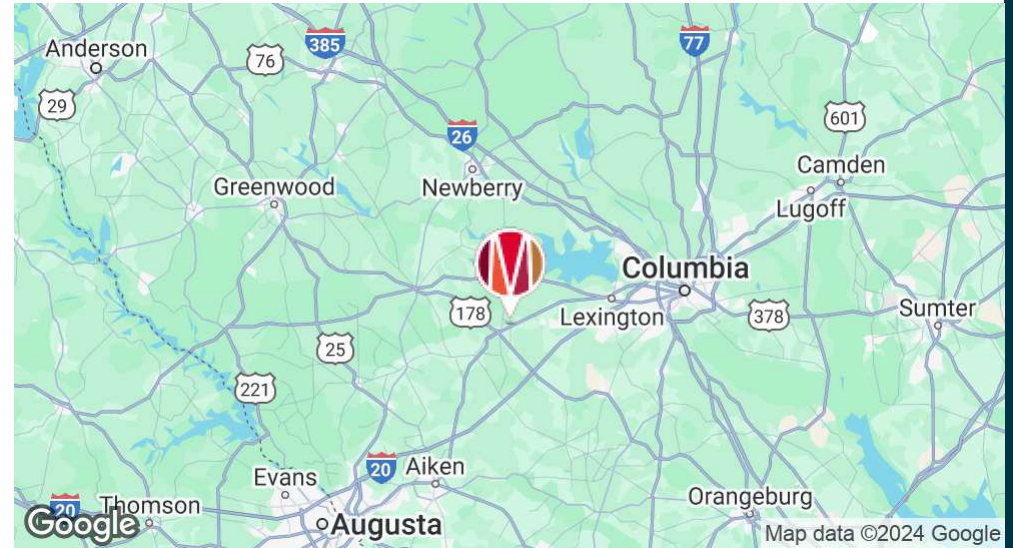


**FOR SALE**

# HEbrews Cafe at 442 E Railroad Ave

442 E Railroad Ave, Batesburg Leesville, SC 29070

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$450,000
Building Size:	1,800 SF
Lot Size:	0.3 Acres
Renovated:	2020

- Loyal Clientele
- Located Downtown
- Immense Upside Potential
- Plenty of Seating

