

PROPERTY DETAILS

AVAILABLE SF	<ul style="list-style-type: none"> ± 2,300 SF Freestanding QSR building w/drive-thru
FOR LEASE RATE	<ul style="list-style-type: none"> Call for Lease Rate
HIGHLIGHTS	<ul style="list-style-type: none"> Strong visibility with +/-19,000 VPD Former Shipley Do-Nuts location in a newly constructed building (2023) Existing drive-thru in place Ideal for quick-service or fast-casual concepts Kitchen featuring a commercial-grade hood system Covered outdoor patio space FF&E available Includes walk-in cooler Existing pole sign



	DEMOGRAPHICS	01 MILES	03 MILES	05 MILES
	TOTAL HOUSEHOLDS	1,255	13,467	47,109
	TOTAL POPULATION	4,099	32,581	47,109
	TOTAL EMPLOYEES	3,699	17,962	23,442

	TRAFFIC COUNT
	Montague Ave. 19,000 VPD
	By-pass 72 NW 24,697 VPD

913 MONTAGUE AVE., GREENWOOD SC 29649 | FOR LEASE



AERIAL

