

For Sale or Lease
±2,000 SF
Retail Property



6165 Savannah Hwy

Ravenel, South Carolina 29470

Property Description

Free standing restaurant with a small smokehouse available for sale or lease. The restaurant is ±2,000 SF with ample onsite parking. Ravenel is rapidly expanding and lacking food and beverage options outside of QSR (fast food). "Hillcrest" is under construction and will consist of 381 homes on ±120 AC, including a ±51 AC commercial area. "Tea Farm" is also under construction with 400 approved residential units.

This growth coupled with the trade area's lack of F&B creates a great opportunity for any fast casual restaurant concept. Current Tenant is MTM but has been operating in this location for many years.

****Please do not approach or disturb the Tenant.****

Property Highlights

- Excellent visibility and signage along Hwy 17
- Located in the Commercial Corridor Overlay Zoning (CCOZ) District
- Zoning: GB (General Business) in the Town of Ravenel
- Charleston County - TMS #: 187-00-00-301
- **Lease Rate:** \$22/SF, NNN - \$6/SF
- **Sale Price:** \$800,000



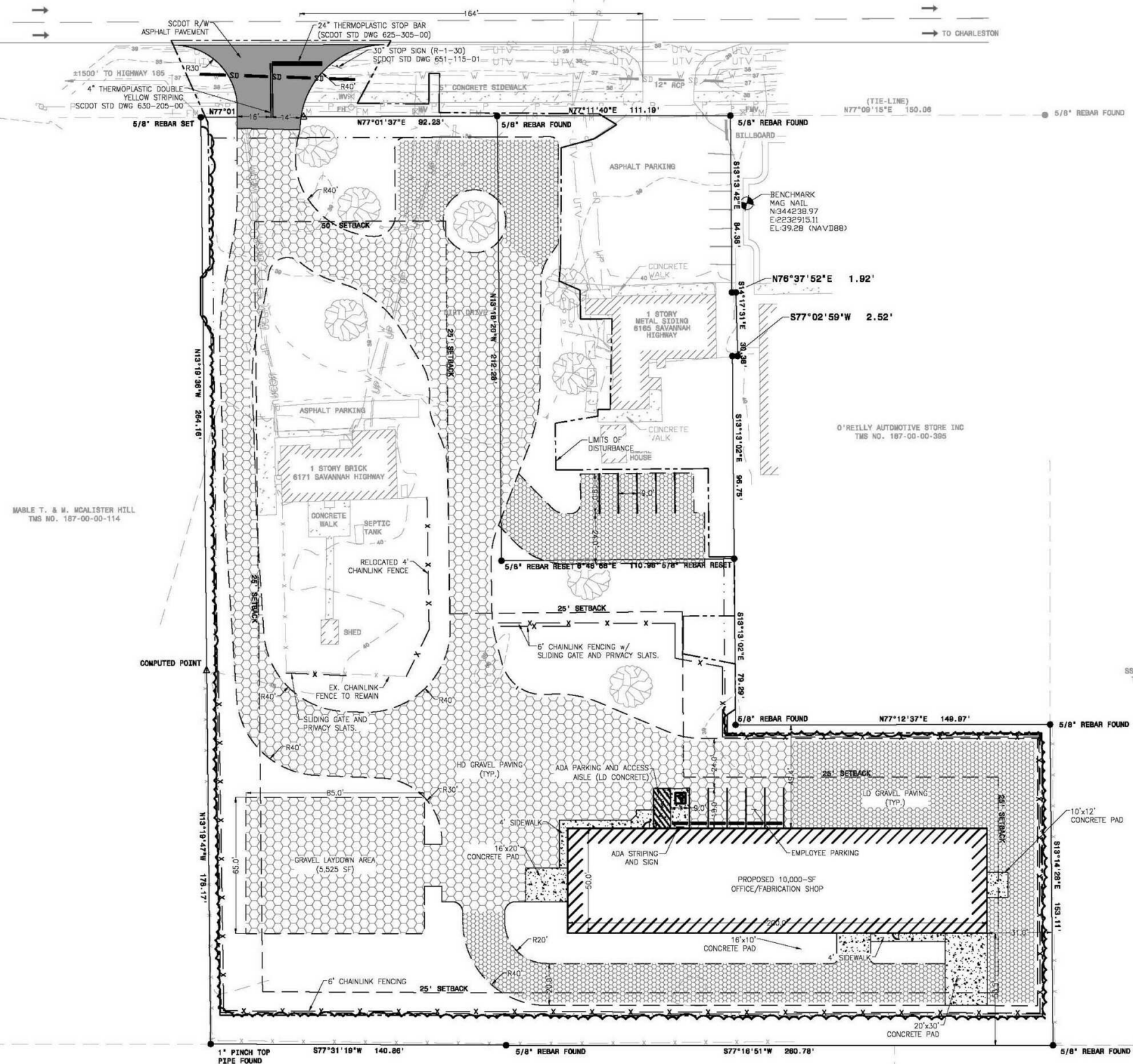
For more information

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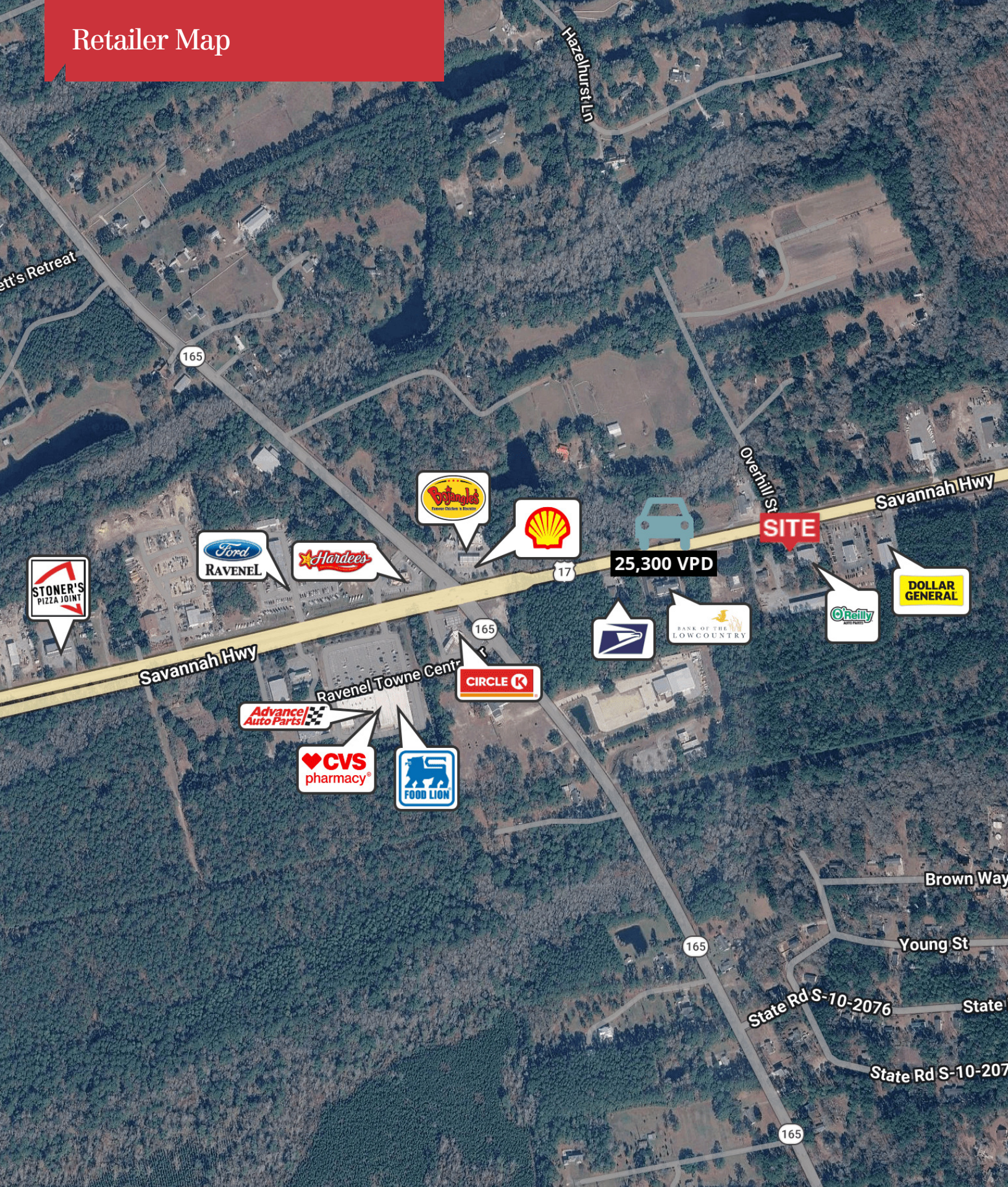
Trad Dyches, CCIM
843 364 4288
