

FOR LEASE

**Downtown Edgefield Restaurant
Space in Historic Hotel**

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Restaurant Space in
Historic Hotel
FOR LEASE

*SEEKING RESTAURANT TEAM
FOR HISTORIC HOTEL*



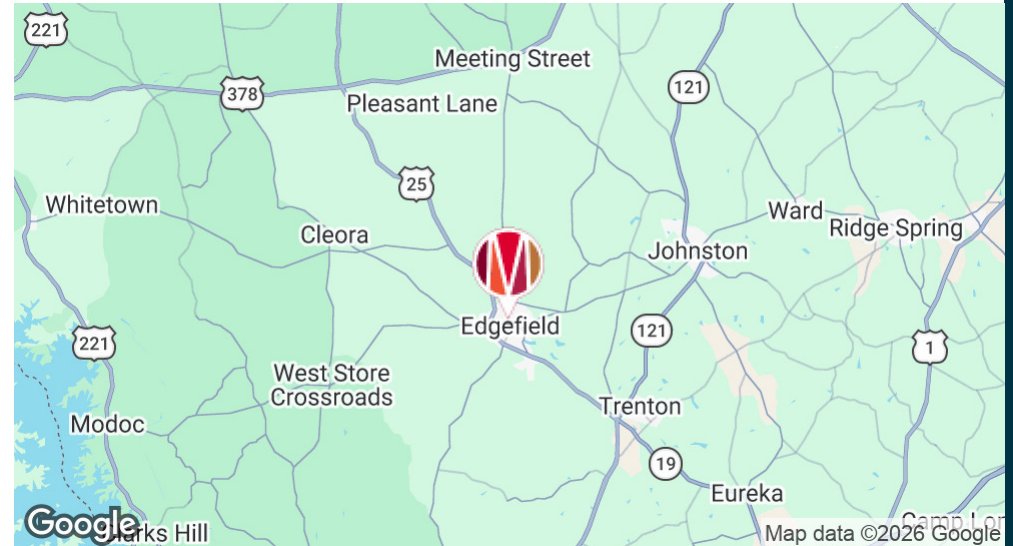
EXECUTIVE SUMMARY



**SEEKING RESTAURANT TENANT
FOR HISTORIC HOTEL LOBBY**

**118 COURTHOUSE SQUARE
EDGEFIELD, SC 29824**

CURT HANNA
864-993-2501

OFFERING SUMMARY

Lease Rate: \$30 SF/yr (NNN)
Available SF: 2,272 SF

- ±2,272 SF restaurant space with full front-of-house and back-of-house
- Located within the lobby of a fully renovated historic hotel
- Built-in customer base from hotel guests and consistent foot traffic
- Courtyard views creating a unique and inviting dining experience
- Prime downtown Edgefield location with walkable surroundings

PROPERTY OVERVIEW

Position your restaurant concept in the heart of a revitalized landmark in downtown Edgefield, South Carolina. This unique opportunity offers a 2,272 square foot restaurant and kitchen space (including both front-of-house and back-of-house) located directly within the lobby of a historic hotel currently undergoing a comprehensive, high-end renovation. Once complete, the hotel is expected to become a premier destination in the area, generating consistent foot traffic from guests, visitors, and the surrounding community—providing an immediate and built-in customer base for the restaurant operator. The space features direct visibility from the hotel lobby and offers a charming view of the interior courtyard, creating an inviting atmosphere for both hotel patrons and local diners. This is an ideal setting for a chef-driven concept, boutique dining experience, café, or upscale casual restaurant seeking a distinctive and story-rich location. Offered at \$30.00/SF NNN, this is a rare opportunity to establish a presence inside one of Edgefield’s most anticipated redevelopment projects.

