



NEW RESTAURANT AVAILABLE IN NORTH CHARLESTON

8500 Dorchester Road
North Charleston, SC 29420



COLDWELL BANKER
COMMERCIAL
ATLANTIC

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OFFERING SUMMARY

PROPERTY OVERVIEW

Business Purchase Price: \$460,000

Price/SF: \$25 PSF (Lease)
\$13,125/monthly

SF: +/- 6,300 SF

Acres: 0.81 Acres

Parcel ID: 172-12-01-005

Gennaro's Restaurant in North Charleston, SC, is a culinary gem that marries traditional Italian flavors with a contemporary twist, creating a dining experience that is both nostalgic and innovative. Nestled in the heart of North Charleston, Gennaro's has become a beloved destination for locals and visitors alike, seeking an authentic taste of Italy in the Lowcountry.

At Gennaro's, our commitment to excellence begins with our menu, curated with passion and expertise by Chef Gennaro himself. Each dish is a masterpiece, showcasing the finest and freshest ingredients available, sourced locally whenever possible. From classic pasta dishes prepared with homemade sauces to innovative seafood creations, the menu reflects a commitment to quality and a celebration of the rich culinary heritage of Italy.

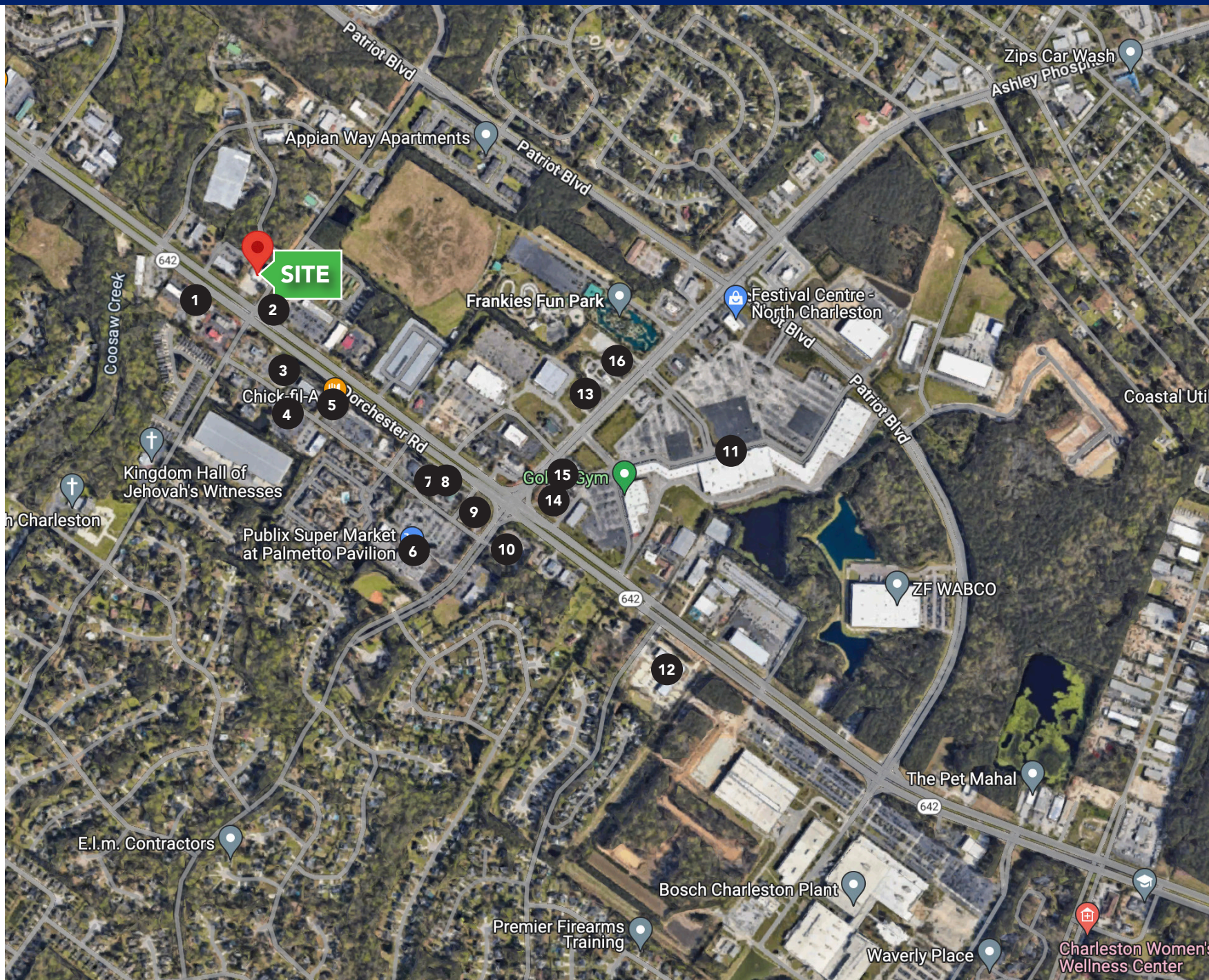
The warm and inviting ambiance of Gennaro's is an extension of our dedication to creating a memorable dining experience. The restaurant's decor blends modern elegance with rustic charm, creating a welcoming atmosphere for intimate dinners, family gatherings, and celebratory events. Our attentive and knowledgeable staff adds to the overall sense of hospitality, ensuring that every guest feels like a cherished part of the Gennaro's family.

