

# LITTLE RIVER, SC BAR & RESTAURANT NNN INVESTMENT OFFERING - 6.15% CAP

1359 HIGHWAY 17, LITTLE RIVER, SC 29566

Linville | Team Partners

COMMERCIAL REAL ESTATE



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# INVESTMENT OVERVIEW

## INVESTMENT DETAILS

PRICE	\$1,268,292
CAP RATE	6.15%
NOI	\$78,000
LEASE TYPE	NNN
LEASE EXPIRATION	April 30, 2024

## DESCRIPTION

Restaurant investment opportunity located on Highway 17 (41,400 VPD) in Little River, SC. NNN lease and a new roof. Property is positioned near various multifamily/single-family developments, River Hills Golf & Country Club, Glen Dornoch Waterway Golf, Harbour View Golf, and Eagle Nest Golf Club.

## PROPERTY SUMMARY

ADDRESS	1359 Highway 17 Little River, SC 29566
PROPERTY TYPE	Retail/Restaurant
BUILDING SIZE	±6,000 SF
LAND SIZE	1.02 Acres
YEAR BUILT	1968

## LOCATION





# PROPERTY PHOTOS

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# SITE INFORMATION

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## ADDRESS

1359 HIGHWAY 17  
LITTLE RIVER, SC 29566



## TRAFFIC

41,400 VPD



## BUILDING SIZE

±6,000 SF



## YEAR BUILT

1968



## PARKING SPACES

40



## ACRES

1.02





# TENANT PROFILE

## .....TENANT

**MULLIGAN'S SPORTS BAR  
& RESTAURANT**

## .....SPACE OCCUPIED

**±6,000 SF**

## .....LEASE TYPE

**NNN**

## .....NET OPERATING INCOME

**\$78,000**

## .....LEASE EXPIRATION

**APRIL 30, 2024**



Since 1987, Mulligan's has been serving up some of the best food on the Grand Strand, including their renowned prime rib dinner. Located in the center of historic Little River, Mulligan's is a favorite spot of locals in the area, but love their visitors as well! For those that are tired of the crowded, touristy restaurants in Myrtle Beach, Mulligan's is just a short drive North to enjoy a laid-back evening.





# MARKET OVERVIEW

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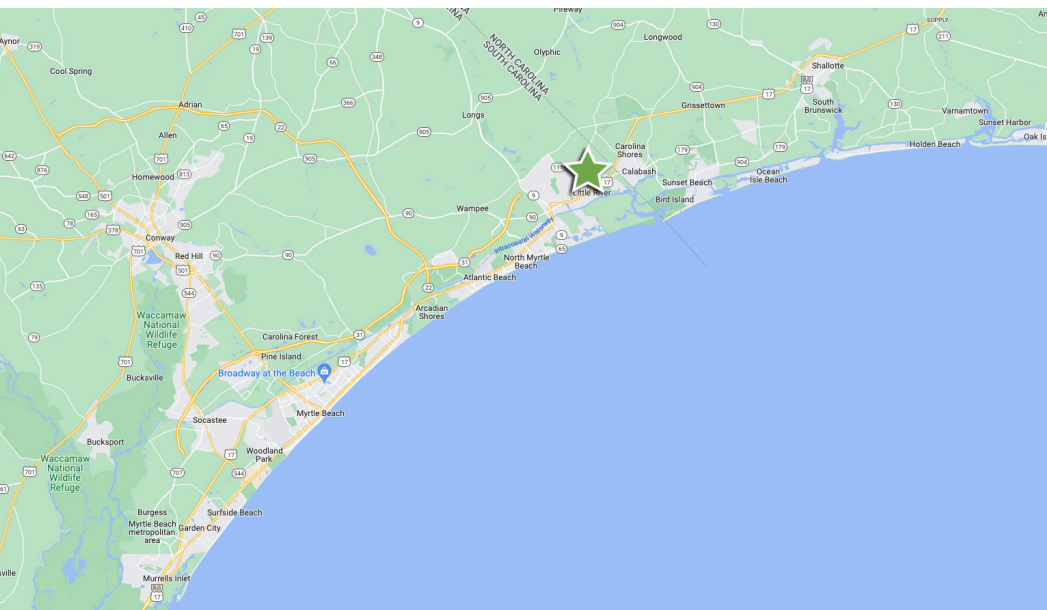


## LITTLE RIVER, SOUTH CAROLINA

On the north end of the Grand Strand, the fishing community of Little River is the oldest of the 14 communities. Little River is about 20 miles north of the hustle and bustle of Myrtle Beach, so residents and visitors alike share more peaceful days in this quaint fishing village. Deep-sea fishing charters leave at sunrise, taking anglers to some of the best fishing spots on the coast. Shorter fishing and party boat cruises are also available, and if you're feeling lucky, take an evening trip on a casino boat. Enjoy fresh seafood that comes off fishing boats throughout the day and is served up at many quality restaurants. Each May, Little River celebrates a local delicacy with their world-famous Blue Crab Festival. Each October, Little River celebrates their annual Shrimp Festival.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,902	22,276	46,716
AVERAGE HH INCOME	\$66,541	\$74,505	\$75,148
DAYTIME POPULATION	4,173	20,797	46,798





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### LINVILLE TEAM PARTNERS

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By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

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