# 7000 WOODSIDE EXECUTIVE CT

AIKEN, SOUTH CAROLINA


KW COMMERCIAL THE PRAEDIUM GROUP
COMMERCIAL REAL ESTATE ADVISORS

Turnkey Restaurant Opportunity
Prime Woodside Location
Built-In Customer Base


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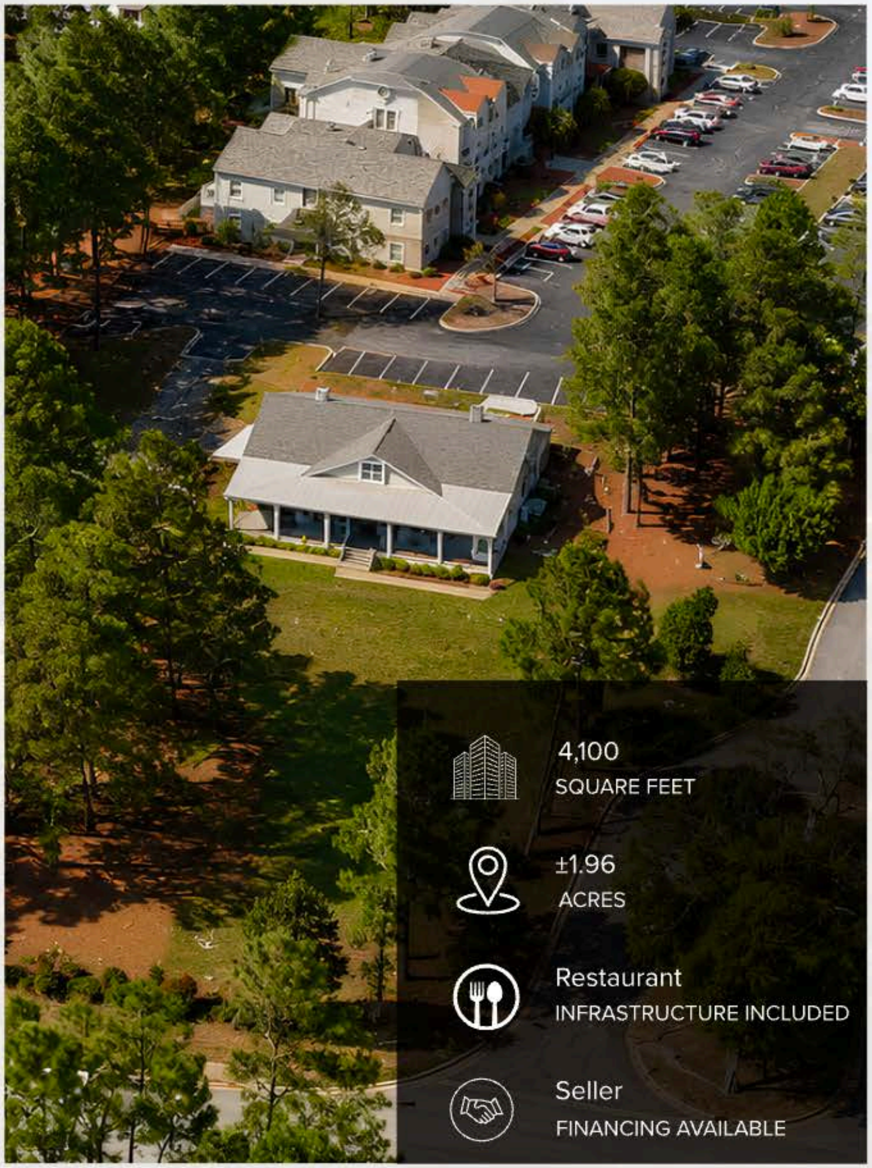
# PROPERTY HIGHLIGHTS

| | |
|---|---|
| **ADDRESS** | • **7000 Woodside Executive Ct, Aiken, SC 29803** |
| **APN / PARCEL #** | • **107-06-04-001** |
| **BUILDING SIZE** | • **~4,100 SF** |
| **ZONING** | • **RUC** |
| **WATER / SEWER** | • **Public** |
| **COUNTY** | • **AIKEN** |

# EXECUTIVE SUMMARY



4,100
SQUARE FEET

±1.96
ACRES

Restaurant
INFRASTRUCTURE INCLUDED

Seller
FINANCING AVAILABLE

## THE OPPORTUNITY

7000 Woodside Executive Court presents a rare opportunity to acquire a fully improved restaurant property in one of Aiken's most established executive office parks. Existing restaurant infrastructure, including furniture, fixtures, equipment, and commercial kitchen components, creates a strong foundation for a new operator while significantly reducing startup costs.

