

308 S MINE STREET, MCCORMICK, SC 29835

308 S MINE STREET



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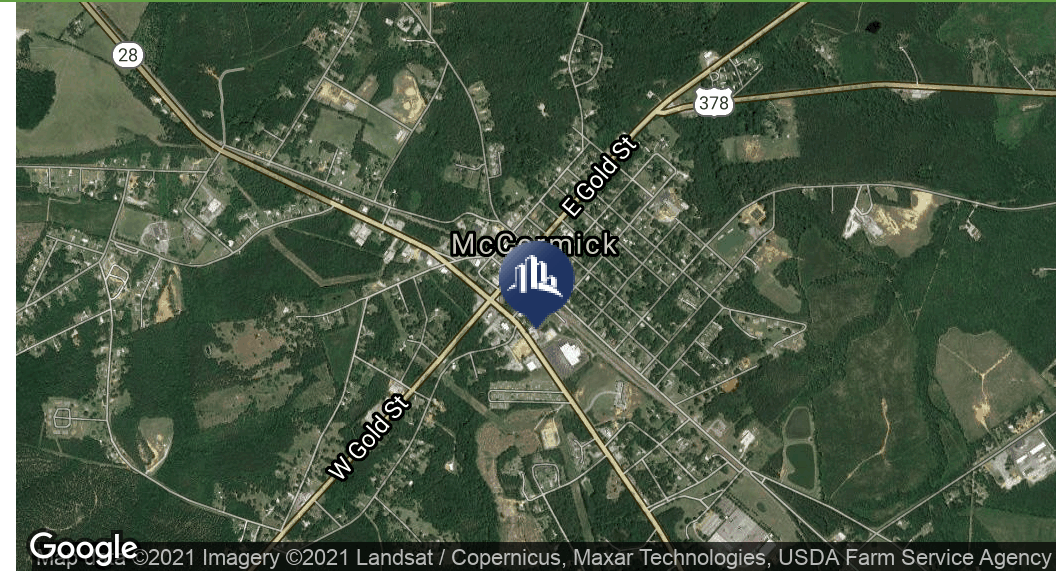
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GRIFFIN PARTNERS
40 PARKWAY COMMONS WAY
GREER, SC 29650
WWW.SPERRYCGA.COM



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$535,000
Building Size:	2,000 SF
Lot Size:	1.4 Acres
Price / SF:	\$267.50
Renovated:	2020

PROPERTY OVERVIEW

Existing Huddle House for sale. This fully built out restaurant is looking for a new restaurant or fast food option. New roof and all new booths gives this existing building a new feel. Located next to both a Family Dollar and Food Lion, this location is an ideal spot for any restaurant looking for a consistent flow of customers with high traffic volume. One of the only sit down restaurants in the area.

PROPERTY HIGHLIGHTS

- Fully built out restaurant
- Ample on site parking
- Large additional lot in the back
- New roof and booths added in 2020

