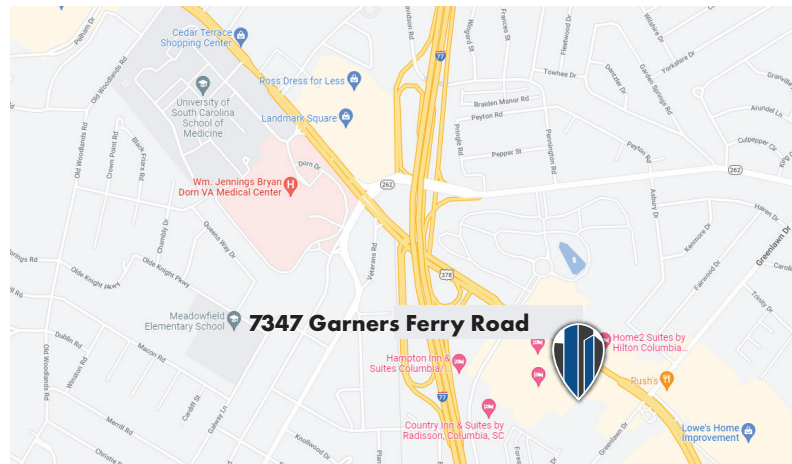




## FOR SALE

- 1,900 SF freestanding building
- Newly renovated building with drive-thru window installed in 2020
- Located in major retail corridor just off I-77
- Traffic counts 46,000 VPD on Garners Ferry Rd and 74,000 on I-77
- Multiple major hotel chains within walking distance including Days Inn, La Quinta Inn, and Comfort Inn & Suites
- Long term lease (8+ years remaining) with experienced multi-unit operator
- NNN Lease in place with tenant paying all CAM, taxes, and insurance
- 5.4% CAP | \$63,000 NOI
- *Contact agent for lease details*

**SALES PRICE: \$1,150,000**



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION:</b>	8,195	46,975	104,141
<b>TOTAL HOUSEHOLDS:</b>	3,429	47,849	106,539
<b>MEDIAN HH INCOME:</b>	\$51,950	\$51,641	\$50,721



