

941 SPEARS CREEK CT , COLUMBIA, SC 29229
FORMER QUAKER STEAK & LUBE. TURNKEY W/ ALL FF&E AND REAL ESTATE



GRIFFIN PARTNERS

MARK GRIFFIN, CCIM, CM&AA
Managing Principal
864.315.3734
mark.griffin@sperrycga.com
SC #76772

JOHN KAWALCHUK
Vice President
845.803.5141
john.kawalchuk@sperrycga.com

GRIFFIN PARTNERS
103 N. MAIN ST, STE 302
GREENVILLE, SC 29601
WWW.SPERRYCGA.COM



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Rest. start bid: \$889,000 Adjacent lot start bid: \$179,000
Building Size:	8,815 SF
Available SF:	
Lot Size:	4.47 Acres
Price / SF:	\$232.56
Year Built:	2013
Zoning:	M-1
Market:	Columbia
Submarket:	NE Columbia
Traffic Count:	80,000

PROPERTY OVERVIEW

Existing 8,000+ sf freestanding, fully equipped restaurant and prime interstate site. Easy access from interstate with high visibility and traffic count. 4.47 acres zoned for retail, medical, hospitality or office park. Minutes from major retailers and schools. Includes restaurant FF&E. Additional land allows for the possibility of additional retail or hotel combo development that ties into existing restaurant (see concept plans). Located in fast growing NE quadrant of Columbia, SC minutes from everything including Fort Jackson.

PROPERTY HIGHLIGHTS

- All equipment and fixtures included
- Near top schools and Ft. Jackson military base/ High Interstate visibility
- Previous Quaker State Lube restaurant
- Large site with on site detention and parking in place
- Room to add hotel or other retail adjacent (see site plans)
- Fast growing residential corridor with 3000 homes planned

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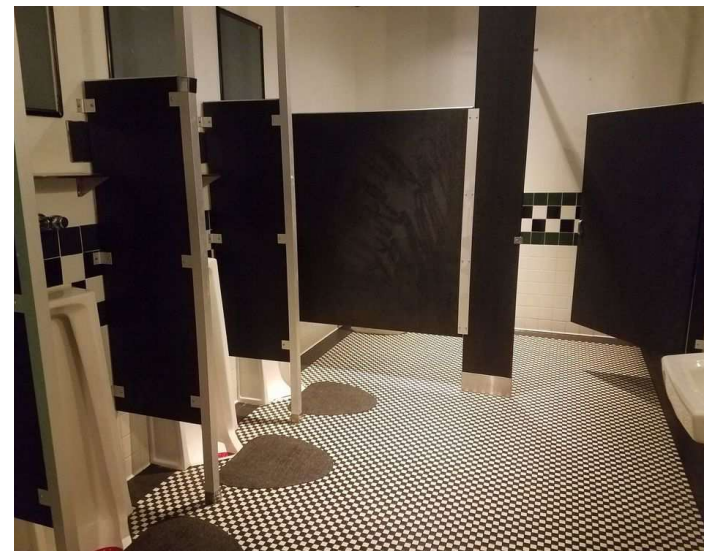
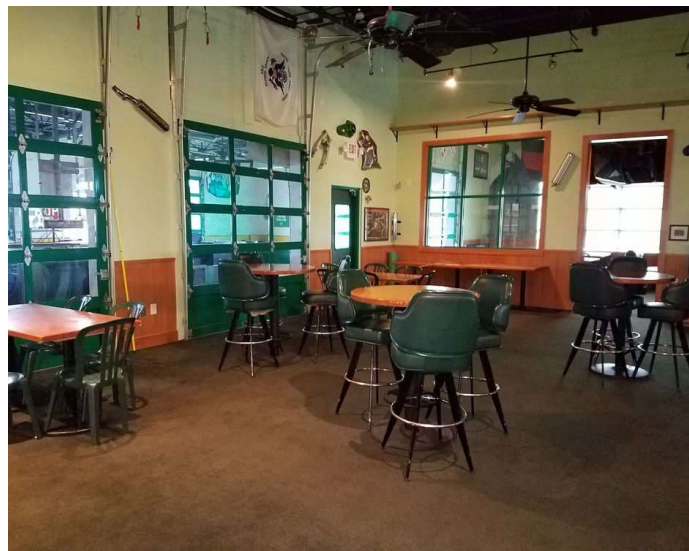
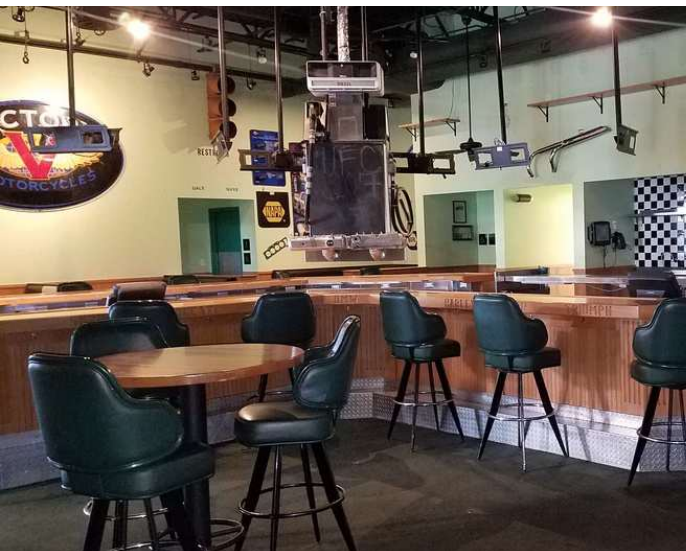
EXECUTIVE SUMMARY // 2

