

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$28.80 SF/yr (NNN)
Building Size:	2,500 SF
Available SF:	2,500 SF
Lot Size:	0.92 Acres
Year Built:	2020
Zoning:	GC
Market:	Charleston
Submarket:	Georgetown

PROPERTY OVERVIEW

Outstanding opportunity to lease a 2,500± SF freestanding restaurant constructed in 2020 featuring Burger King's latest build-to-suit (BTS) prototype. The property is designed for high-volume operations with dual drive-through lanes to maximize efficiency and customer throughput, complemented by an indoor dining area with seating for approximately 70 guests. Situated on 0.92± acres, the site offers flat topography, excellent visibility, and 24 on-site parking spaces. Located at the signalized intersection of E. Main Street and Clifford Street, the property benefits from full access and frontage on both streets, providing outstanding exposure and convenient ingress and egress. This modern, second-generation restaurant is ideally suited for a quick-service restaurant, fast-casual concept, or other retail or commercial users seeking a highly visible, move-in-ready location.

PROPERTY HIGHLIGHTS

- 2,500± SF freestanding restaurant building
- Built in 2020 featuring Burger King's latest Build-to-Suit (BTS) prototype
- Dual drive-through lanes designed to maximize customer volume and operational efficiency
- Indoor seating for approximately 70 guests
- 0.92± acre corner parcel
- Flat, level topography ideal for commercial use
- Excellent visibility from East Main Street
- 24 on-site parking spaces
- Located at the intersection of E. Main Street & Clifford Street

David Brock

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Additional Photos



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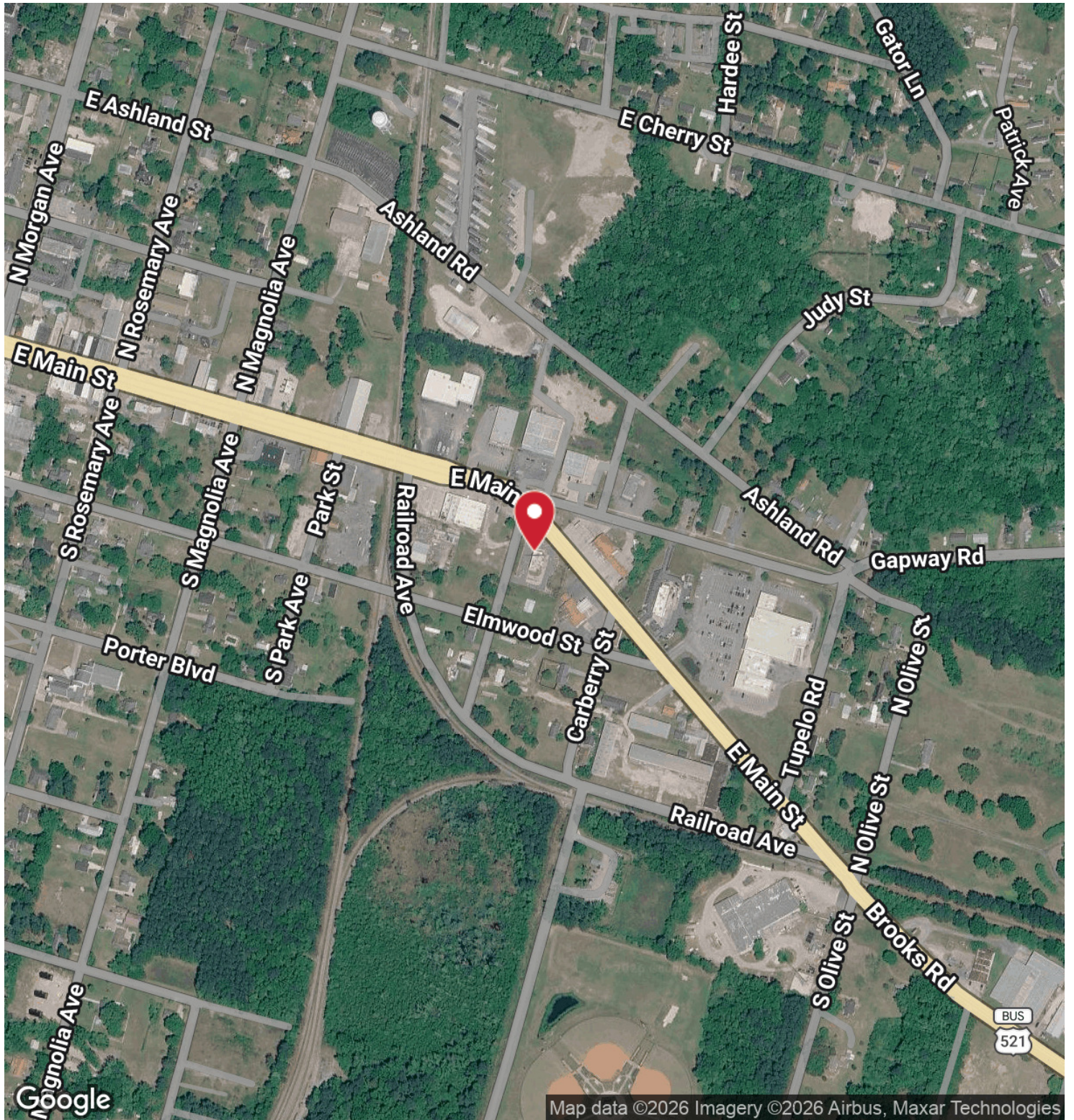
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Location Map



