

FOR SALE OR LEASE



2ND GENERATION QSR
195 HWY 321
WINNSBORO, SC



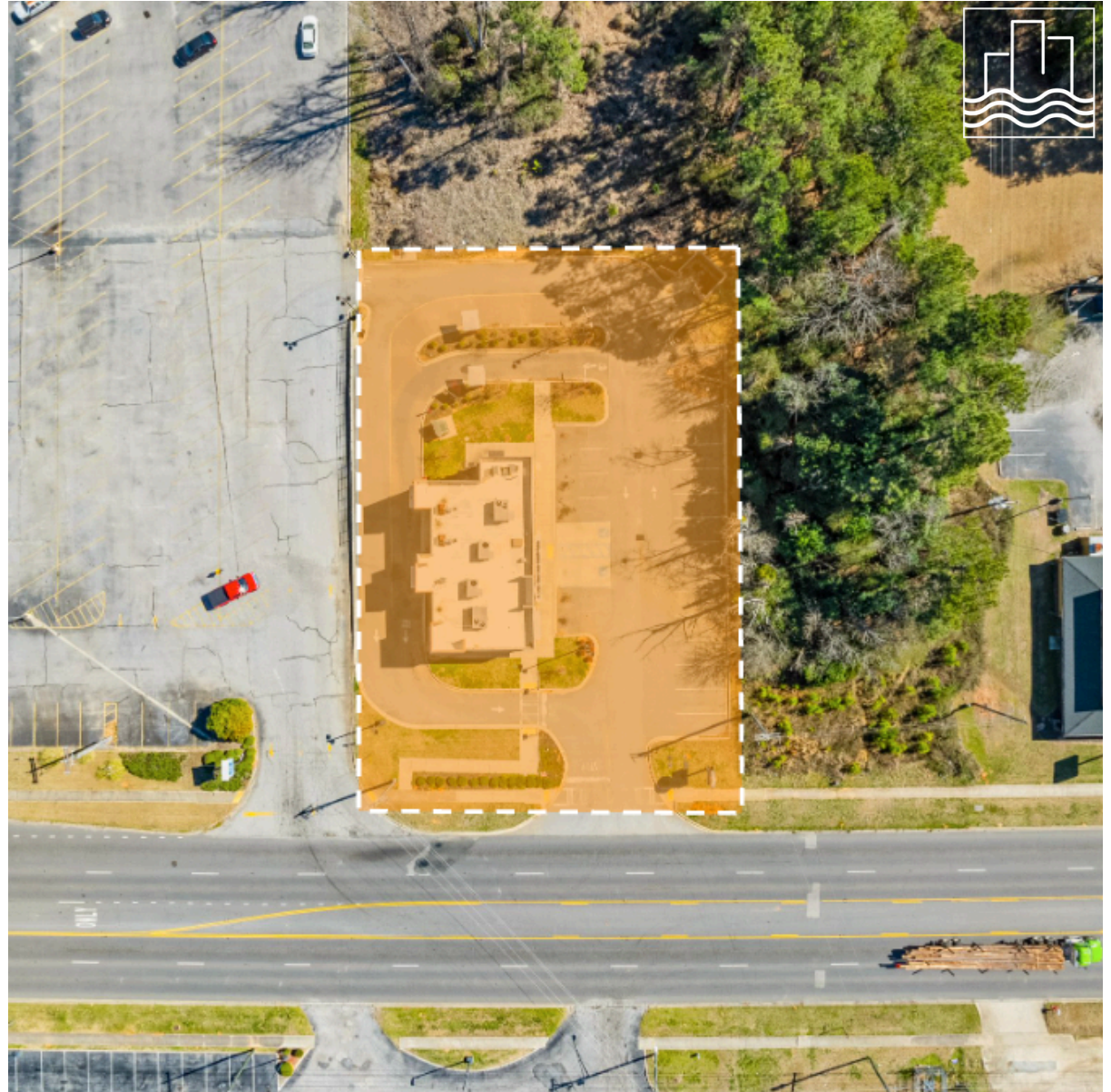
EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present the opportunity to purchase or lease a second generation QSR in Winnsboro, SC. Built in 2020, the $\pm 2,393$ SF restaurant operated as a Burger King until recently. The property is well located on US 321 in Winnsboro, about 30 miles north of Columbia. Nearby retailers include McDonald's, KFC, Sonic, Pizza Hut, KJ's Market, and CVS.