## THE POTENTIAL

The property is well suited for a variety of concepts including:

- Full-Service Restaurant
- Brewery or Taproom
- Market & Café
- Private Dining
- Event Venue
- Specialty Food Market

*Potential uses are subject to applicable zoning, permitting, licensing, building-code, occupancy, and other governmental approvals.*

# LOCATION HIGHLIGHTS

- Located in the heart of **Aiken's Southside Growth Corridor**
- Immediate proximity to **Woodside Plantation and Houndslake**
- Close proximity to **Aiken Regional Medical Center**
- Easy access to **Richland Ave (US-1) and Whiskey Rd**
- Surrounded by **affluent residential communities,** golf courses, and equestrian venues
- **Higher-income residential demand** within the immediate trade area
- **Established household base** with continued population growth
- **Nearby recreational, social, and equestrian** amenities support recurring neighborhood demand


# PRO FORMA

## ILLUSTRATIVE FINANCIAL PROJECTION

The following operating projection illustrates the property's potential performance under a repositioned food, beverage, and events concept. The projection assumes a measured reopening period during 2027, followed by increasing customer adoption, expanded operating hours, recurring catering and private-event business, and the gradual establishment of the property as a premier wedding and community-event destination.

| Operating Performance | 2027 | 2028 | 2029 |
|---|---|---|---|
| **Gross Revenue** | $2,470,416 | $3,845,219 | $4,595,743 |
| EBITDA | $306,853 | $906,133 | $1,208,092 |
| EBITDA Margin | 12.4% | 23.6% | 26.3% |
| **Adjusted EBITDA[1]** | **$269,796** | **$848,455** | **$1,139,156** |
| **Adjusted EBITDA Margin** | **10.9%** | **22.1%** | **24.8%** |

## PRINCIPAL REVENUE OPPORTUNITIES

- Breakfast & Specialty Coffee Service
- Drive-Through & Grab-and-Go Sales
- Café-Style Lunch & Evening Offerings
- Indoor & Outdoor Alcohol Service
- Corporate & Community Catering
- Weddings & Private Events
- Seasonal Programming & Neighborhood Events
- Utilization of Upstairs & Balcony Areas
- Holiday Parties & Special-Event Packages

### OPERATING CONCEPT

The concept is not dependent on a traditional full-service dinner operation. Instead, the business emphasizes higher-margin beverage sales, breakfast, café-style food, catering, and events while limiting the kitchen complexity, staffing requirements, and equipment burden associated with a conventional restaurant.

## PROJECTED OPERATING RAMP

**2027**

### REOPENING & MARKET REINTRODUCTION

The initial operating year assumes a staged reopening and customer-acquisition period. Revenue growth is supported by the introduction of:

- Breakfast service
- Specialty coffee
- Grab-and-go offerings
- Light food service
- Alcohol sales
- Catering
- Limited private events and weddings

**2028**

### MARKET PENETRATION

The second operating year assumes increased customer frequency, stronger beverage and breakfast sales, expanding catering relationships, and greater utilization of the property for weddings, private functions, and community events.

**2029**

### STABILIZED OPERATIONS

The stabilized projection reflects an established local customer base, recurring catering and event business, improved labor efficiency, and fuller utilization of the property's indoor and outdoor operating areas.

*The financial projections presented herein are illustrative only and have been prepared solely for marketing and underwriting purposes. These projections are based upon assumptions believed to be reasonable; however, they are not guarantees of future operating performance. Actual results may differ materially. Prospective purchasers should conduct their own independent financial, operational, legal, and market due diligence prior to making any investment decision.*

# SITE & BUILDING DESCRIPTION


The improvements function as an existing food-service and hospitality platform, potentially reducing the reopening time and capital otherwise required for a comparable build-out. All equipment, utilities, permits, and building systems remain subject to buyer inspection prior to any representation of operational readiness.