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EXECUTIVE SUMMARY // 2

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 3



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ADDITIONAL PHOTOS



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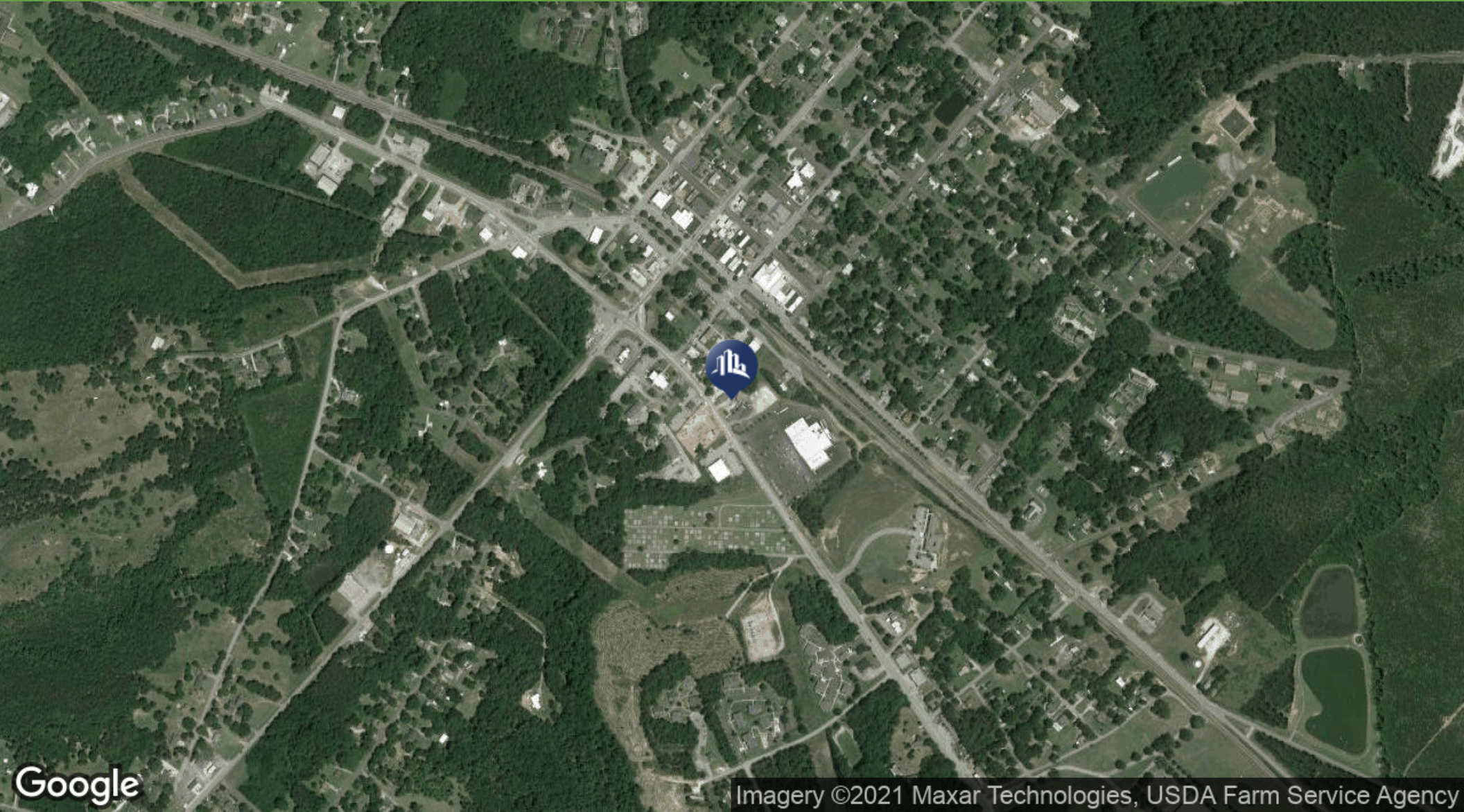
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ADDITIONAL PHOTOS // 4



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AERIAL MAPS



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AERIAL MAPS // 5



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RETAILER MAP



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RETAILER MAP // 6

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DEMOGRAPHICS: 1 MILE RADIUS

DEMOGRAPHIC SUMMARY

308 S Mine St, Mc Cormick, South Carolina, 29835

Ring of 1 mile

KEY FACTS

1,612

Population

45.7

Median Age



752

Households

\$28,214

Median Disposable Income

EDUCATION

15%

No High School Diploma



41%

High School Graduate



27%

Some College



18%

Bachelor's/Grad/Prof Degree

INCOME



\$33,443

Median Household Income



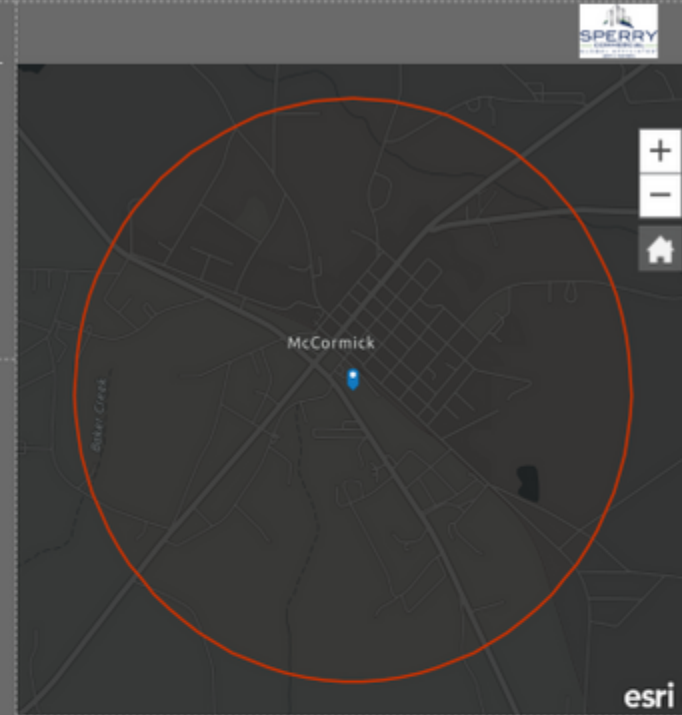
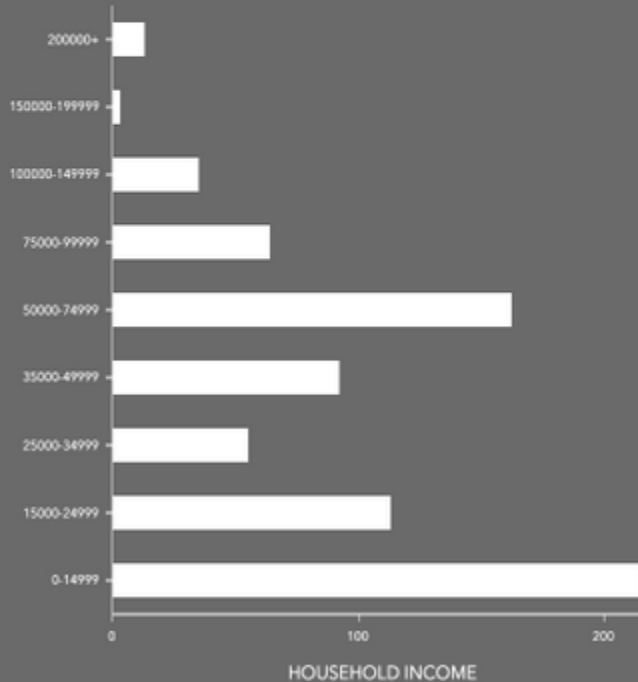
\$21,089