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SEATING AND LAYOUT PHOTOS



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PHOTOS // 3

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KITCHEN AND PREP STATIONS

PHOTOS



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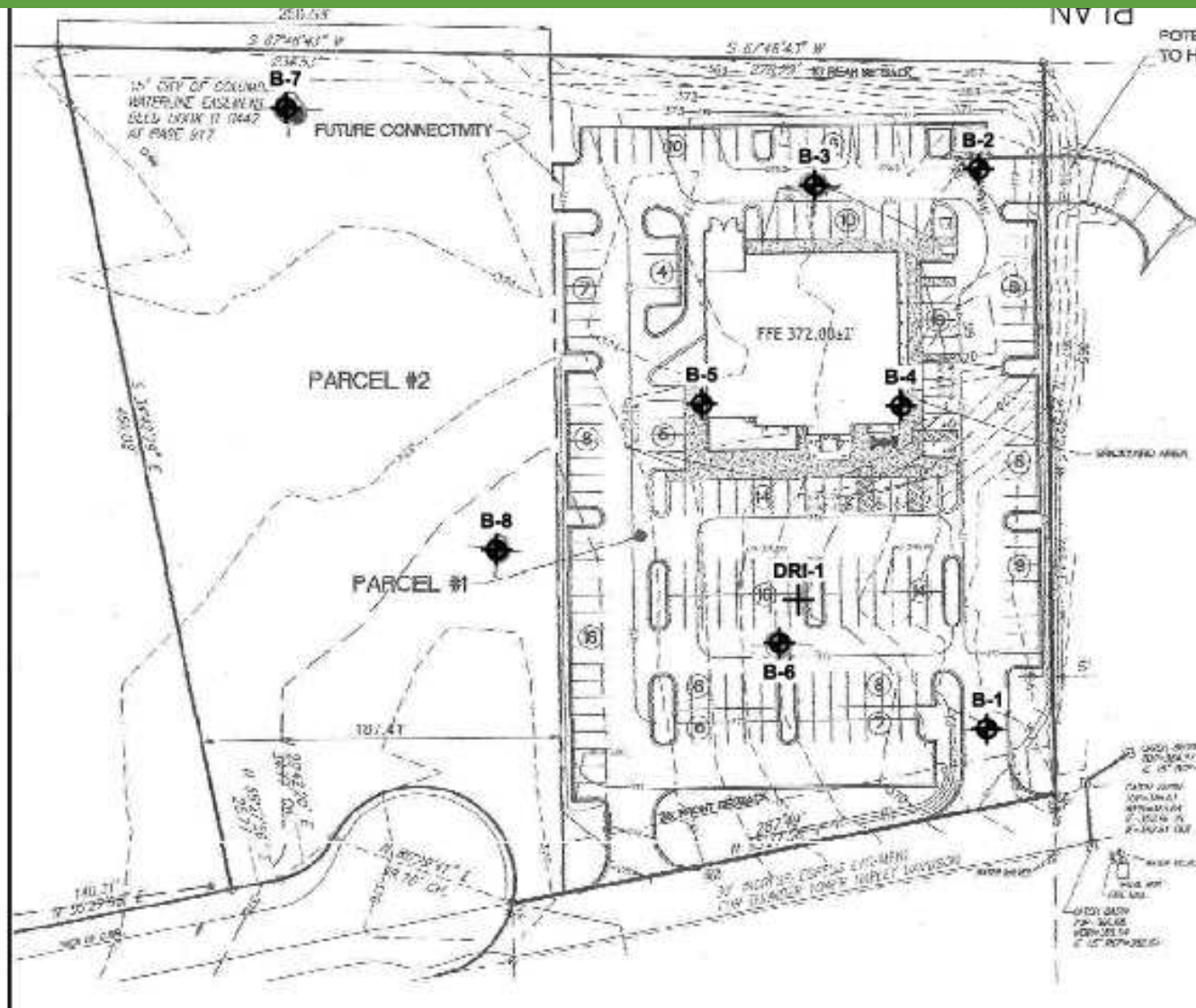
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SITE PLAN