PROPERTY SUMMARY

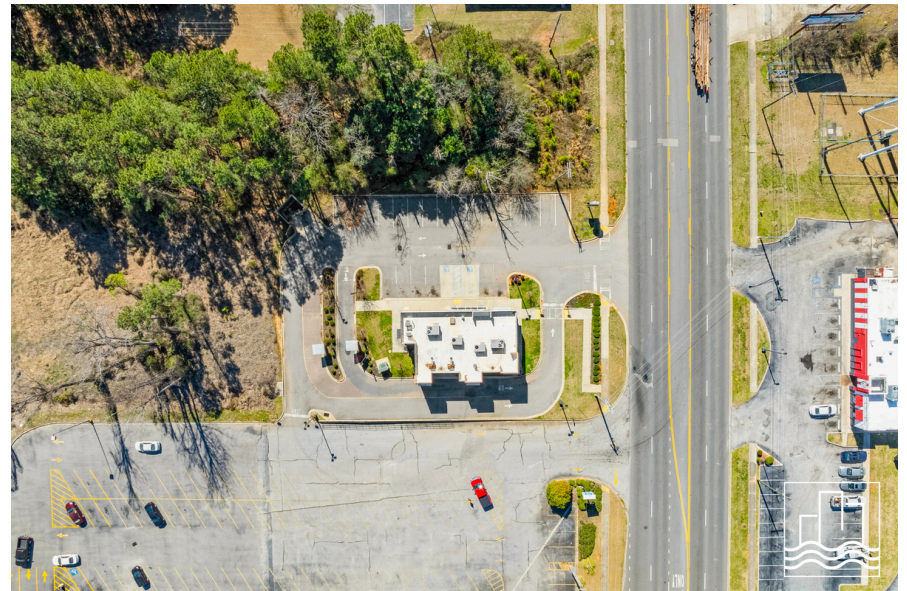
Sales Price	\$1,300,000
Annual Rent	\$120,000 NNN
Lot Size	± .7 AC
Building Size	±2,393 SF
Zoning	GC
Type	Free Standing Restaurant
Parking	±24



