

SPERRY AUCTIONS

Interstate Restaurant & Adjacent Land Parcel in Columbia, SC

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ONLINE AUCTION PLUS EVENT



Sperry Auctions is pleased to present the Online Auction Plus event for a former Quaker Steak & Lube restaurant and adjacent land parcel located along a well-traveled interstate in Columbia, SC.

Sperry Auctions' Auction Plus sale format allows buyers to include contingencies along with their bids, such as financing, 1031 Exchanges, additional due diligence time and/or longer escrow, etc.

The seller is highly motivated and has set the minimum bids to just \$499,000 for the restaurant and \$99,000 for the adjacent land parcel.

The Auction Plus bid deadline for both properties is August 27th at 5pm ET.

NE COLUMBIA, SC - INTERSTATE RESTAURANT // REDEVELOPMENT OPPORTUNITY

941 SPEARS CREEK CT // COLUMBIA, SC 29045

SperryCGA - Griffin Partners // www.SPERRYBID.com/312

Online Auction Plus Event // 2



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EXECUTIVE SUMMARY — Interstate Restaurant



OFFERING SUMMARY

Minimum Bid:	\$499,000
Lot Size	3.18 Acres
Year Built:	2013
Building Size:	8,815 SF
Zoning:	M-1
Market:	Columbia
Submarket:	NE Columbia
Traffic Count:	11,000

PROPERTY OVERVIEW

Existing ±8,815 SF freestanding, fully equipped restaurant and prime interstate site. Easy access from interstate with high visibility and traffic count. The property can be redeveloped for medical office, office, or other retail. The site was formerly a Quaker Steak & Lube which was built in 2013, and remains in great condition. Located in fast growing NE quadrant of Columbia, SC and is minutes from everything including the Fort Jackson military base, retailers and multiple new housing communities and multifamily developments.

PROPERTY HIGHLIGHTS

- Existing restaurant with equipment and fixtures included
- Near top schools and Ft. Jackson military base / High Interstate visibility
- Redevelopment potential for medical office, office, or other retail
- Previous Quaker Steak & Lube restaurant location

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Executive Summary — Interstate Restaurant // 3



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EXECUTIVE SUMMARY — Adjacent Land Parcel



OFFERING SUMMARY

Minimum Bid:	\$99,000
Lot Size	1.29 Acres
Zoning:	M-1
Market:	Columbia
Submarket:	NE Columbia
Traffic Count:	11,000

PROPERTY OVERVIEW

The adjacent land parcel which is next to the former Quaker Steak & Lube consists of ± 1.29 acres and is suitable for multiple development types. The land parcel can also be purchased by the same buyer of the former Quaker Steak & Lube restaurant site, which would allow for the buyer to take full advantage of the ± 4.47 acres to redevelop into a possible mixed-use concept/additional retail or hotel combo development that ties into existing restaurant.

