

Former Bar / Restaurant

4350 Augusta Rd. Lexington, SC 29073



FOR SALE OR LEASE

- ±1,800 SF Restaurant, ±500 SF covered patio and 3,600 SF warehouse with additional bar and mens and womens restrooms
- Heavily trafficked retail corridor
- Located between Lexington and West Columbia on Hwy 1
- 29,600 vehicles passing this location per day according to SCDOT
- Restaurant equipment included: tables, chairs, hood, walk in cooler, grill, deep fryer, 3 section sink, rolling deli cooler
- Current billboard lease, tenant pays \$2,400/year, lease expires in 2023
- **LEASE RATE: \$3,000/month**
- **SALES PRICE: \$249,000**



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population:	5,397	33,826	92,548
Total Households:	2,165	13,445	37,776
Median HH Income:	\$62,247	\$58,994	\$55,433

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