

942 E. Main Street, Lexington, SC 29072



RESTAURANT FOR LEASE

Lexington, South Carolina



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Company Overview

Our team of real estate veterans specializes in single-tenant, net leased and other investment properties for private and corporate investors and general commercial brokerage.

Whether the property is retail, industrial or commercial, we work with clients one-on-one to deliver intelligent strategies that help buyers and sellers meet their goals.

From property evaluation and market assessment to dealing with closing attorneys, third-party service providers, lenders and documentation, our experience and personal service add value to every transaction. We work with integrity, loyalty and transparency to earn our clients' trust and build long-term relationships.

DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Overview

HIGHLIGHTS

- Turnkey 2nd generation restaurant space
- Located in the heart Downtown Lexington
- Easy conversion to QSR with drive-thru
- Property consists of double door entry, open-floor dining area, bar, full-service kitchen, and walk in cooler/freezer
- Fully renovated by Fatz Cafe in 2016
- Potential build-to-suit (BTS) or ground lease for credit tenant and term
- High Traffic Count:E Main St.-30,500 VPD
- Contact broker for additional information on the kitchen equipment

Lease Rate:

\$22.50 NNN

\$10,781.25/MTH

Property Highlights



PROPERTY	Former Fatz Cafe
LOCATION	942 E. Main Street, Lexington, SC 29072
COUNTY	Lexington
ZONING	C-1

LOCATION

This opportunity is situated on E. Main Street, one of the major corridor's into Lexington, SC. Recent developments and retailers nearby include Freddy's, Mavis Tires, Circle K & Griffin Chophouse.



5,750

Square Feet
5,750 +/- Usable SF



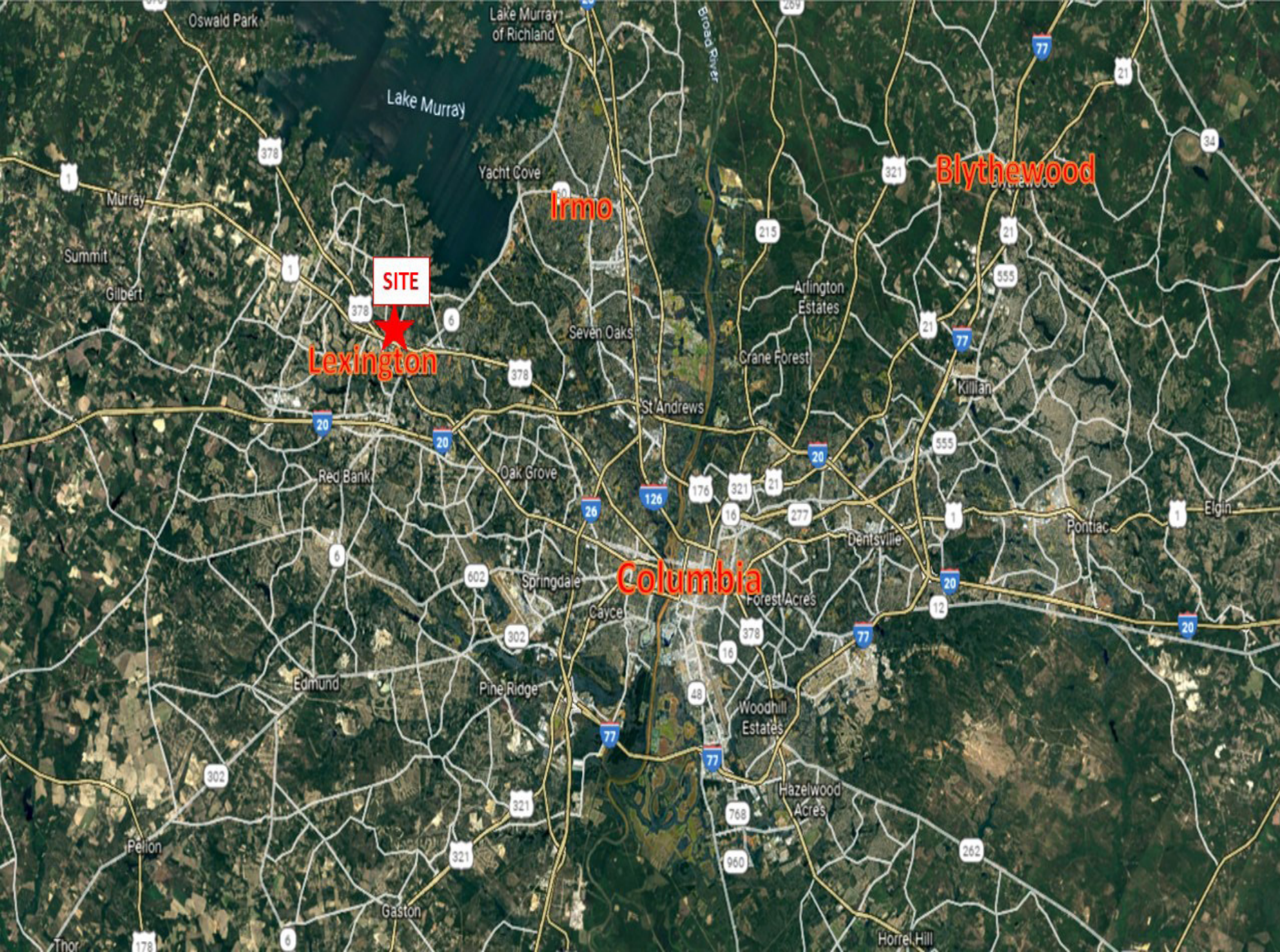
1.50

1.50+/- Acres



95

Parking Spaces





Downtown Lexington

Lake Murray

Thornhill Apartments

MAVIS TIRES & BRAKES

midtown FELLOWSHIP LEXINGTON

GRIFFIN CHOPHOUSE

MA McDONNELL

ta TURBEVILLE INSURANCE AGENCY

Freddy's STRARBURGERS

HERRING Insurance Services

THE PALMETTO MORTGAGE GROUP

bc

SITE

STATE CREDIT UNION

US-1/Main St.-30,500 VPD











Lexington

SOUTH CAROLINA

Lexington is the largest town in and the county seat of Lexington County, South Carolina. It is a suburb of the state capital, Columbia. It is the second-largest municipality in the greater Columbia area. Lexington is considered the fastest-growing area in the Midlands. Lexington's town limits are bordered to the east by the city of West Columbia. Lexington is located 12 miles West of Columbia.