PROPERTY HIGHLIGHTS

- Easy access from interstate
- High visibility
- Traffic Count: 11,000

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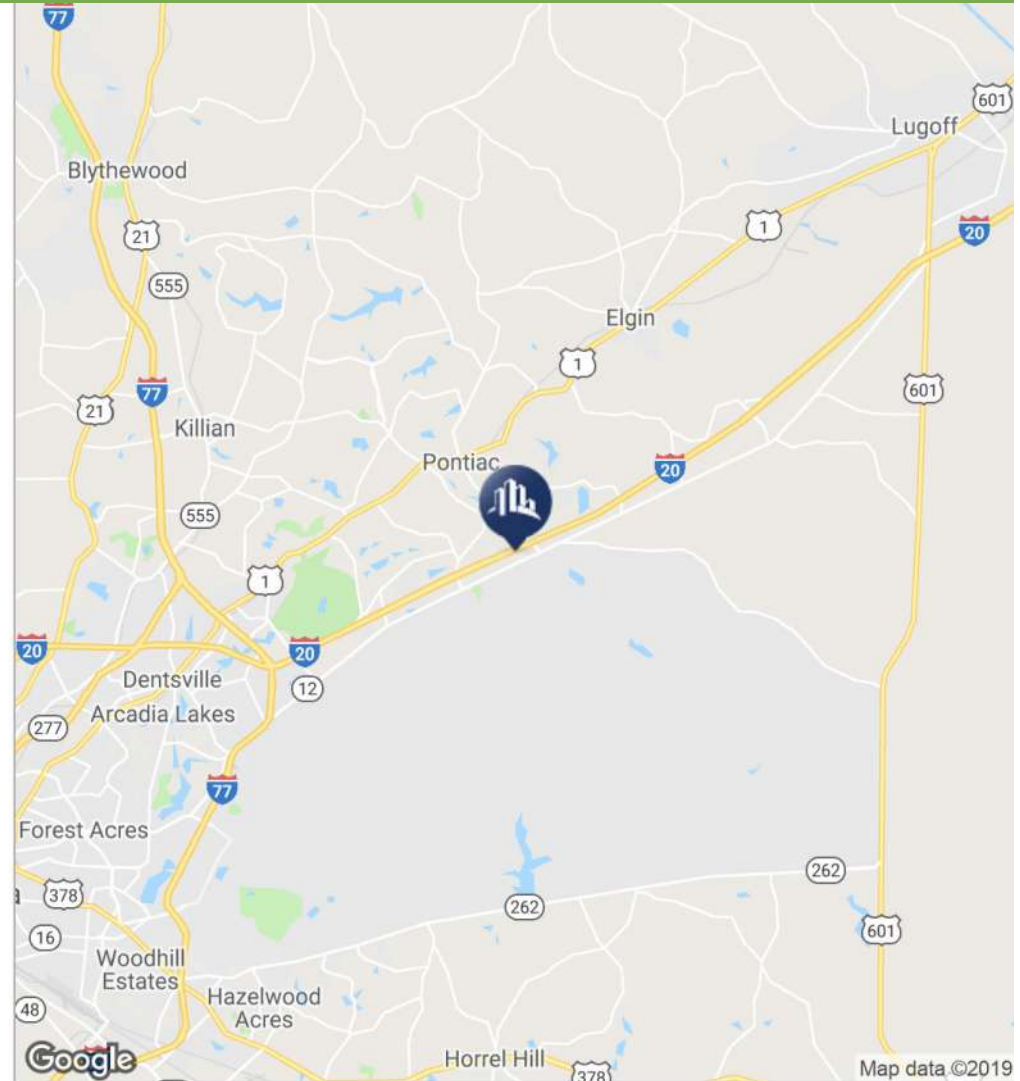
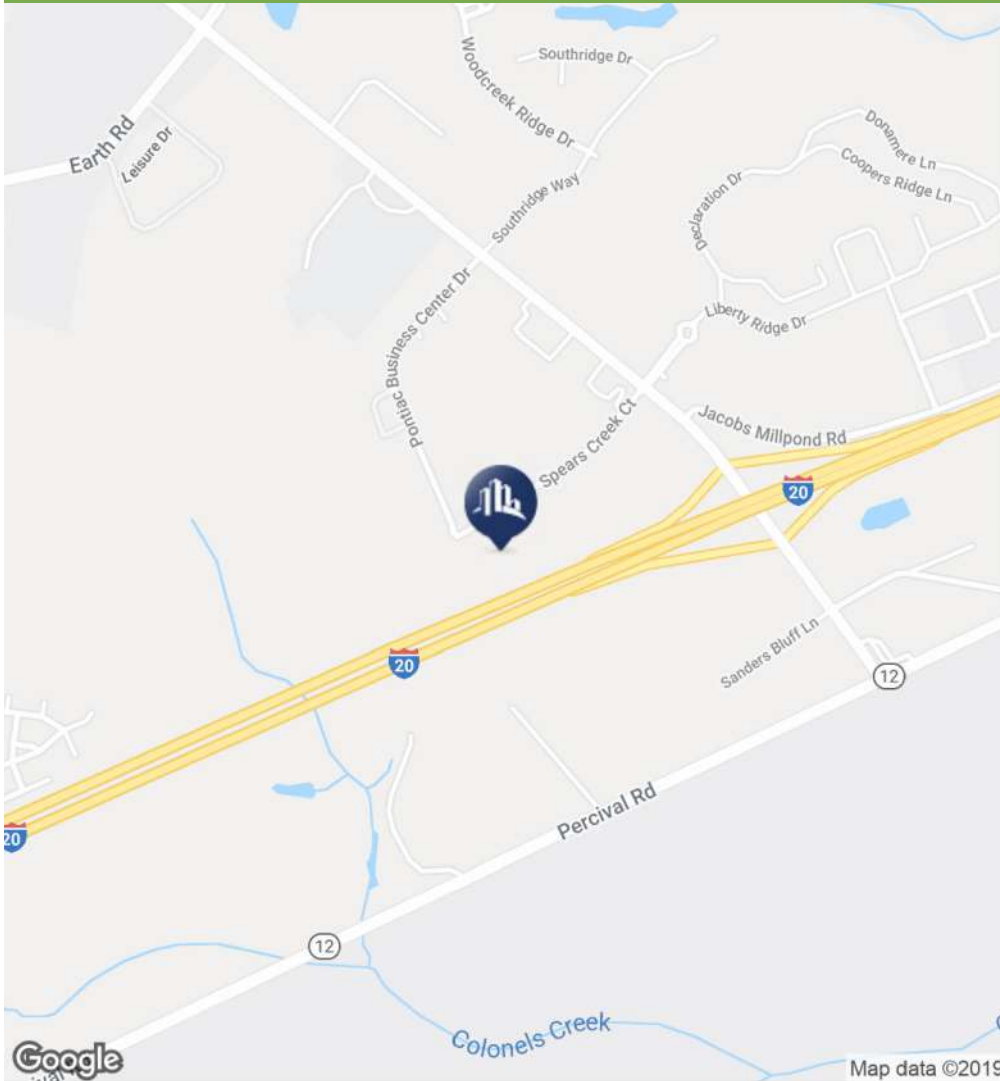
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Executive Summary — Adjacent Land Parcel // 4