Per Capita Income



\$14,351

Median Net Worth



EMPLOYMENT



White Collar

48%



Blue Collar

33%



Services

20%

9.5%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

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DEMOGRAPHICS: 1 MILE RADIUS // 7

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DEMOGRAPHICS: 5 MILE RADIUS

DEMOGRAPHIC SUMMARY

308 S Mine St, Mc Cormick, South Carolina, 29835

Ring of 5 miles

KEY FACTS

5,456

Population

46.6

Median Age



2,043

Households

\$33,433

Median Disposable Income

EDUCATION

21%

No High School Diploma



35%

High School Graduate



29%

Some College



15%

Bachelor's/Grad/Prof Degree

INCOME



\$37,812

Median Household Income



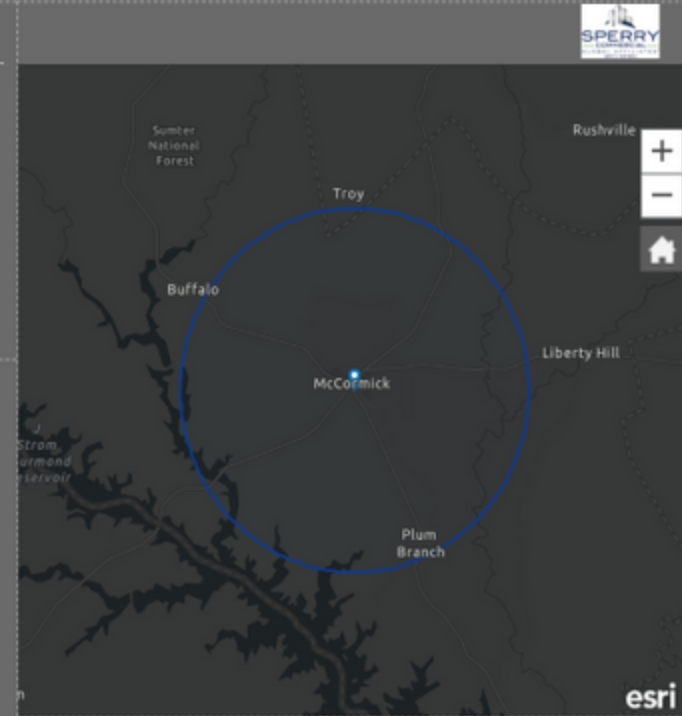
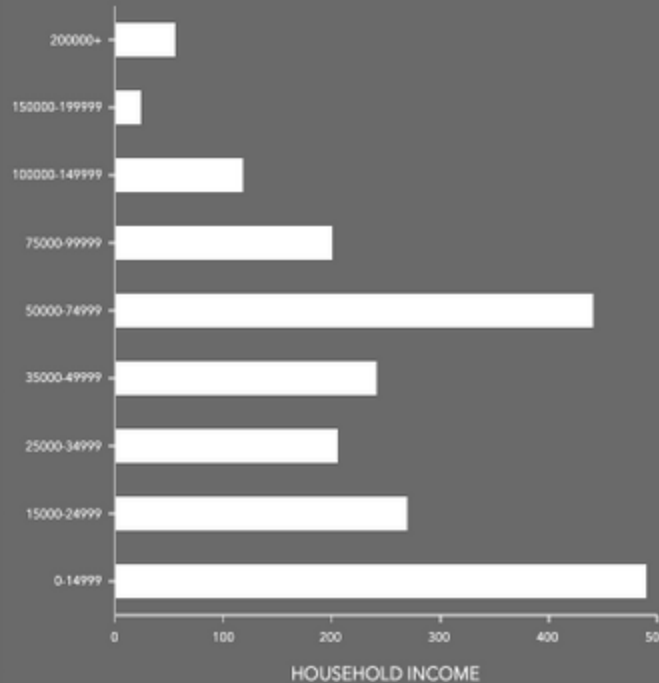
\$20,047