- Existing restaurant layout with defined dining and service zones
- Commercial kitchen configuration with hood, line, and prep stations
- Customer ordering and service areas
- Specialty market / retail area
- Refrigerated and dry storage
- Employee and administrative areas
- Delivery and back-of-house access
- On-site parking and vehicle circulation
- Expansive porches and outdoor programming areas
- Upper-level event, office, or ancillary use potential, subject to approvals.
- Layout supports dine-in, takeout, delivery, catering, and specialty retail
- Fenced outdoor grounds suited for events and gatherings

# FF&E & RESTAURANT INFRASTUCTURE

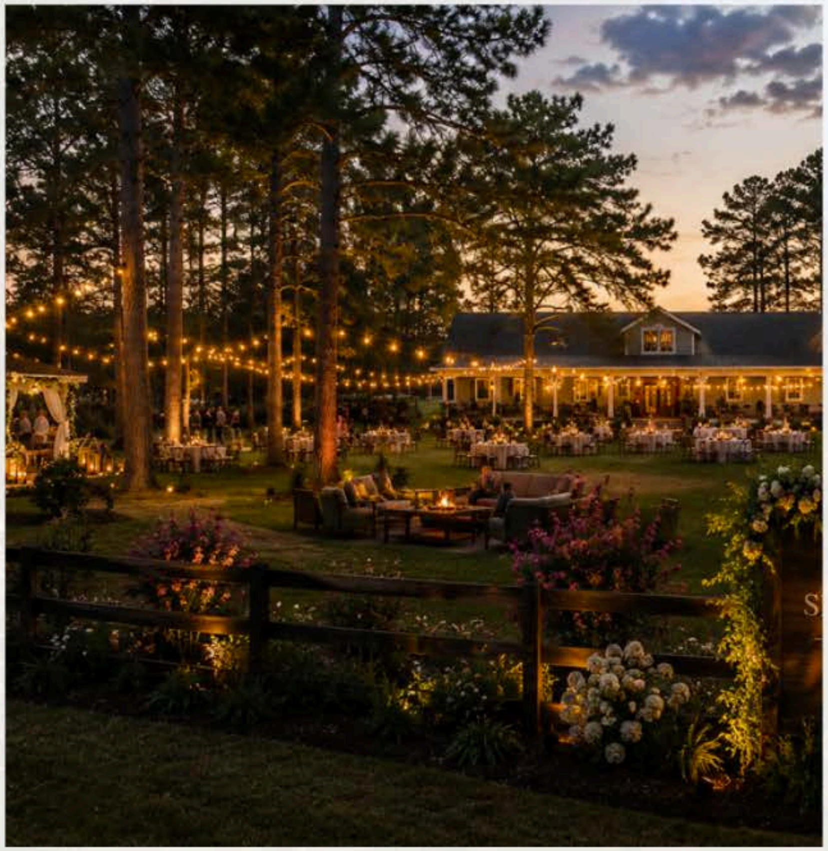
The sale includes the existing restaurant furniture, fixtures, and equipment (FF&E) currently in place, giving a purchaser an operating platform rather than an empty shell. A detailed FF&E inventory is being compiled and will be made available to qualified purchasers upon request.

## FF&E INVENTORY

The sale includes existing FF&E identified in the seller-approved inventory, available to qualified purchasers upon request and conveyed as-is, subject to buyer inspection.

- Commercial kitchen equipment (line, hood, refrigeration)
- Bar equipment and fixtures
- Dining room and lounge furniture
- POS and back-of-house systems
- Outdoor event furniture and lighting

# REVENUE REACTIVATION STRATEGY



**Existing Outdoor Event Lawn**

Designed to accommodate weddings, live entertainment, community gatherings, and private celebrations.

- **Introduce breakfast and coffee service** to capture morning traffic and beverage sales.
- **Expand prepared foods, grab-and-go,** family meals, online ordering, and takeout.
- **Develop wedding, reception, rehearsal-dinner,** and corporate-event packages.
- **Activate the upper level and balcony** for private events and premium guest experiences.
- **Add indoor and outdoor bar service,** subject to licensing and approvals.
- **Host live entertainment,** neighborhood gatherings, and holiday programming.
- **Utilize outdoor areas** for seasonal markets and local vendor pop-ups.
- **Introduce seasonal products, meal subscriptions,** and loyalty programs.