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LOCATION MAPS



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Location Maps // 5



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RETAILER MAP



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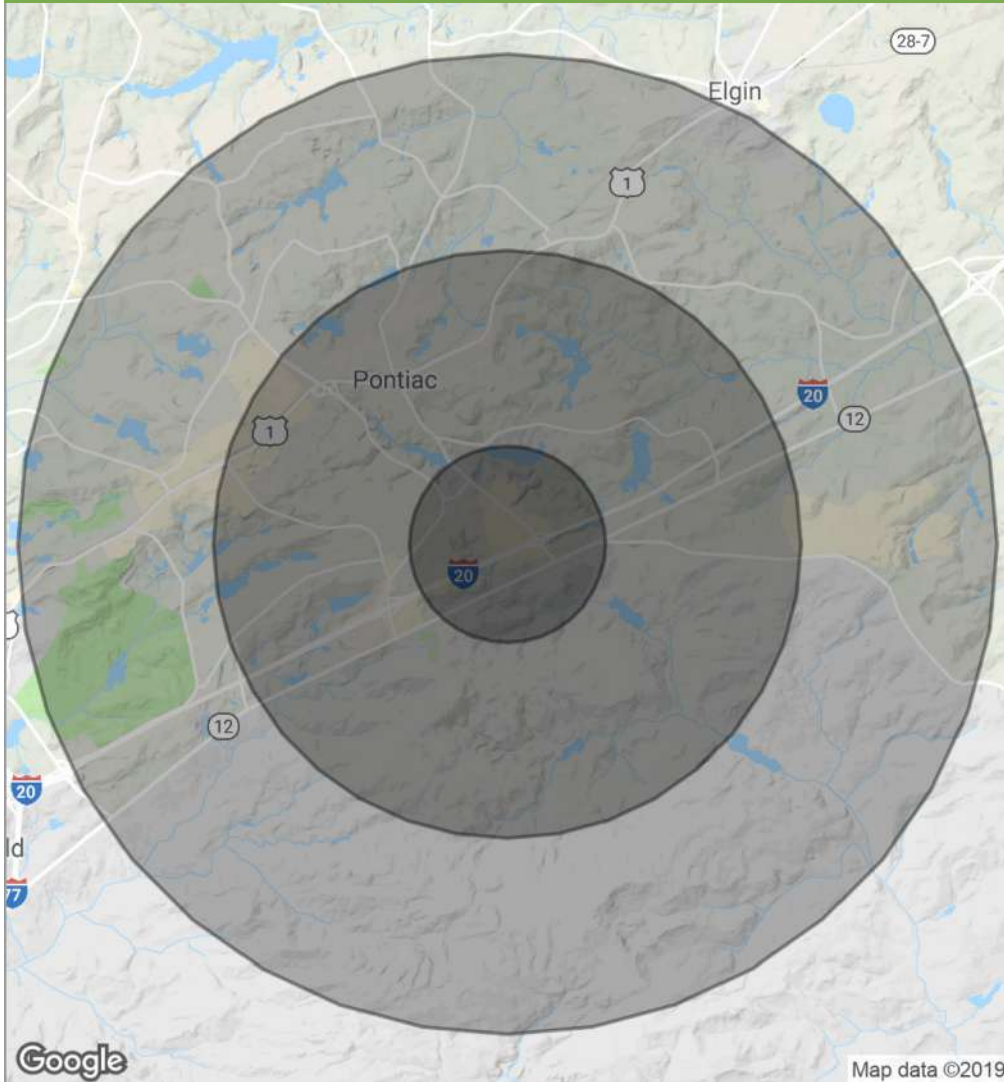
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Retailer Map // 6