Per Capita Income



\$36,234

Median Net Worth



EMPLOYMENT



50%

White Collar



31%

Blue Collar



19%

Services

13.8%

Unemployment Rate

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DEMOGRAPHICS: 5 MILE RADIUS // 8

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WHO WE ARE

Sperry Commercial Global Affiliates

Our Mission

To be the leading commercial real estate services Provider on a global scale.

Our Vision

- To offer the highest level of commercial real estate services available through thoughtful, cooperative, and ethical practices.
- To deliver extensive market knowledge, skilled analysis, and sound real estate advice to every client, while building lifelong relationships that grow with the changing market.
- To utilize innovative technologies that support better business, and partner with those who thrive in an environment built on trust and a true spirit of collaboration.

Our Guiding Principles

Accountability: We are all accountable for our actions.

Collaboration: We promote a true collaborative environment that fosters good will, a cooperative spirit, and strong alliances.

Community Outreach: We are committed to giving back by volunteering and improving the communities we serve.

Discipline: We are dedicated to providing the highest level of service to the very best of our abilities.

Ethical: We believe in showing the characteristics of sound virtues.

Excellence: We strive to go above and beyond in everything we do.

Fun: We don't take ourselves too seriously and incorporate fun whenever we can.

Integrity: We embody the characteristics of being honest and having strong moral principles.

Passion: We exude energy, enthusiasm, and excitement in all our endeavors.

Perseverance: If at first we don't succeed, we try again!