Gennaro's also boasts an extensive wine list featuring carefully selected Italian and local wines, complementing the flavors of our dishes. Whether you're a wine enthusiast or a casual sipper, our sommeliers are on hand to guide you through the perfect pairing to enhance your dining experience.

In addition to our dining room, Gennaro's offers private event spaces, making it an ideal venue for special occasions, corporate gatherings, and celebrations of all kinds. Our commitment to excellence extends to our catering services, allowing patrons to enjoy the distinctive flavors of Gennaro's at their own events.

AREA RETAILERS

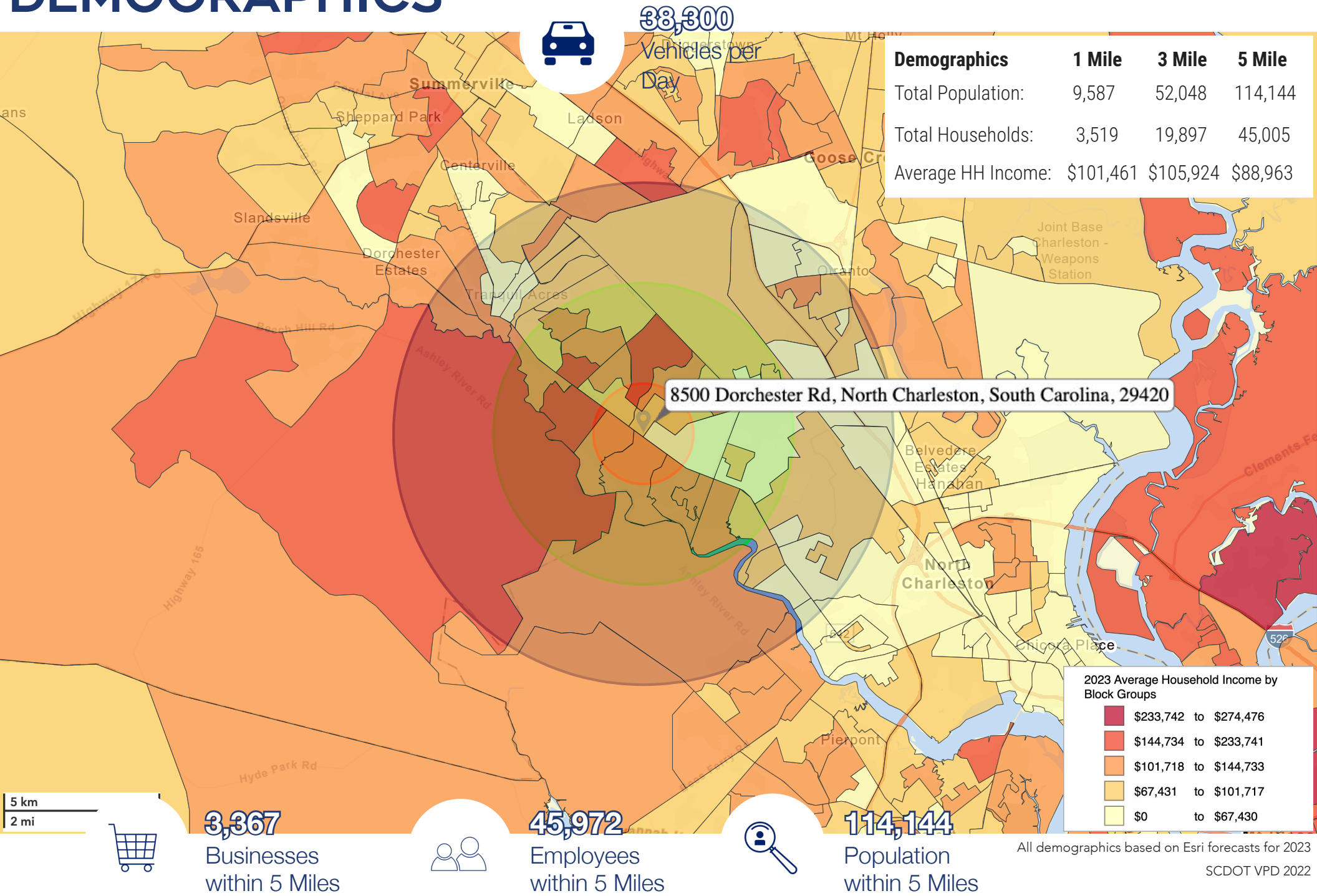
- 1 Dunkin'
- 2 The Crab Shack
- 3 Cook Out
- 4 La Hacienda Mexican
- 5 Chick Fil A
- 6 Palmetto Pavilion
Publix
The UPS Store
Diamond Nail & Spa
Subway
Mizu Sushi & Hibachi
- 7 Popeyes
- 8 Zaxby's
- 9 McDonald's
- 10 Walgreens
- 11 Festival Centre
American Freight
Gold's Gym
Hot Pot 999
NewSpring Church
Pizza Hut
Ocean City
Neighborhood Tap House
- 12 Indigo Shopping Center
- 13 Captain D's
- 14 CVS
- 15 Hardee's
- 16 Arby's