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DEMOGRAPHICS MAP

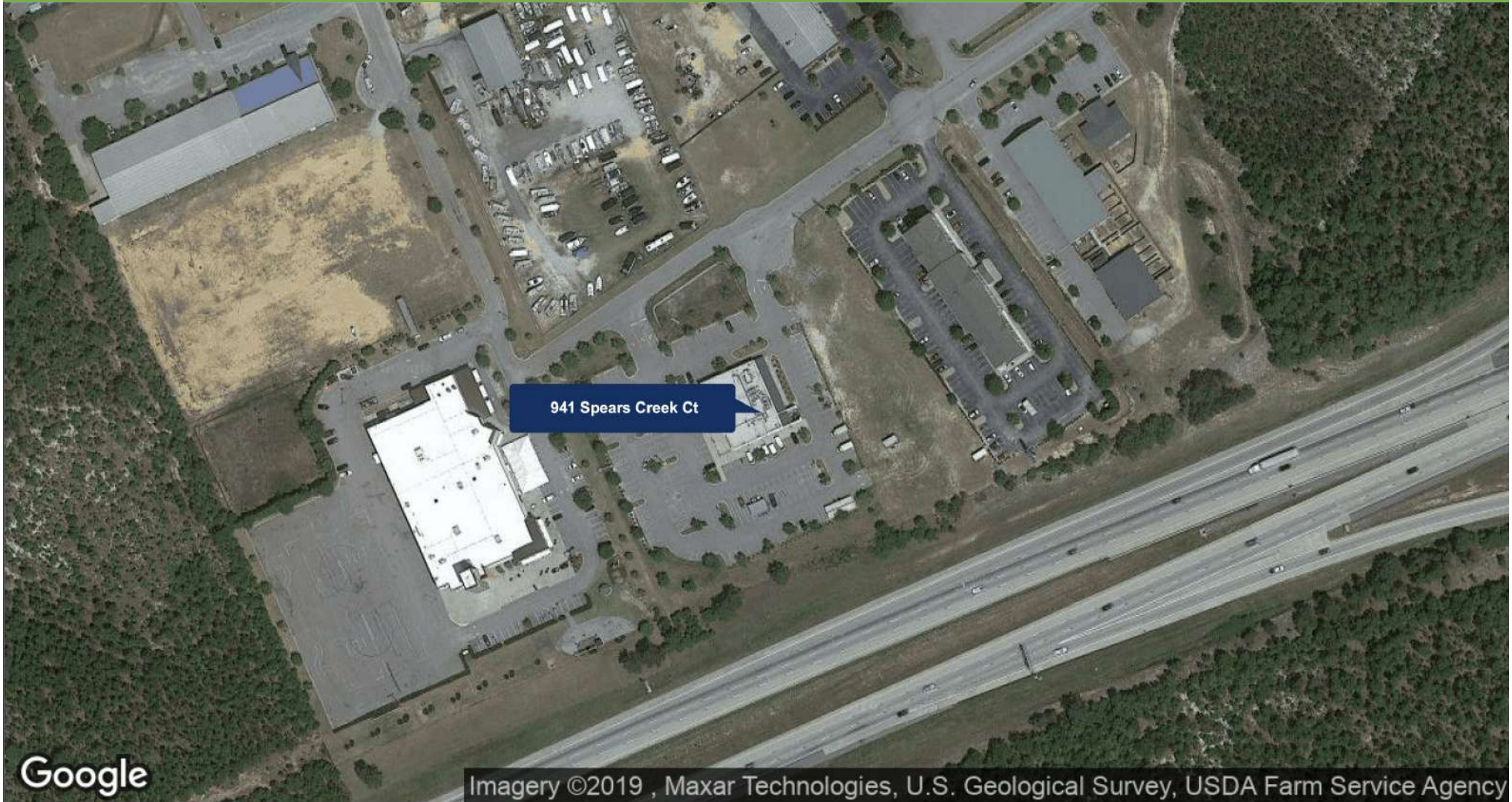


POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,051	41,254	89,945
Median age	36.4	36.4	35.9
Median age (Male)	35.8	36.1	34.7
Median age (Female)	36.7	36.6	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,921	15,489	33,591
# of persons per HH	2.7	2.6	2.6
Average HH income	\$91,869	\$95,615	\$93,357
Average house value	\$412,232	\$383,523	\$327,770