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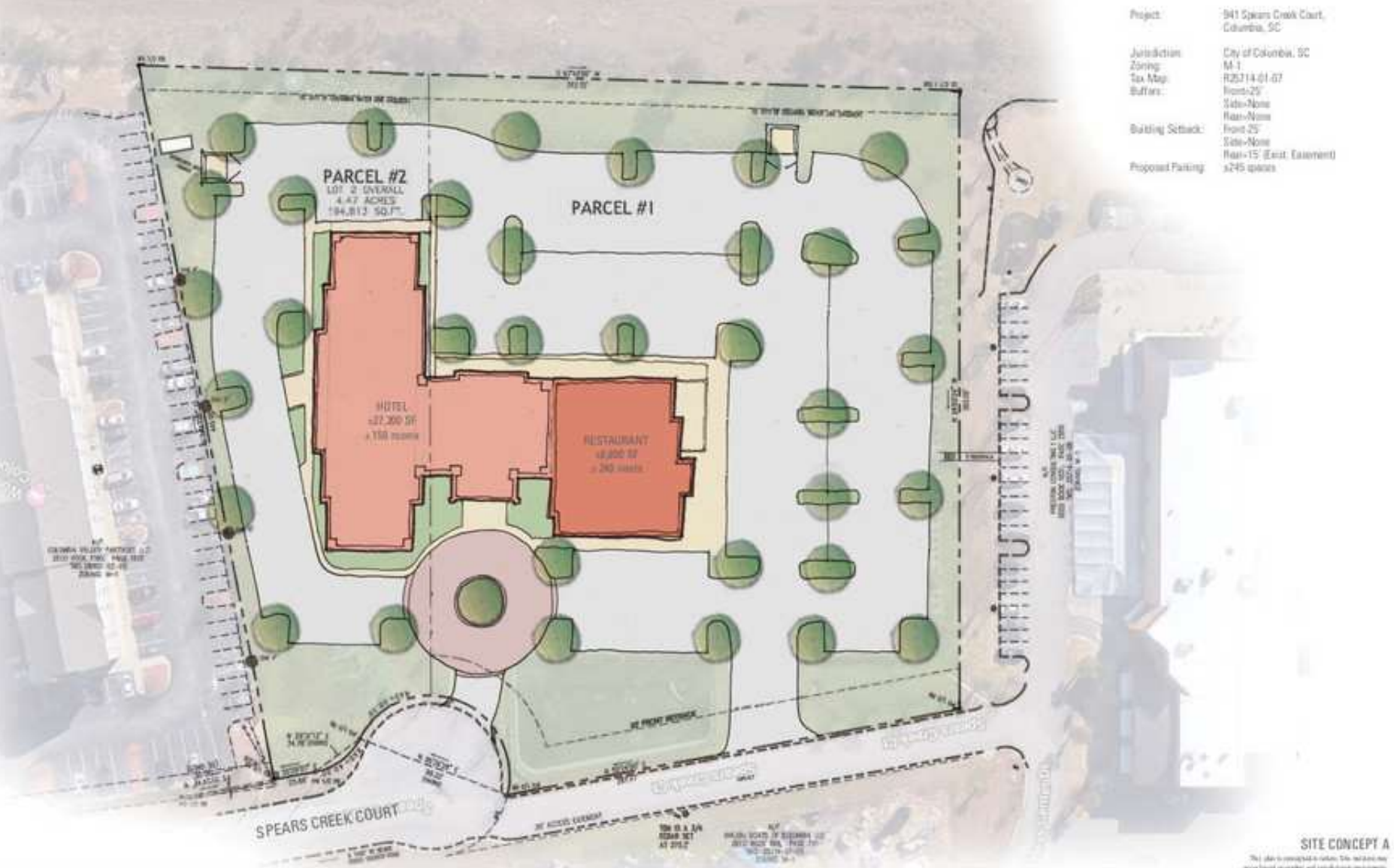
SITE PLAN // 6