# FLEXIBLE ACQUISITION STRUCTURE & SELLER FINANCING

The seller is willing to consider seller financing for a qualified purchaser, subject to satisfactory review of the purchaser's financial capacity, operating experience, business plan, proposed equity contribution, and transaction structure. Financing terms will be negotiated on a case-by-case basis and may include requirements relating to down payment, interest rate, amortization, maturity, collateral, personal guarantees, financial reporting, and a balloon payment.

## INDICATIVE SELLER FINANCING TERMS

| | |
|---|---|
| **Buyer Equity** | 20% of the purchase price |
| **Seller Financing** | Up to 80% of the purchase price |
| **Amortization** | 25 years |
| **Term** | 2 years |
| **Interest Rate** | Fixed at the prevailing market rate established at closing |
| **Maturity** | Outstanding principal balance due at the end of term |

## WHY IT MATTERS

- Lowers the equity barrier to entry for qualified operators.
- Aligns seller and buyer around a successful reactivation.
- Final terms established through mutually acceptable transaction and financing documents.

**Final terms, including interest rate and term, will be determined based on prevailing market conditions at the time of closing and are subject to buyer's creditworthiness. Term shall not exceed two (2) years. All figures presented are estimates for illustrative purposes only and do not constitute a commitment to lend or an offer of specific financing terms.*

# DEMOGRAPHICS & AFFLUENT CONSUMER BASE

**55,336**
POPULATION

**$74,739**
HOUSEHOLD INCOME

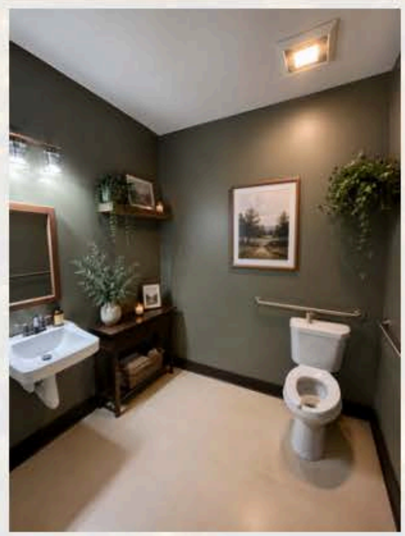
**30.1%**
AGE 65+ POPULATION

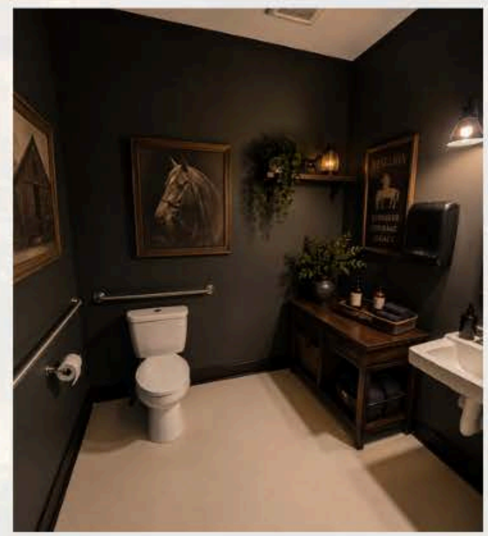
- Over 5,000 homes in established, affluent communities
- High concentration of equestrian estates and acreage properties.
- Strong retirement and wealth demographics.
- Destination dining and experience-driven consumer base.

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| 2025 Total Population | 4,624 | 27,027 | 55,336 |
| 2025 Total Households | 2,094 | 12,144 | 23,883 |
| Median Household Income | $95,165 | $86,584 | $74,739 |
| Median Home Value | $344,736 | $299,354 | $267,516 |

