

**FOR  
SALE****FORMER HARDEE'S****Sale Price:  
\$500,000**

## PROPERTY OVERVIEW

Former Hardee's Fast Food Drive-Thru Restaurant available for sale. Highly visible on Highway 321. Free standing restaurant in close proximity to a new development of Walmart Neighborhood Market. Major attractions nearby are the SC State Capital, University of SC, 3.5 miles to downtown Columbia. Other restaurants nearby are McDonald's, Arby's, Subway, Red Lobster and Krispy Kreme.

## DEMOGRAPHICS

|                       | 1 MILE   | 3 MILES  | 5 MILES  |
|-----------------------|----------|----------|----------|
| <b>Households:</b>    | 2,645    | 18,751   | 48,672   |
| <b>Population:</b>    | 6,025    | 44,128   | 110,630  |
| <b>Avg HH Income:</b> | \$47,148 | \$49,249 | \$48,781 |

## PROPERTY HIGHLIGHTS

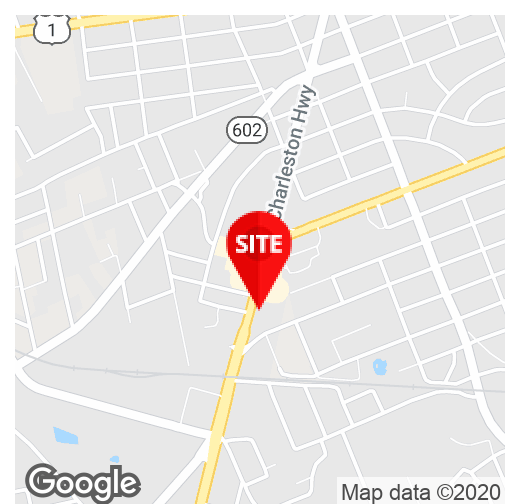
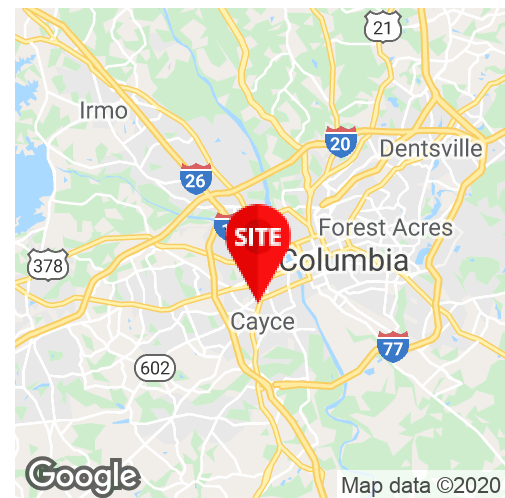
- Fast Food Drive-Thru restaurant
- Building: 3,567 SF
- Land: 1.21 AC/52,600 SF
- Signalized access through LaFayette Ave.
- 23,900 VPD on Charleston Hwy
- Daytime Population: 1-Mile 5,481; 3-Mile 45,842; 5-mile 137,242

FOR FURTHER INFORMATION, PLEASE CONTACT:  
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