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FUTURE DEVELOPMENT CONCEPT: A



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FUTURE DEVELOPMENT CONCEPT: A // 7

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FUTURE DEVELOPMENT CONCEPT: B



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FUTURE DEVELOPMENT CONCEPT: B // 8

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DEMOGRAPHICS: 1 MILE RADIUS

DEMOGRAPHIC SUMMARY

941 Spears Creek Ct, Elgin, South Carolina, 29045



Ring of 1 mile

KEY FACTS

1,292

Population

35.5

Median Age



597

Households

\$49,782

Median Disposable Income

EDUCATION

6%

No High School Diploma



25%

High School Graduate



29%

Some College



41%

Bachelor's/Grad/Prof Degree

INCOME



\$59,917

Median Household Income



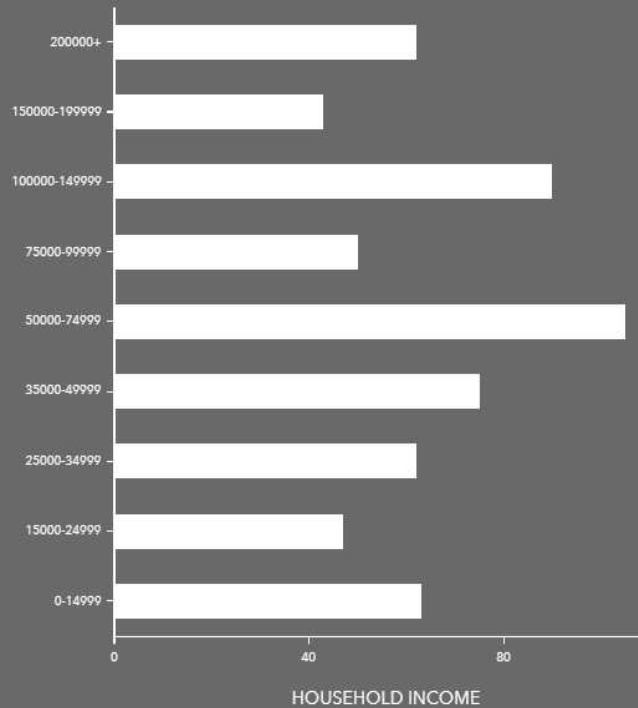
\$37,190