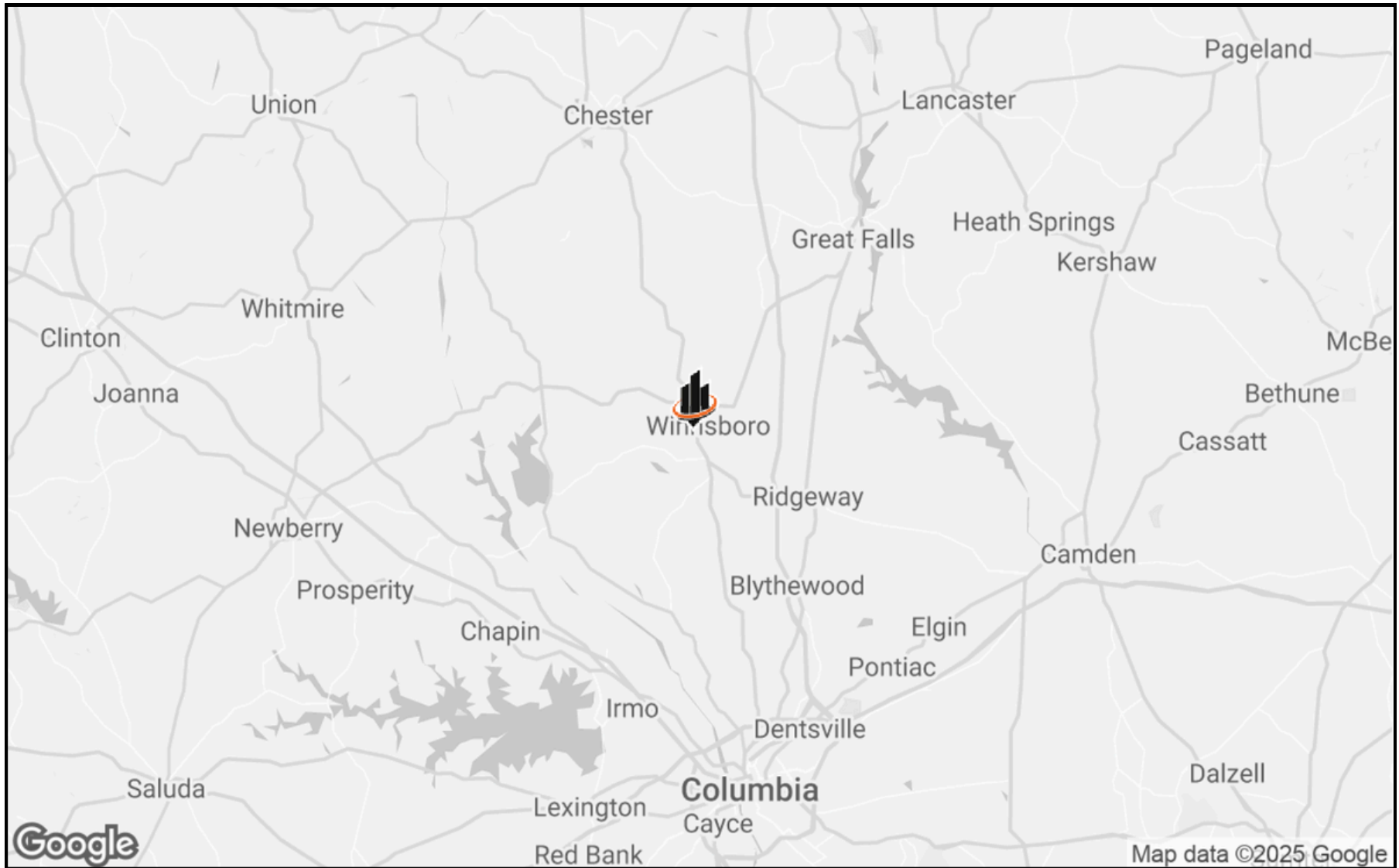
RETAILER MAP



ADDITIONAL PHOTOS



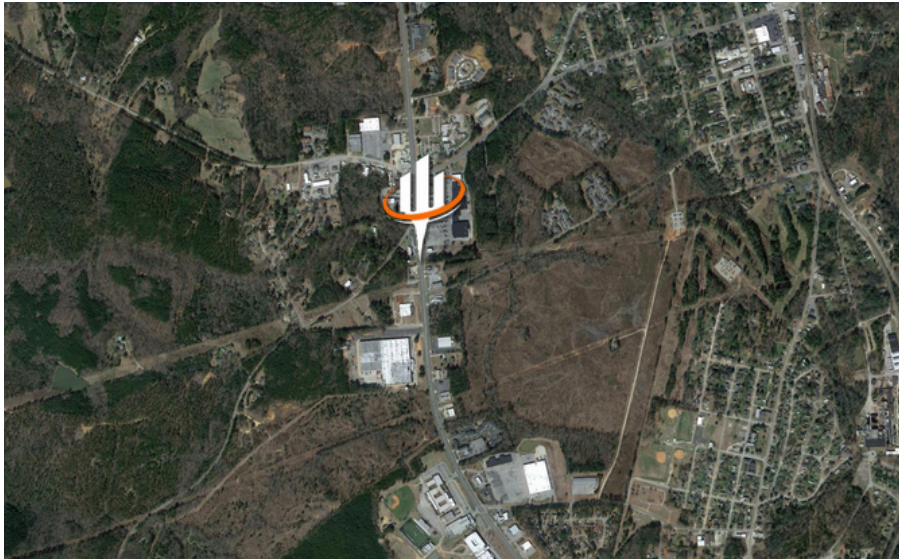
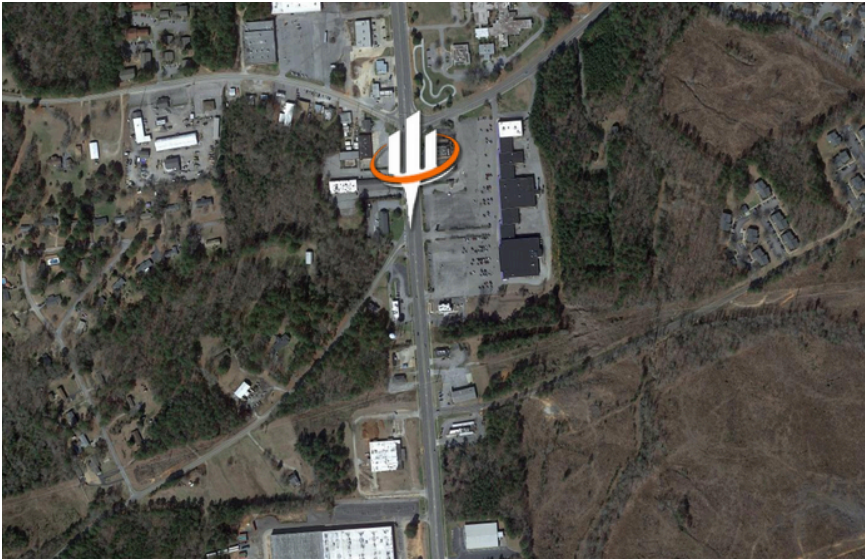
REGIONAL MAP