## PROPERTY OVERVIEW

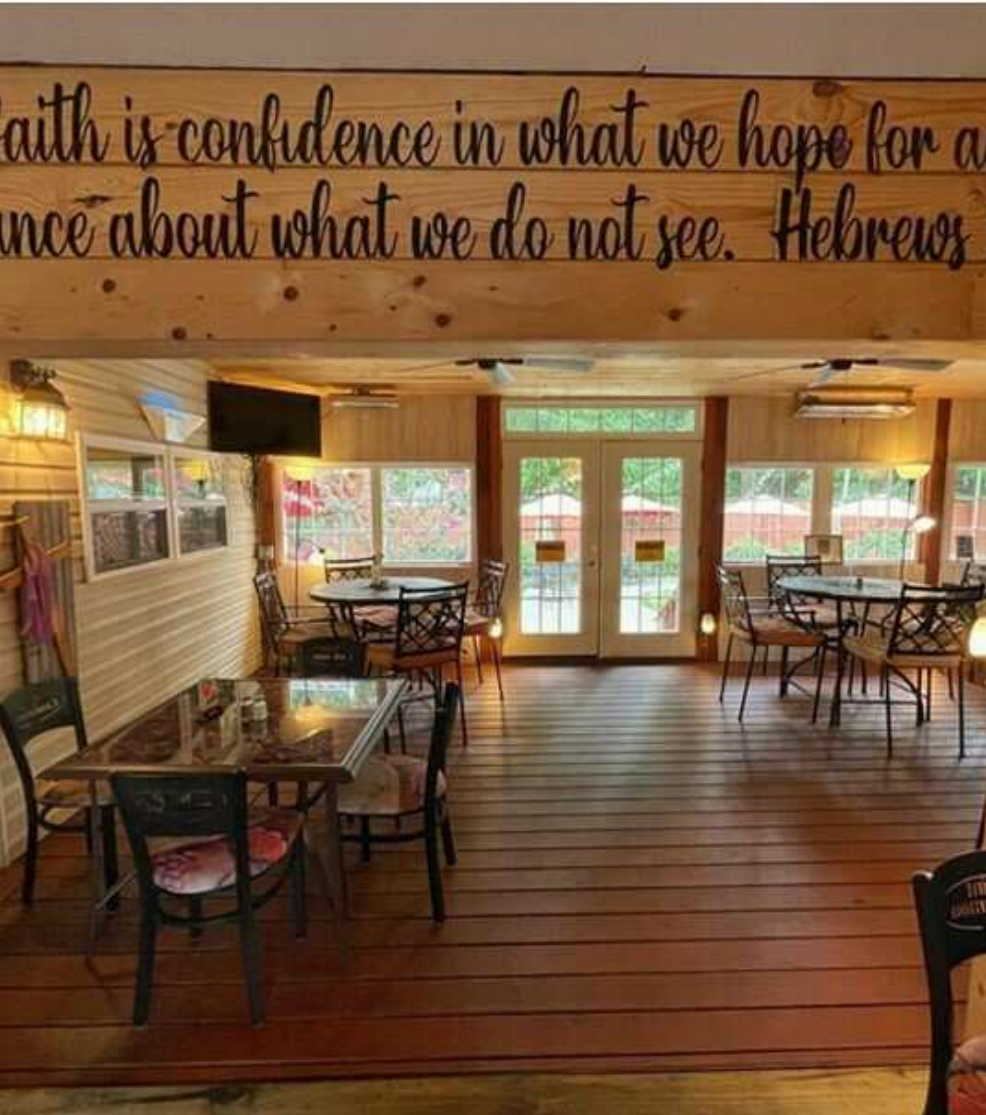
Introducing a prime investment opportunity at 442 E Railroad Ave in Batesburg Leesville, SC. Strategically located in the Batesburg Leesville area, this site provides an ideal setting for capitalizing on the growing local market. The current owners have improved the restaurant by building a larger kitchen, walk in refrigerator, increased indoor/outdoor seating, as well as adding an outside venue. The outdoor setting at HEbrews cafe sets it apart from others in the area, as well as their expansive menu. Due to current personal restrictions, the restaurant has limited catering, concerts, and hours. The restaurant also does not serve alcohol. There is tremendous upside for an investor who is willing to extend the current hours, focus on live entertainment, offer catering and expand to serve alcohol.

## LOCATION OVERVIEW

Discover the charm of Batesburg Leesville, SC, where small-town allure meets economic opportunity. This vibrant community offers a welcoming environment for retail and restaurant investors, with a prime location just moments from the heart of town. Nearby points of interest include the popular Lake Murray, perfect for outdoor recreation, and the charming downtown area with its unique shops and entertainment. Investors will appreciate the strong sense of community spirit, making this an attractive location for those seeking to establish a presence in a thriving and supportive local market.



# PROPERTY DESCRIPTION



## INVESTMENT SUMMARY

The sale of this property includes all real and personal property, as well as the HEbrews business. The inside portion contains two seating areas, a full kitchen, and reception space. There is also a coffee bar that is set up to take walk up orders and inside orders separately from the main kitchen and is used to brew any type of coffee a customer desires.

The outside has a few different seating areas. One area is covered and the other seating area is more open but covered with umbrellas. Each outside area is equipped with heaters close to tables to ensure a comfortable environment during colder months. The heaters are piped to a main large propane tank which does away with the need to replace empty propane bottles each day in each heater.

There is also an outside walk-in refrigerator, that is used to store any type of goods. It is adjacent to the kitchen wall and is easily accessible.