Per Capita Income

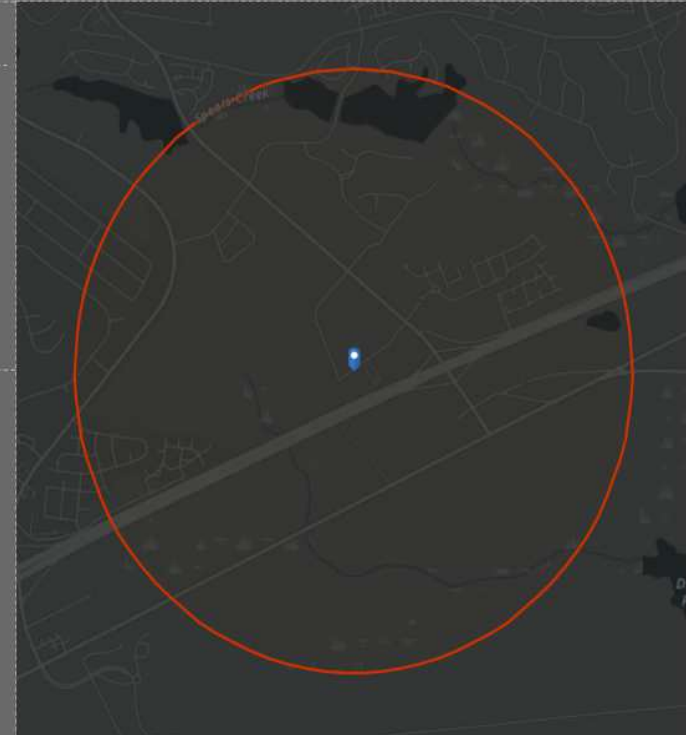


\$50,000

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



55%

White Collar



28%

Blue Collar



17%

Services

2.7%

Unemployment Rate

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DEMOGRAPHICS: 1 MILE RADIUS // 9

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DEMOGRAPHICS: 5 MILE RADIUS

DEMOGRAPHIC SUMMARY

941 Spears Creek Ct, Elgin, South Carolina, 29045



Ring of 5 miles

KEY FACTS

59,697

Population

37.1

Median Age



22,594

Households

\$54,999

Median Disposable Income

EDUCATION

5%

No High School Diploma



20%

High School Graduate



31%

Some College



44%

Bachelor's/Grad/Prof Degree

INCOME



\$68,435

Median Household Income



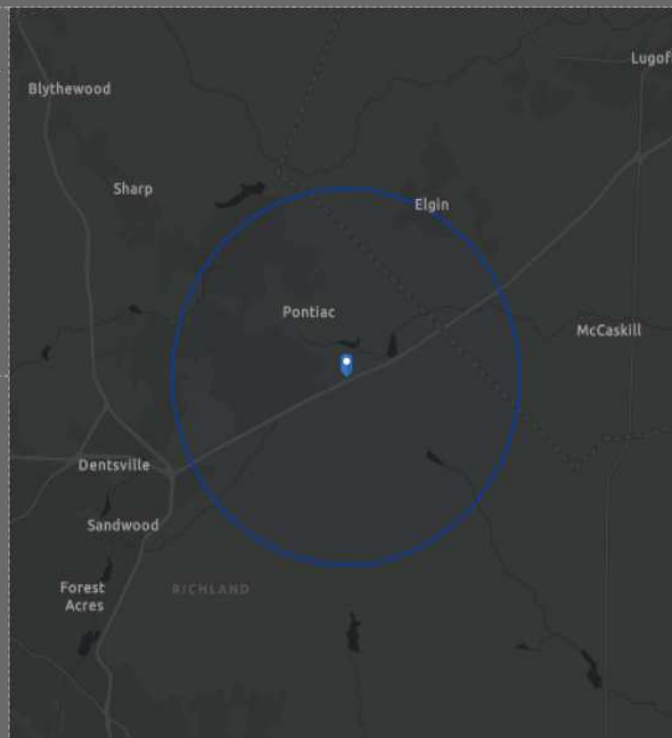
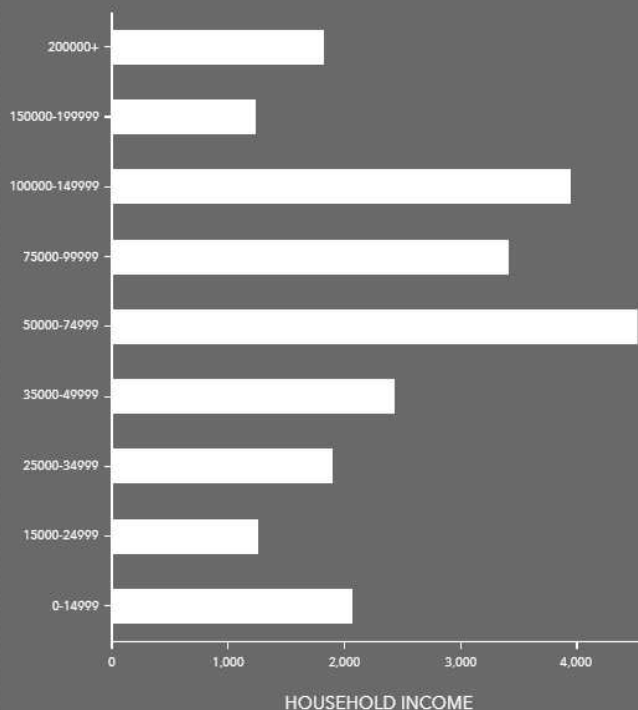
\$34,927