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2024)	±5,562	±8,065	±13,711
Average HH Income	\$63,526	\$62,072	\$65,332
Daytime Employees	±1,662	±6,331	±10,963
Average Age	37.8	39.1	40.5
Median Home Value	\$131,974	\$130,720	\$142,733

Source: Site Seer Retail Data



AREA OVERVIEW

WINNSBORO, SOUTH CAROLINA

Winnsboro, South Carolina, is a town rich in history and charm, dating back to its founding in 1785. Named after Revolutionary War hero Richard Winn, it has long been a center of education and culture. The town's historic district is filled with well-preserved 19th-century buildings, including the iconic Town Clock, built in 1837, which is one of the oldest continuously running clocks in the United States.

For those who enjoy history, the ****South Carolina Railroad Museum**** offers fascinating exhibits about the state's rail industry, while outdoor enthusiasts can explore ****Lake Wateree State Park****, a popular destination for fishing, boating, and camping. Adventure seekers can visit ****Carolina Adventure World****, a sprawling 2,600-acre park featuring over 100 miles of ATV trails, a championship motocross course, and even ziplining.

Beyond recreation, Winnsboro is home to several major employers that sustain the local economy. The ****V.C. Summer Nuclear Station**** provides numerous jobs in the energy sector, while the ****Fairfield County School District**** and ****Fairfield County Government**** offer employment in education and public services. These institutions play a crucial role in the town's growth and stability.

Winnsboro seamlessly blends small-town charm with modern conveniences, making it a great place to visit or call home. Whether exploring historical landmarks, enjoying outdoor adventures, or taking advantage of career opportunities, this South Carolina town offers a rich and fulfilling experience for residents and visitors alike.



REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH

GREENVILLE



CHARLESTON



CHARLOTTE



WHAT OUR CLIENTS ARE SAYING...

"I can't imagine my journey without Dustin and Daniel. These guys are very relationship-driven and not transactional-based. Their passion for the business shines by the way they work for their clients."

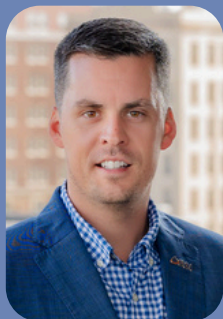
- David Simmons, Franchisee of Voodoo Brewery

"We started working with Dustin and Daniel about a year ago, but their reputation certainly preceded them. They were presented to us as the "young and hungry" power brokers who wanted to talk less, and prove themselves with results. They are proactive, resourceful, and tenacious. More importantly, they're honest and just a blast to work with!"

- Nauman Panjwani, VP of SNS Properties

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST





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