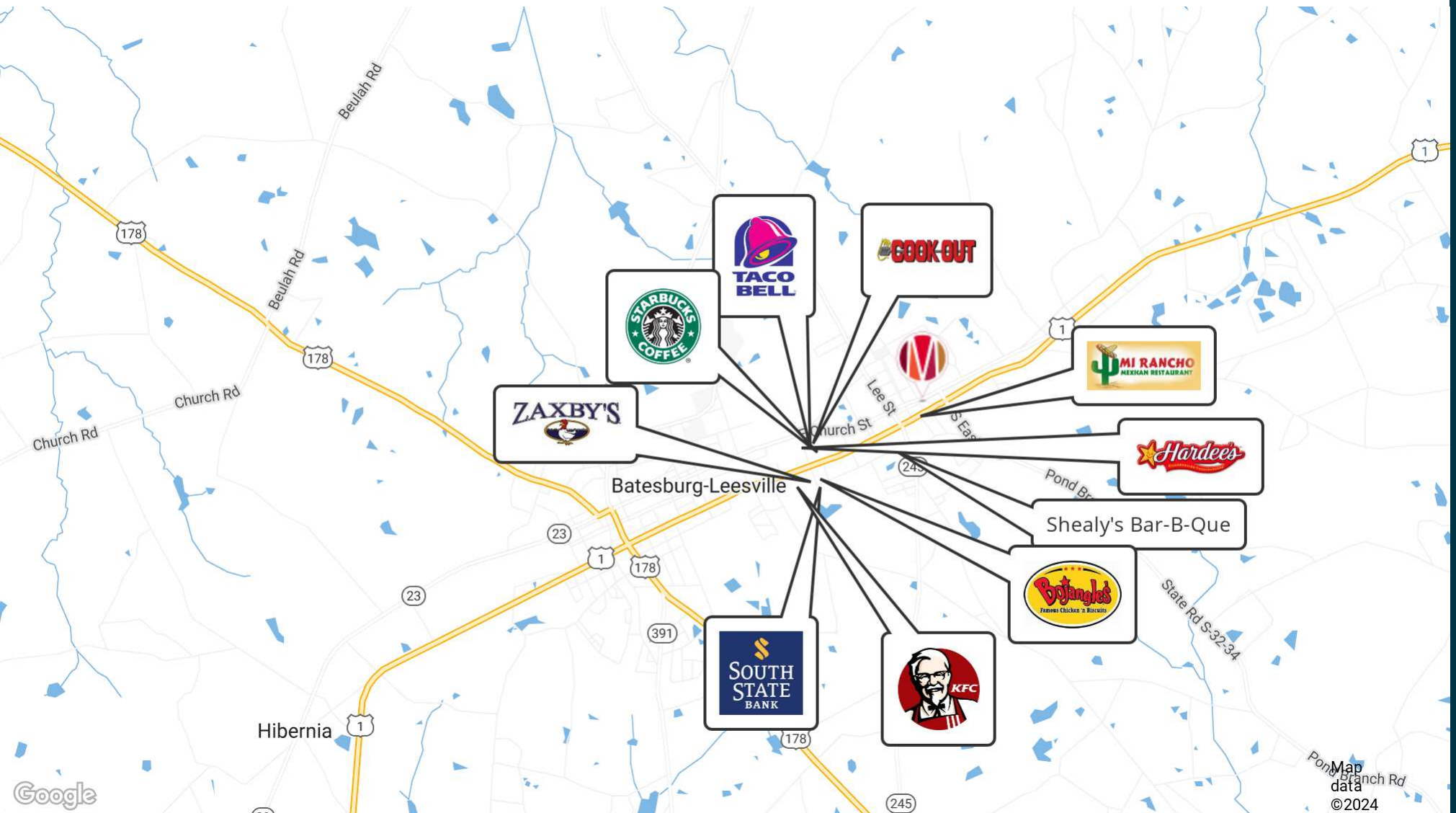
The outside also includes a storage shed, and an outdoor bathroom.

Aside from the uniqueness of this property, the upside potential HEbrews cafe presents cannot be ignored. Current ownership has faced personal limitations that has not allowed for operations to be in full effect. New ownership will have the ability to increase the current operating hours (including weekends), offer catering services, and have the opportunity to be the first to serve alcohol. Even with these limited hours and the decreased catering, the business is still very profitable.

The owners are only selling the property because they have a younger child and they want to focus on homeschooling and their family farm. The business is profitable and is a fantastic opportunity for an owner operator to purchase an already cash flowing and professional business that has a great reputation in the local community.

Financial records to be provided during due diligence.

