

1 Village Park, Cheraw, SC Additional Information

BUILDING IMPROVEMENTS

Fire Suppression System
Interior wall construction
Interior paint & floor renovation
Side A bars construction
Side A stage construction
Side A lighting system
Side B bar construction
Side B stage construction
Bathroom renovation
Exterior/rear renovation
Electrical work
Plumbing work
Lighting cost
Green room construction
Kitchen renovation

BUSINESS ITEMS

Tables & chairs
Coolers, refrigerators, and freezers
Toast POS equipment
Arcade games
Vintage shuffleboard
Artwork & décor
Kitchen wares

BUSINESS VALUE-ADDS

Existing Liquor, Beer & Wine License (Expires May 2028)
Existing Building & Liquor Liability Insurance (Renews annually)
Average per night gross revenue
Average rental income per event
DHEC-certified kitchen and bars

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****DISCLAIMER**** Images, documents, and materials are for reference only and may not accurately reflect the property. Government records may not be current; we offer no warranty of accuracy. Photos and descriptions may be AI-enhanced for illustration. Buyer or representative responsible for verifying square footage, taxes, lot size, HOA, covenants & restrictions, zoning and other pertinent information.

1 Village Park, Cheraw, SC 29520 (dining / entertainment / music hall / event venue).

Property overview

Prime **dining & entertainment / music hall / event venue** in the heart of Cheraw near the Historic District and Town Green. Walkable to downtown amenities; quick access to US-1/US-52/SC-9 (Chesterfield Hwy). Surrounded by major demand drivers including Walmart Supercenter, McLeod Health Cheraw, Northeastern Technical College, Schaeffler manufacturing complex, and Carolina Canners (Pepsi). The venue at this address is known locally as **Cypress Music Hall**, a well-known site for live music and festival programming. ([Cypressmusic hall](#))

Location: 1 Village Park, Cheraw, SC 29520 (Town of Cheraw)

Use types supported: restaurant/bar, live music, private events, ticketed shows, community events (buyer to verify zoning/CO)

Nearby commercial generators (demand drivers)

- **Walmart Supercenter** – regional retail hub on Chesterfield Hwy (under 2 mi). ([Walmart.com](#))
- **McLeod Health Cheraw (hospital & clinics)** – on Chesterfield Hwy, minutes away. ([McLeod Health](#))
- **Northeastern Technical College (main campus, Cheraw)** – daytime population and event collaboration potential. ([netc.edu](#))
- **Schaeffler Group USA – Cheraw manufacturing plants (U.S. 1 S / Calvary Ln)** – major industrial employer. ([Schaeffler](#))

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- **Carolina Canners (independent Pepsi bottler, U.S. 1 S)** – sizable workforce and regional distribution. (carolinacanners.com)
- **Cheraw Historic District & Town Green (Dizzy Gillespie statue)** – heritage tourism & event spillover. (cheraw.com)
- **Cheraw State Park & 18-hole Golf Course (Lake Juniper)** – lodging/golf traffic to town. ([South Carolina Parks](http://SouthCarolinaParks.com))
- **South Carolina Jazz Festival (annual, October)** – town-wide multi-day festival that uses local venues. ([South Carolina Jazz Festival](http://SouthCarolinaJazzFestival.com))

Drive-time / proximity (regional catchment)

- **Rockingham, NC:** ~21 miles via US-1 (≈25–30 min). ([Distance Cities](http://DistanceCities.com))
- **Bennettsville, SC:** ~15 miles (≈15–20 min). ([Drive Best Way](http://DriveBestWay.com))
- **Hartsville, SC:** ~30–31 miles (≈40–45 min). ([Distance Cities](http://DistanceCities.com))
- **Florence, SC:** ~40–41 miles (≈50–55 min). ([Distance Cities](http://DistanceCities.com))

Demographics (town & county snapshot)

Town of Cheraw (2023):

Population ≈5,024; Median age 45.1; Median HH income ≈\$27,275; Poverty ≈35%. ([Data USA](http://DataUSA.com))

Chesterfield County (2023):

Population ≈43,575; Median HH income ≈\$47,620. ([Census Reporter](http://CensusReporter.com))

Traffic & access

The site is minutes from **US-1, US-52, and SC-9 (Chesterfield Hwy)**.

- **AADT counts** for these corridors are published annually by **SCDOT**. To add exact numbers to the listing packet: open the **SCDOT Traffic Analysis & Data** app or the **Interactive Counts Map**, search “Cheraw,” then click the nearest count stations to Village Park and export the latest **2024 AADT**. ([SCDOT](#))

Event & tourism angle (great for remarks)

- Cheraw is Dizzy Gillespie’s hometown; the **South Carolina Jazz Festival** draws visitors each October and activates downtown venues—ideal tie-in for a music hall / event space. ([South Carolina Jazz Festival](#))
- **Cheraw Historic District** spans ~35 blocks of preserved residential & commercial fabric—walkable setting that supports nightlife and dining. ([cheraw.com](#))

Turn-key **dining / live-music / event venue** at **1 Village Park** in downtown Cheraw—steps from the Historic District & Town Green. Excellent proximity to **US-1/US-52/SC-9, Walmart Supercenter, McLeod Health Cheraw, Northeastern Technical College, Schaeffler and Carolina Canners**. Cheraw hosts the annual **South Carolina Jazz Festival**, bringing multi-day audiences to town each October. Ideal for concerts, weddings, private events, and food-and-beverage concepts. Buyer to verify zoning/CO and capacity. ([Walmart.com](#))