** Demographic data derived from 2010 US Census*



AERIAL MAP



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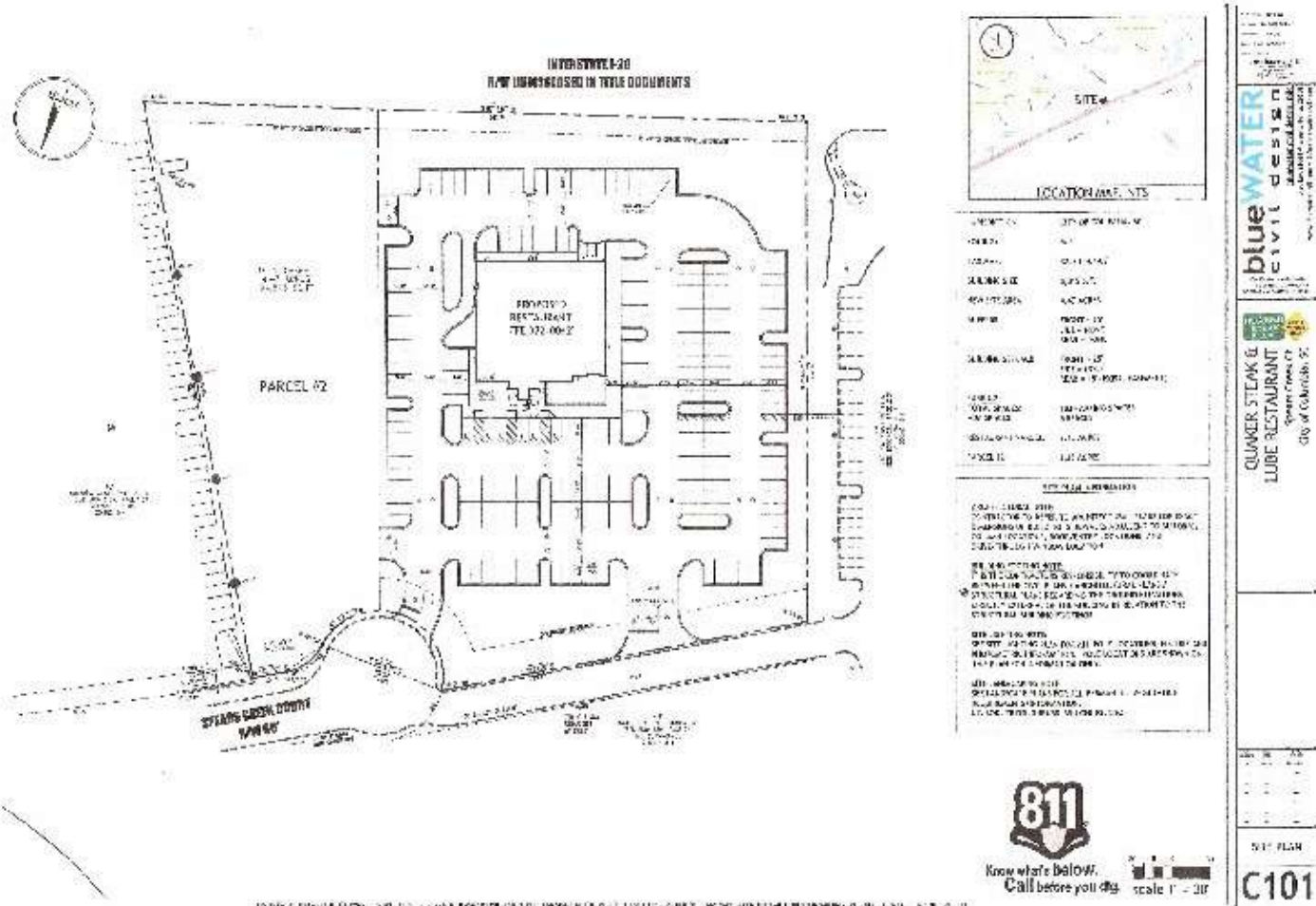
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Aerial Map // 8



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SITE PLAN



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Site Plan // 9



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 10



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Interstate Restaurant and Adjacent Land Parcel Columbus, SC

Restaurant Site: \$499,000

Adj Land: \$99,000

Bid Deadline: August 27th, 2020

For more information & offer details,
visit: www.SPERRYbid.com/312

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