# PHOTOS







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# AERIAL PHOTOS

THE PRAEDIUM GROUP
COMMERCIAL REAL ESTATE ADVISORS

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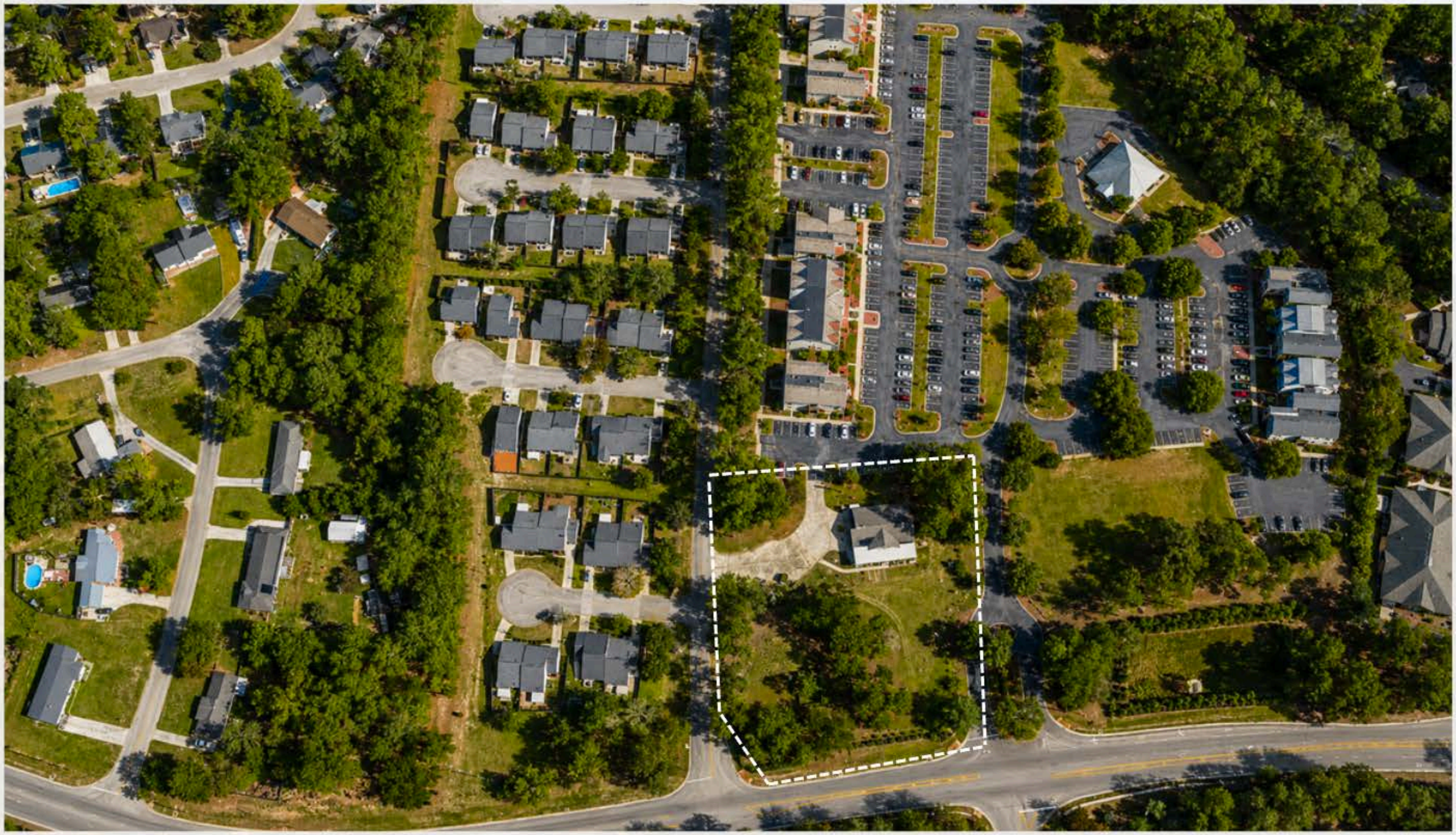
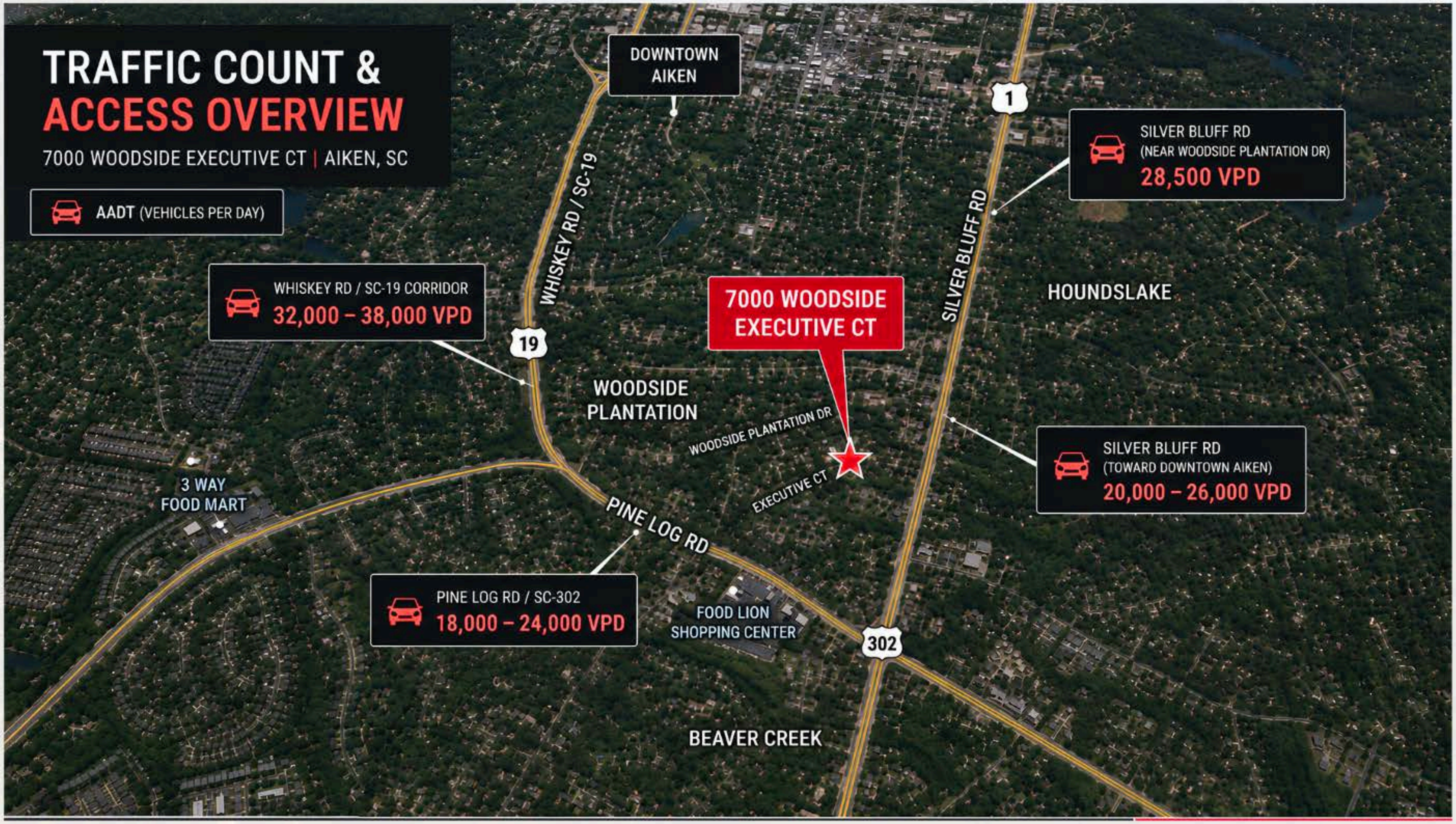