Per Capita Income



\$113,413

Median Net Worth



EMPLOYMENT



69%

White Collar



18%

Blue Collar



13%

Services

3.3%

Unemployment Rate

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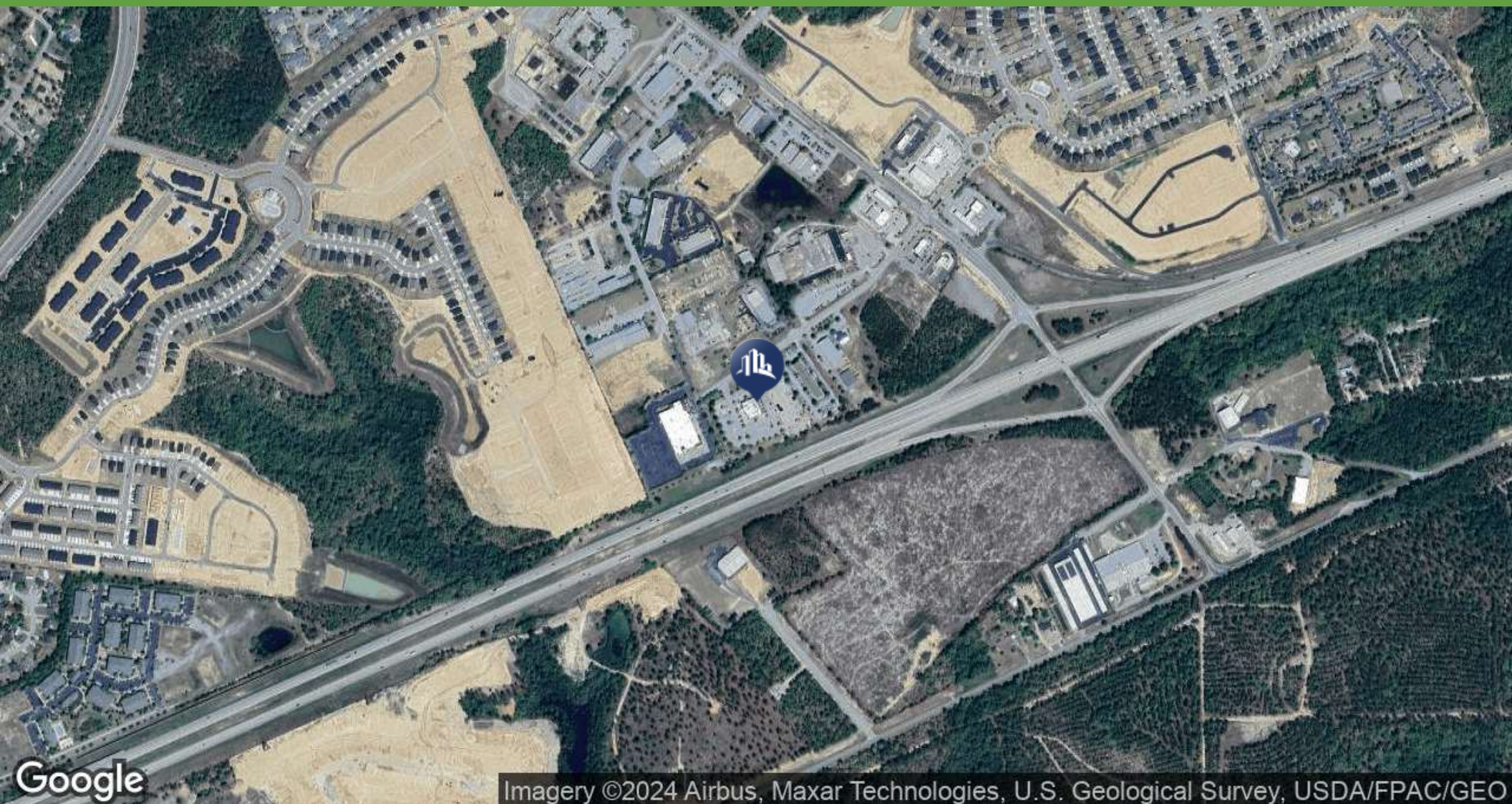
DEMOGRAPHICS: 5 MILE RADIUS // 10

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AERIAL MAPS



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AERIAL MAPS // 11

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