A GROWING GLOBAL NETWORK

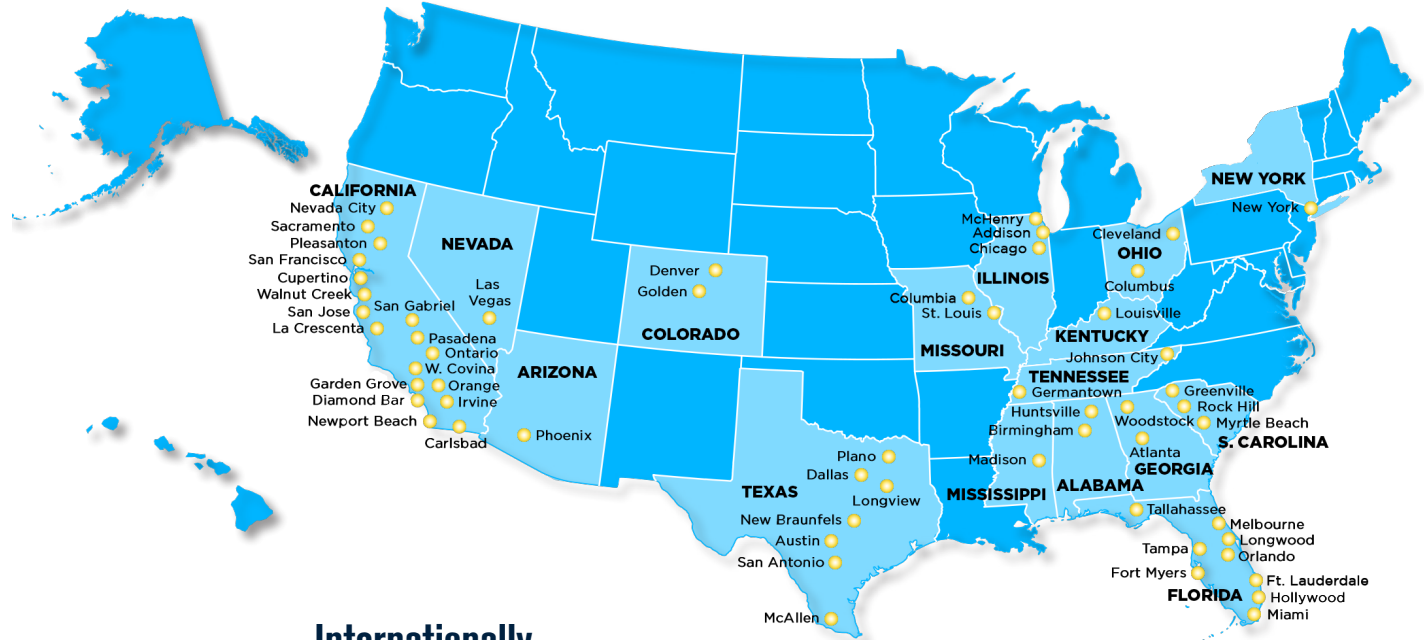
Sperry Locations

We're growing fast! With a team of talented Agents and Affiliate offices across the nation and beyond, Sperry Commercial Global Affiliates is capable of handling your commercial real estate needs wherever they may take you.

Look for us in the following cities, with more new offices opening soon.

Nationally

- Addison, IL
- Atlanta, GA
- Austin, TX
- Birmingham, AL
- Carlsbad, CA
- Chicago, IL
- Cleveland, OH
- Columbia, MO
- Columbus, OH
- Cupertino, CA
- Dallas, TX
- Denver, CO
- Diamond Bar, CA
- Garden Grove, CA
- Fort Lauderdale, FL
- Fort Myers, FL
- Germantown, TN
- Golden, CO
- Greenville, SC
- Hollywood, FL
- Huntsville, AL
- Irvine, CA
- Johnson City, TN
- La Crescenta, CA
- Las Vegas, NV
- Longview, TX
- Longwood, FL
- Louisville, KY
- Madison, MS
- McAllen, TX
- McHenry, IL
- Melbourne, FL
- Miami, FL
- Mobile, AL
- Myrtle Beach, SC
- Nevada City, CA
- New Braunfels, TX
- Newport Beach, CA
- New York, NY
- Ontario, CA
- Orange, CA
- Orlando, FL
- Pasadena, CA
- Phoenix, AZ
- Plano, TX
- Pleasanton, CA
- Rock Hill, SC
- Sacramento, CA
- San Francisco, CA
- San Gabriel, CA
- San Jose, CA
- St. Louis, MO
- Tallahassee, FL
- Tampa, FL
- Walnut Creek, CA
- Woodstock, GA
- West Covina, CA



Internationally

- Korea
 - Singapore
 - Vietnam
 - United Kingdom
- Canada (coming soon)**

ADVISOR BIO & CONTACT 1

JOHN KAWALCHUK

Associate

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john.kawalchuk@sperrycga.com

PROFESSIONAL BACKGROUND

John Kawalchuk joined the SperryCGA-Griffin Partners team in 2019. John specializes in office and retail tenant representation as well as owner and buyer representation of commercial investment properties. John's background in finance and accounting allows him to serve his private and institutional investor clients at the highest level in regards to underwriting, valuation, and consultation of all commercial investments.

John holds a Bachelor of Science in Financial Management with Emphasis in Financial Services as well as a minor in Accounting from Clemson University.

John holds both a SC Real Estate license and a Series 7 license.

EDUCATION

Clemson University

MEMBERSHIPS & AFFILIATIONS

SC Real Estate license
Series 7 license

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ADVISOR BIO & CONTACT 2

BRIAN GRAYBILL

Associate

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SC #116378

PROFESSIONAL BACKGROUND

Brian Graybill joined the Sperry Commercial Global Affiliates - Griffin Partners team in January 2020. Headquartered in Greenville, South Carolina Sperry Commercial Global Affiliates - Griffin Partners serves the entire upstate.

Brian relocated to Greenville, South Carolina in 2004 from his hometown in Hershey, Pennsylvania to attend Bob Jones University and has remained in the upstate ever since. Growing up on a dairy farm taught Brian valuable life lessons of working hard, starting his day early, and managing a business and business inventory. Brian has past banking experience working in several positions with Spero Financial, and utilizes his financial and banking experience to benefit his investment buyer clients as well as tenants.

Brian's involvement in the Greenville community includes work with Habitat for Humanity, devotion as a hospital chaplain, and a member of the First Impressions Team at his church, Fellowship Greenville. Brian focuses on Tenant representation for office and industrial clients as well as Landlord Representation of office and industrial properties throughout the upstate.

Brian holds both a bachelor's and a master's degree from Bob Jones University and lives in Greer, S.C. with his wife and two boys.

EDUCATION

Bob Jones University - BA & MA

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ADVISOR BIO & CONTACT 3

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