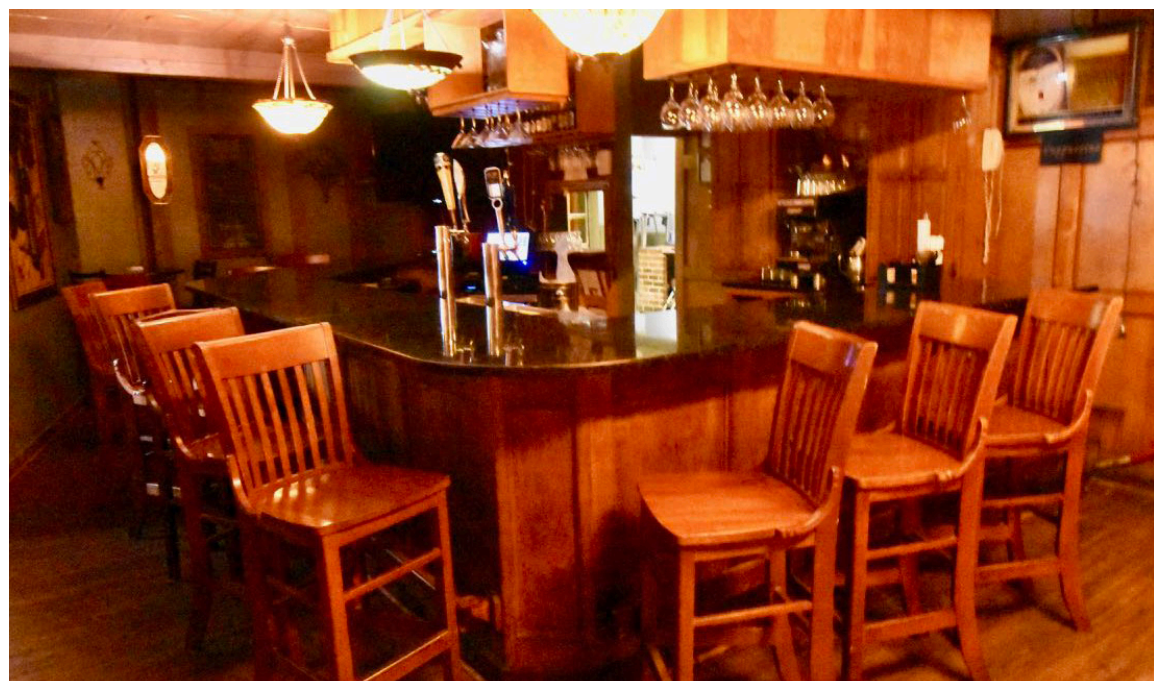
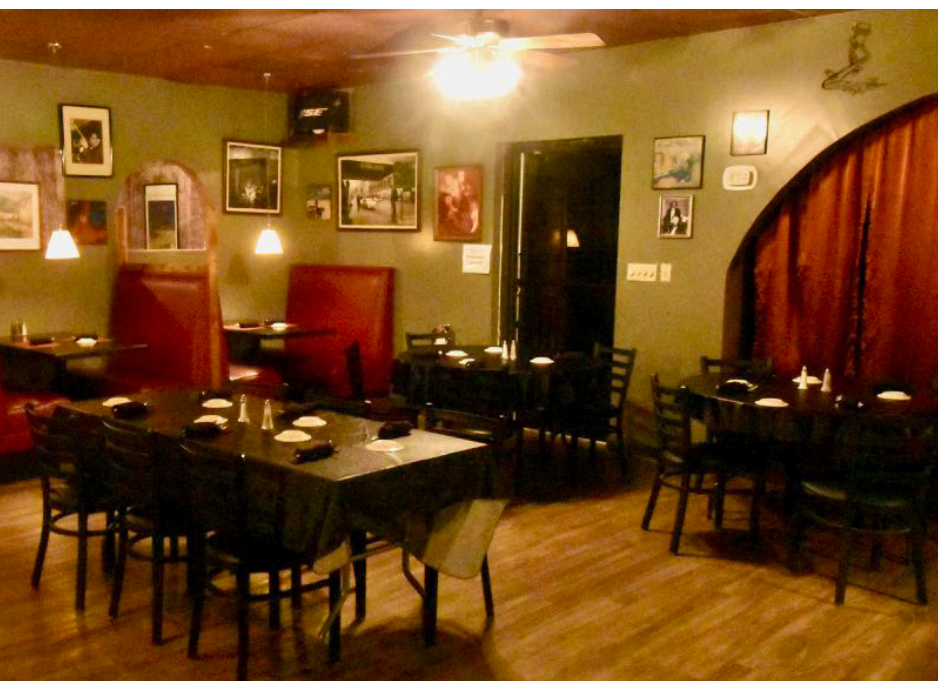