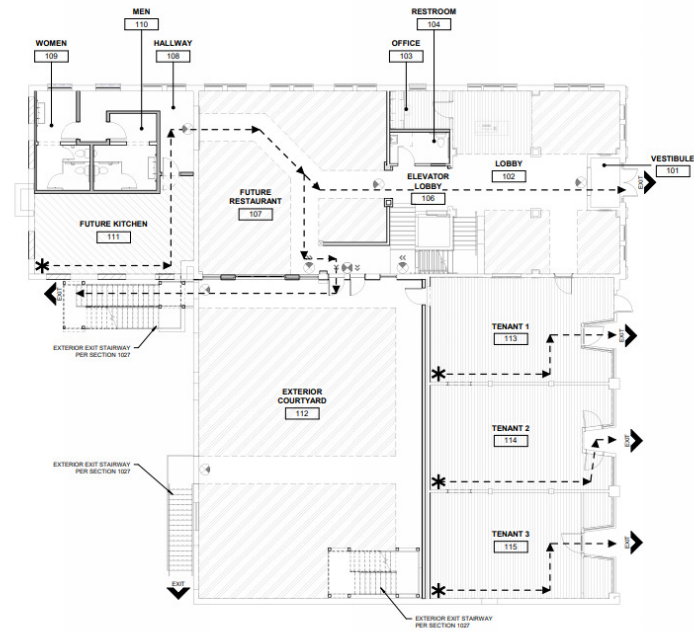
LOCATION OVERVIEW

Located in the heart of downtown Edgefield, South Carolina, this property benefits from a highly walkable setting surrounded by historic architecture, local businesses, and government offices that drive consistent daytime and evening activity. Edgefield is known for its rich history, charming small-town atmosphere, and steady tourism, drawing visitors year-round for events, heritage sites, and regional travel. The property sits along one of downtown’s primary corridors, offering excellent visibility and convenient access for both locals and visitors. Its central location positions the restaurant to capture traffic from nearby retailers, professional offices, and community destinations, while also serving as a gathering place for residents. With the ongoing renovation of the historic hotel, the immediate area is poised for renewed energy and increased visitation. The combination of on-site hotel guests, courtyard activation, and surrounding downtown activity creates a unique opportunity for a restaurant operator to become a cornerstone dining destination within Edgefield’s evolving downtown landscape.