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Additional Photos





Retailer Map



Demographic and Income Comparison Profile

6165 Savannah Hwy, Ravenel, South Carolina, 29470



Drive time: 5, 10, 15 minute radii

Census 2020 Summary	5 minutes	10 minutes	15 minutes
Population	1,906	5,839	20,328
Households	736	2,249	8,544
Average Household Size	2.59	2.60	2.38

2026 Summary			
Population	2,121	6,386	23,638
Households	845	2,590	10,354
Families	587	1,835	6,831
Average Household Size	2.51	2.47	2.28
Owner Occupied Housing Units	701	2,175	7,154
Renter Occupied Housing Units	144	415	3,200
Median Age	43.7	46.8	41.5
Median Household Income	\$76,746	\$78,285	\$93,224
Average Household Income	\$102,106	\$114,765	\$131,062

2031 Summary			
Population	2,277	6,757	25,100
Households	928	2,799	11,211
Families	643	1,979	7,408
Average Household Size	2.45	2.41	2.24
Owner Occupied Housing Units	782	2,376	7,761
Renter Occupied Housing Units	146	423	3,450
Median Age	45.1	47.4	43.1
Median Household Income	\$88,970	\$93,200	\$112,858
Average Household Income	\$125,834	\$137,874	\$154,123

Trends: 2026-2031 Annual Rate			
Population	1.43%	1.14%	1.21%
Households	1.89%	1.56%	1.60%
Families	1.84%	1.52%	1.64%
Owner Households	2.21%	1.78%	1.64%
Median Household Income	3.00%	3.55%	3.90%