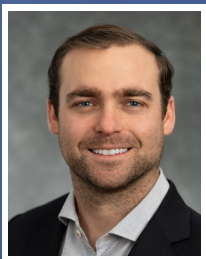
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BUSINESS SALE WITH LEASE

DEMOGRAPHICS







With a number of years of experience in M&A across multiple verticals and industries, Sterling Delapp has developed a comprehensive expertise and network that provides him a unique ability to connect buyers with sellers.

After earning a MS in Business Management from Clemson University, Sterling embarked on a career in Business and Finance that has led him all over the country and into various industries.

From working in Private Equity to launching several products in the Cannabis Industry, Sterling has built a vast network and developed an uncanny professional instinct that will help you sell your business at the right price.



Brent Case, CCIM has been in the real estate industry for more than 25 years and is President and Broker in Charge of Charleston's largest commercial real estate company, Coldwell Banker Commercial Atlantic. Brent specializes in Retail Brokerage in Sales, Leasing, Tenant Representation and Development services throughout the coastal South Carolina market; however, has extensive experience in Multifamily, Office and Land Acquisitions.

Brent has been a prominent figure in the Charleston Commercial Real Estate community and has been awarded many prestigious accolades over his career including Commercial Realtor of the Year, CCIM Region Vice President, and Commercial Realtor of the Year. Brent has also been an active member in the Charleston Chamber of Commerce and headed their Leadership Charleston program. Brent has been awarded Broker of the year and Circle of Distinction over the past 10 years. He has also been awarded Coldwell Banker Commercial #1 Sales Professional by State every year since 2012 and has been awarded top 2% of the Coldwell Banker Commercial Global Network of Brokers as well. Brent also serves on the National Advisory Board for Coldwell Banker Commercial Corporate, an Executive Committee Member for the Charleston Trident Association of REALTORS and is the Chairman for the North Charleston Business Expo.

Currently, Brent has been leading the company in the development of three shopping centers totaling over 100,000 SF. Brent has managed all aspects and processes of the development cycle, including site selection, contract negotiations, due diligence requirements, design, financing, construction, property and asset management. His development experience adds an immense amount of knowledge and understanding to the local permitting agencies often needed to assure the success of complicated sales and lease transactions. Brent has also been the exclusive Real Estate agent for many National Brands Retail Tenants including The UPS Store, Sport Clips, Taco Bell and Pizza Hut. Brent also is a Principle in Tenant Development Company LLC and is Principle in the insurance company AI Insurance Services LLC which has offices in Charleston, Charlotte and Houston.



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