ADDITIONAL PHOTOS

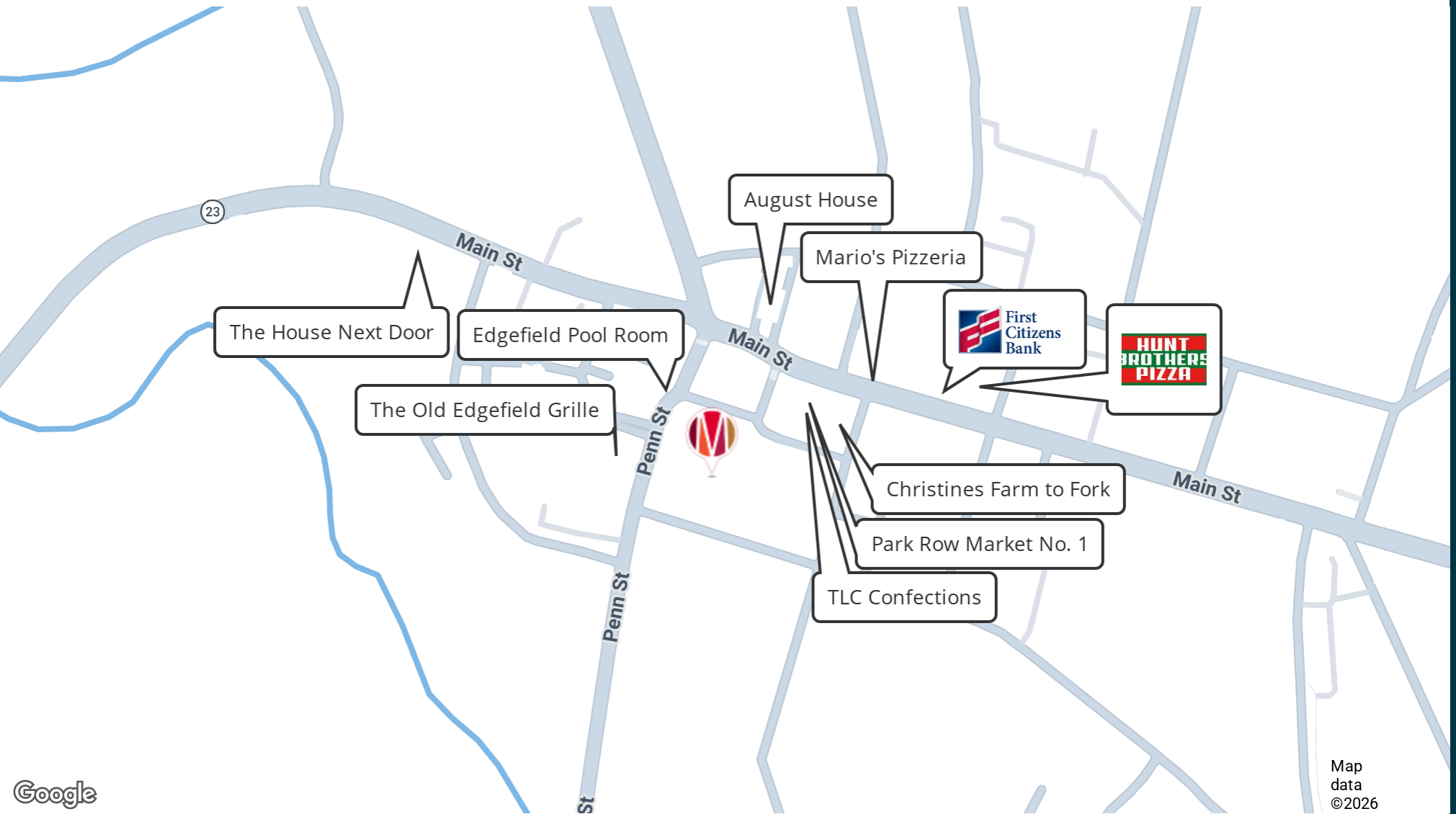


PLANS

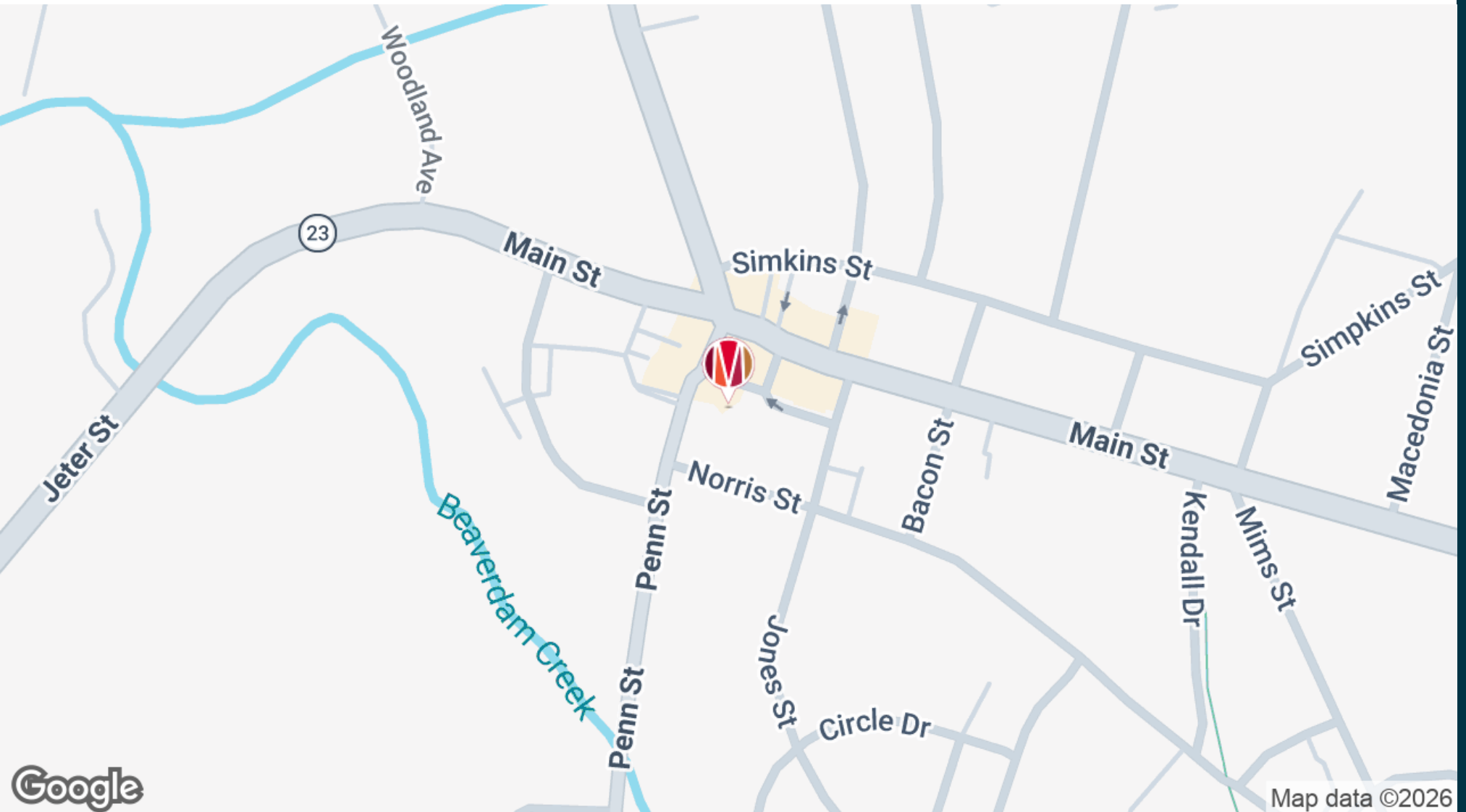


2 FIRST FLOOR LIFE SAFETY PLAN
SCALE: 1/8"=1'-0"

RETAILER MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

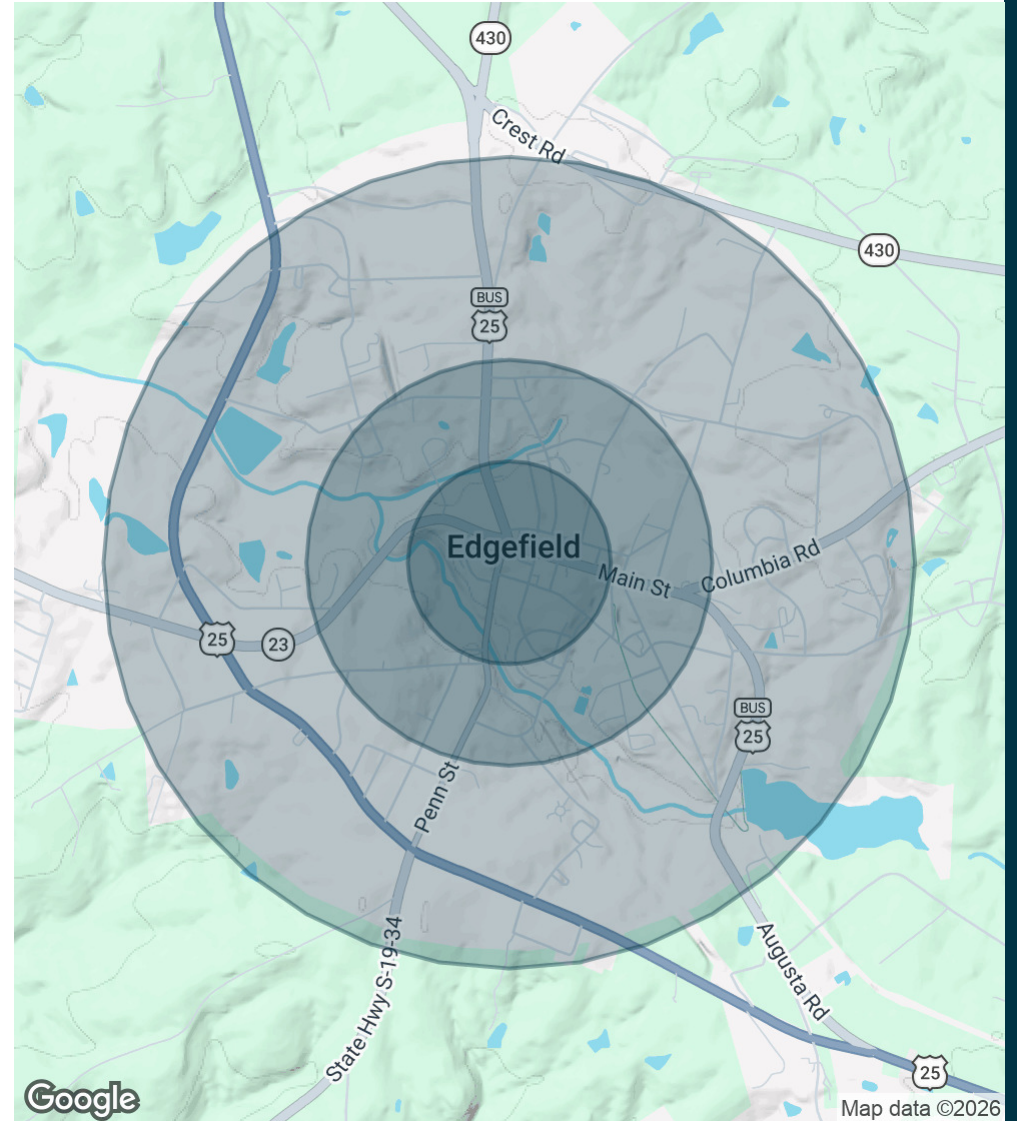
POPULATION	0.25 MILES	0.5 MILES	1 MILE
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Total Population	60	229	710
Average Age	55.0	53.0	50.8
Average Age (Male)	52.0	50.0	47.7
Average Age (Female)	57.5	55.7	54.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
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Total Households	26	100	299
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$53,118	\$51,243	\$52,091
Average House Value	\$104,062	\$91,114	\$109,577

2023 American Community Survey (ACS)



TEAM PAGE

CURT HANNA



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PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.