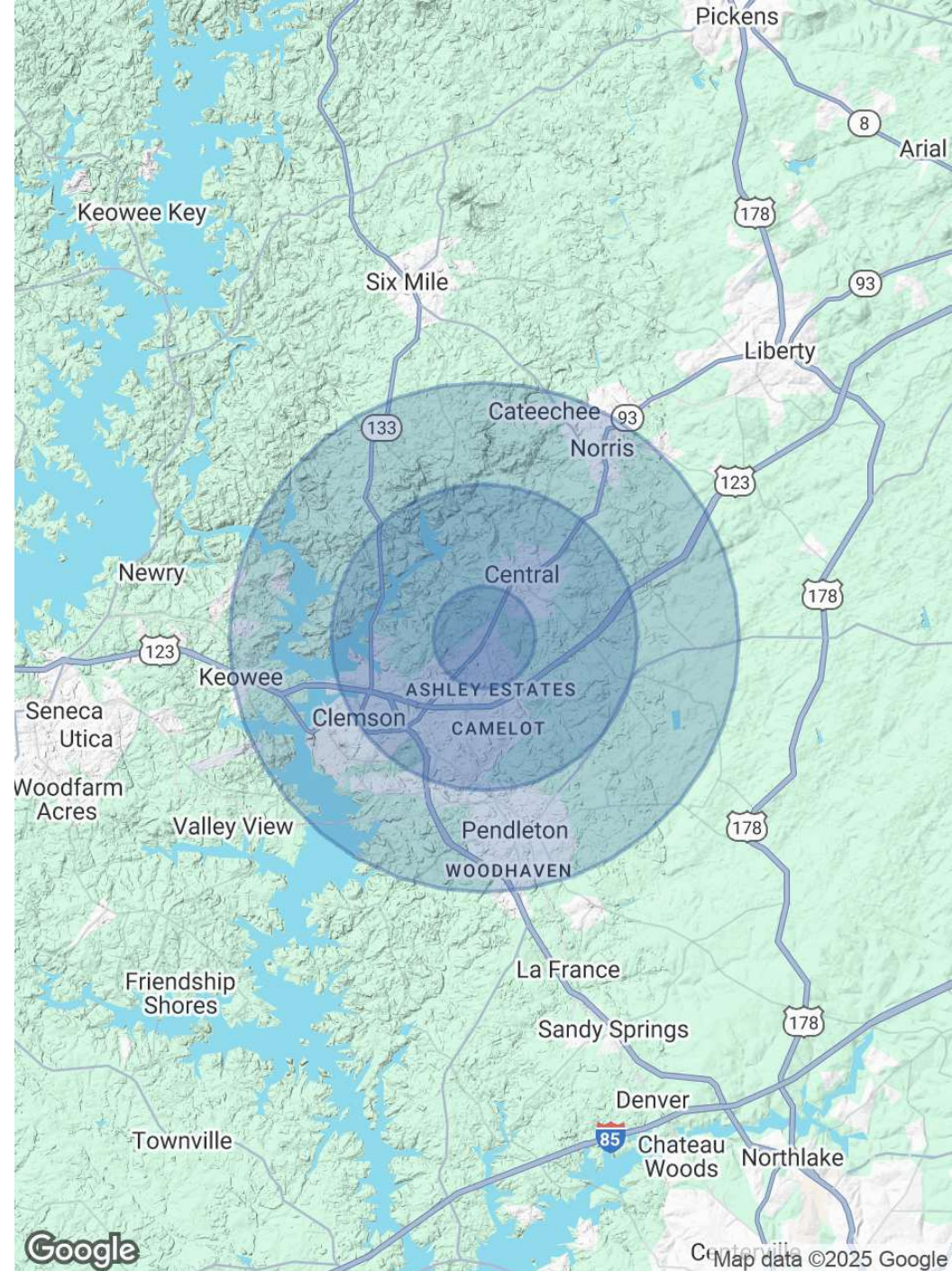
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,488	30,131	46,407
Average Age	31	32	33
Average Age (Male)	30	32	33
Average Age (Female)	32	33	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,845	11,078	16,469
# of Persons per HH	2.3	2.7	2.8
Average HH Income	\$58,390	\$74,651	\$75,167
Average House Value	\$259,607	\$338,122	\$337,624

Demographics data derived from AlphaMap



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