# AERIAL PHOTOS

# AERIAL VIEW


POINTS OF INTEREST
7000 WOODSIDE EXECUTIVE CT
AIKEN, SC
DOWNTOWN AIKEN ~7 MILES
WHISKEY RD / SC-19 CORRIDOR
AADT: 32,000 - 38,000 VPD
WOODLAWN PRESERVE
HOUNDSLAKE COUNTRY CLUB
Walmart
sam's club
Lowe's
belk
HOBBY LOBBY
WOODLAWN PLANTATION
& EQUESTRIAN COMMUNITY
7000 WOODSIDE EXECUTIVE CT
AIKEN, SC
SILVER BLUFF RD
(NEAR WOODSIDE PLANTATION DR)
AADT: 28,500 VPD
WOODSIDE PLANTATION COUNTRY CLUB
WOODSIDE PLANTATION
WOODLANDS
EQUESTRIAN COMMUNITY
PINE LOG RD
SILVER BLUFF RD
SILVER BLUFF RD
(TOWARD DOWNTOWN AIKEN)
AADT: 20,000 - 26,000 VPD
SOUTH AIKEN BAPTIST CHURCH
AIKEN REGIONAL MEDICAL CENTERS
Publix
CVS
AIKEN TECHNICAL COLLEGE
AIKEN COUNTY PUBLIC SCHOOLS
SOUTH SIDE ELEMENTARY & MIDDLE SCHOOL
19
19
302

# TRAFFIC COUNT & ACCESS OVERVIEW



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