TRANSPORTATION & CONNECTIVITY

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has a station located on Pulaski Street near the Innovista District.



Small-Town
Charm



Convenient
Location



Family
Friendly

Demographics

Population

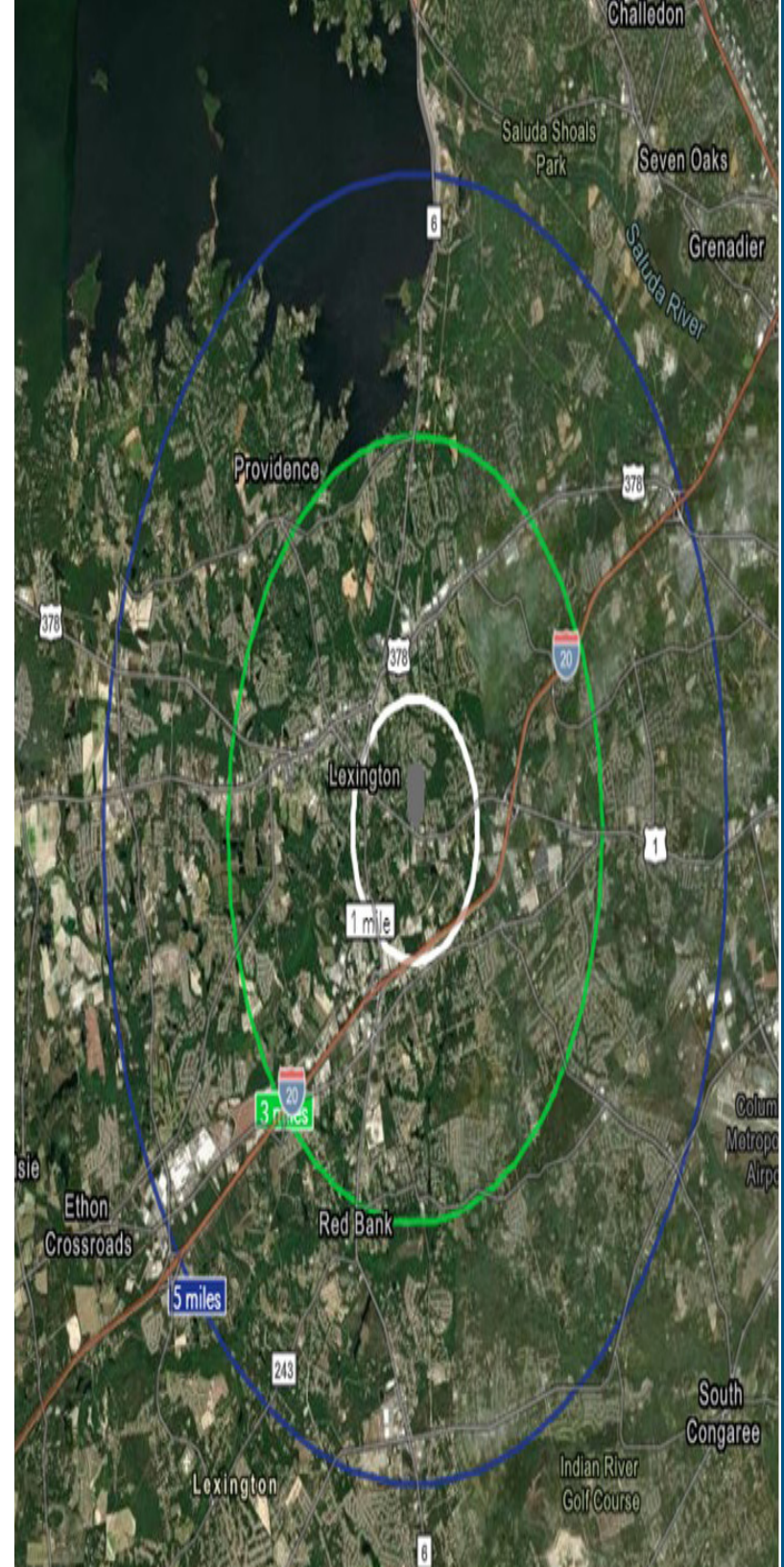
POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	6,495	39,063	90,741
2022 Population	6,394	37,839	87,609
2020 Population	6,321	36,840	85,404
2010 Population	6,256	32,741	70,992
Growth Rate 2010-2020	0.10%	1.19%	1.87%
Growth Rate 2020-2022	0.51%	1.20%	1.14%
Growth Rate 2022-2027	0.31%	0.64%	0.70%

Households

2022 Total Households	2,674	15,088	33,691
2027 Projected Total Households	2,725	15,617	34,951
2010-2020 Annual Rate	0.16%	1.42%	1.87%
2020-2022 Annual Rate	0.64%	1.23%	1.15%
2022-2027 Annual Rate	0.38%	0.69%	0.74%

Average Income

2022 Median Household Income	\$75,953	\$79,002	\$81,688
2022 Average Household Income	\$103,239	\$106,910	\$110,169





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