# RETAILER MAP





## ADDITIONAL PHOTOS

















# OPERATIONAL RESTAURANT FOR SALE

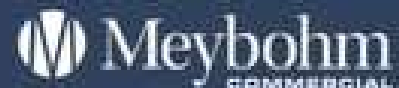


442 E RAILROAD  
AVENUE



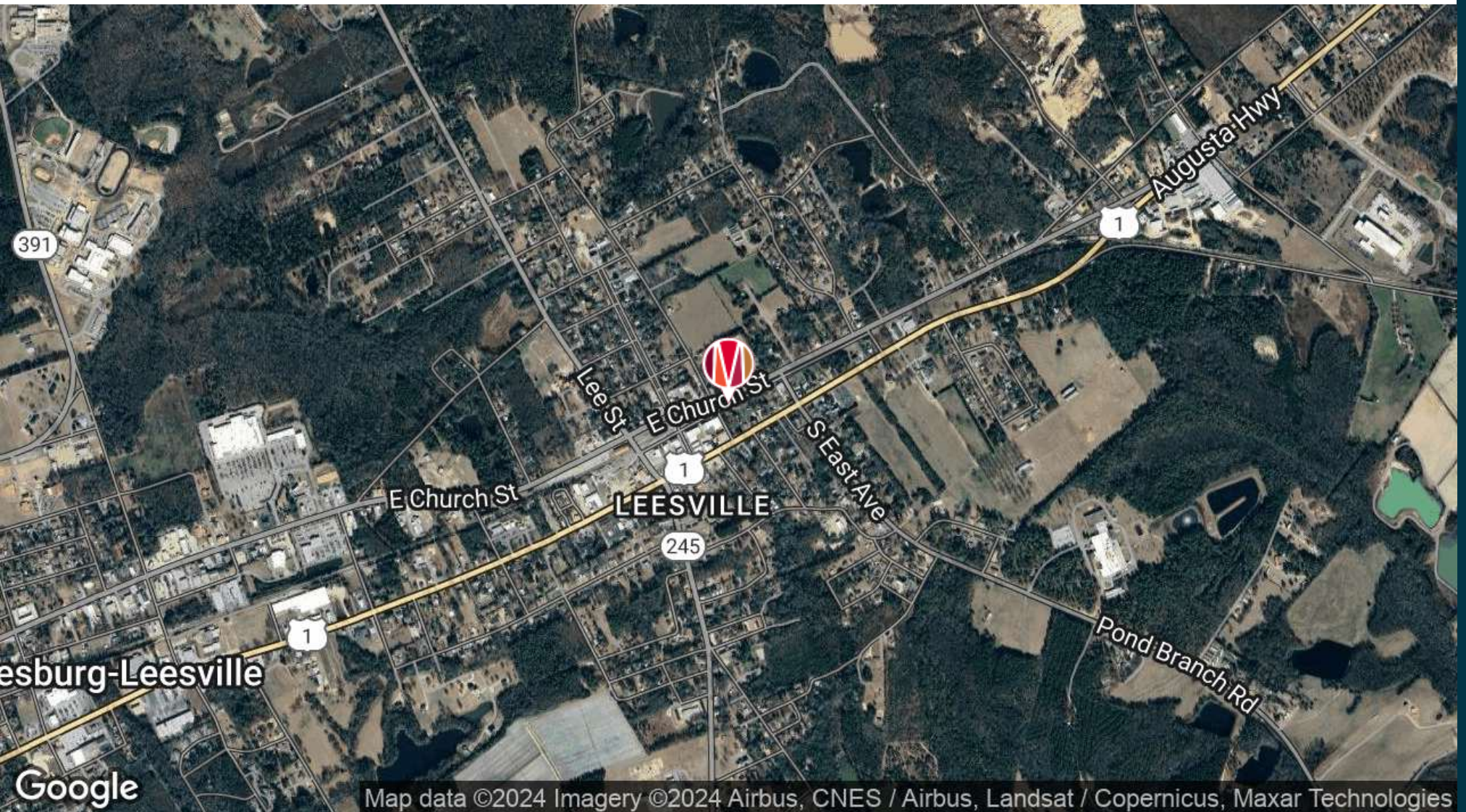
## CURT HANNA

864-993-2501





# LOCATION MAP



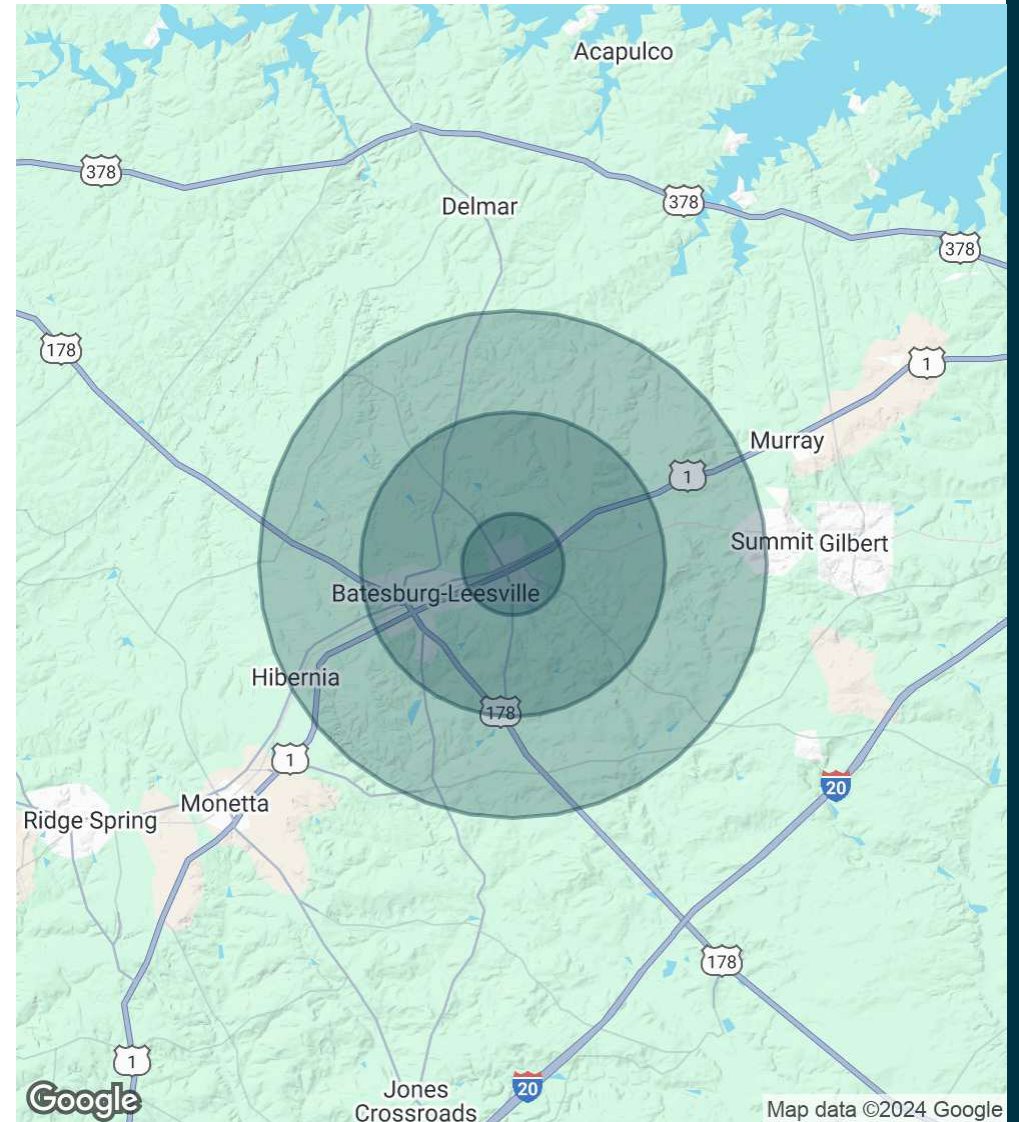


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,806	7,156	11,494
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	760	2,984	4,706
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$75,114	\$67,842	\$68,395
Average House Value	\$224,829	\$227,831	\$231,308

*Demographics data derived from AlphaMap*







## MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road  
Augusta, GA 30909

706.736.0700  
MeybohmCommercial.com

## CURT HANNA

Commercial Brokerage Advisor

Clinecommercial@Meybohm.Com

Cell: 864.993.2501

### PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.

SC #132904 // GA #430540