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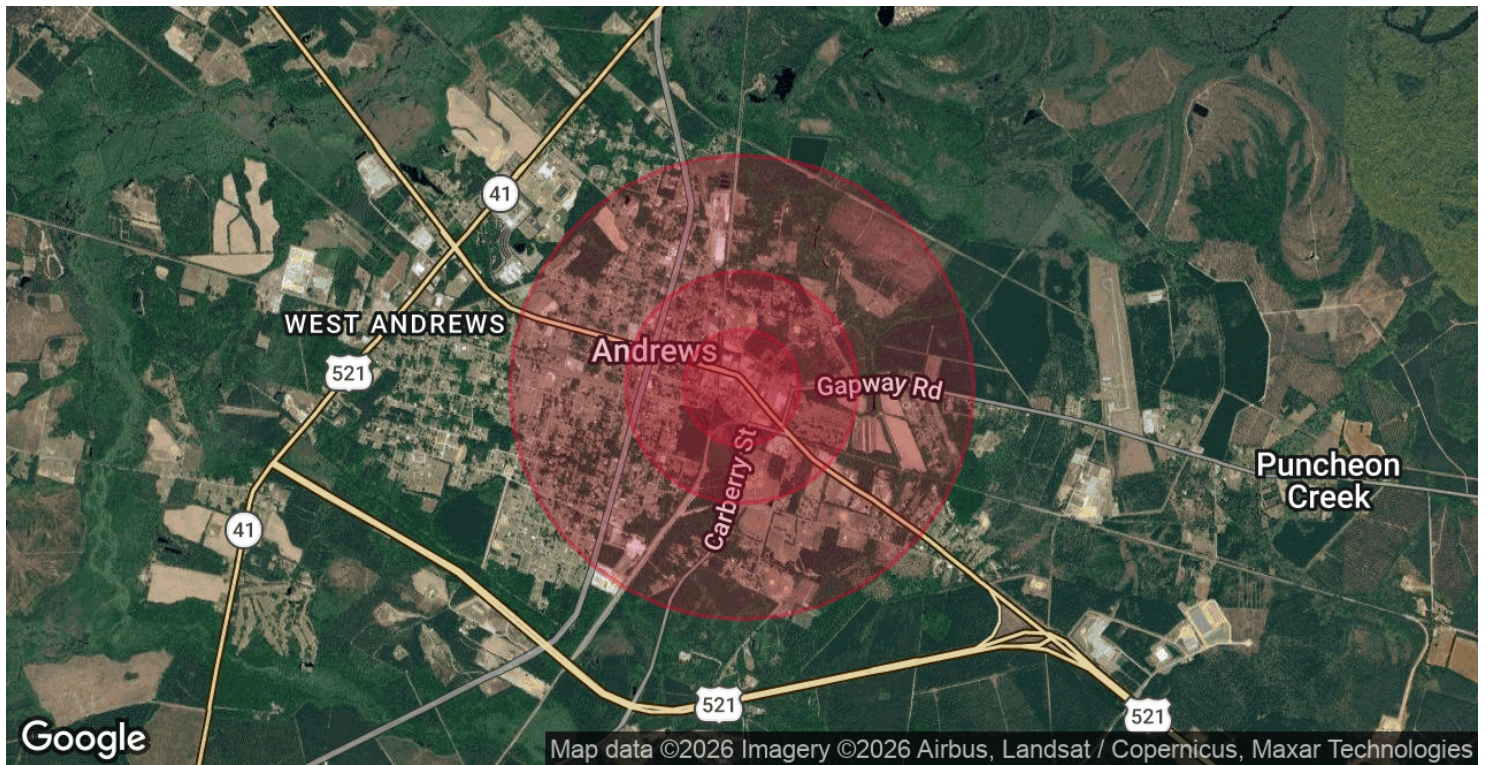
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	38	201	938
Average Age	45.3	45.3	36.2
Average Age (Male)	40.9	41.1	32.4
Average Age (Female)	47.1	46.7	39.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	14	80	347
# of Persons per HH	2.7	2.5	2.7
Average HH Income	\$69,950	\$65,503	\$59,027
Average House Value	\$34,232	\$18,734	\$58,000

2023 American Community Survey (ACS)

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Retailer Map



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