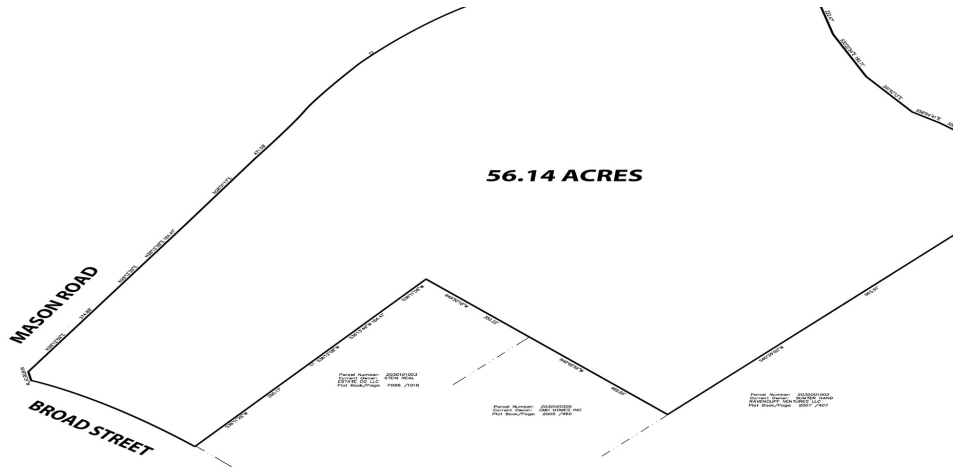


SC SUMTER BROAD



2801 BROAD STREET, SUMTER, SC 29150



OFFERING SUMMARY

County	Sumter
Frontage (Per Acre)	\$575,000
Frontage Available	+/- 454 Feet
Back Acreage (Per Acre)	\$75,000
Total Acreage	56.14 Acres
Zoning	General Commercial
Traffic Count (SCDOT)	27,300 AADT
Traffic Street	U.S. 76

LOCATION OVERVIEW

Sumter is in the center of South Carolina, just 44 miles east of Columbia. Home to Shaw Air Force Base, a big supporter of the local economy, the city enjoys a thriving tourism industry with Swan Lake Iris Gardens, the "Crown Jewel" of Sumter, as the number one attraction. Golf, festivals and a mild climate are attractive to people of all ages, but especially retirees.

PROPERTY HIGHLIGHTS

- Broad Street frontage acreage for sale at \$575,000 per acre and Back acreage for sale at \$75,000 per acre
- Acreage can be sub-divided
- Property is approximately 5 miles northwest of downtown Sumter
- Located in the center of South Carolina, Sumter is just 44 miles east of Columbia and 100 miles west of Myrtle Beach
- Sumter is the home of Shaw Air Force Base with more than 5, 400 military members, including over 11,000 family members and over 600 civilian employees
- Population over 95,000 within 10 miles of the property

RETAILER MAP

2801 BROAD STREET, SUMTER, SC 29150



Google

Map data ©2020 Imagery ©2020, Maxar Technologies, USDA Farm Service Agency

AERIAL

2801 BROAD STREET, SUMTER, SC 29150



MARKET PROFILE



2801 BROAD STREET, SUMTER, SC 29150

SUMTER, SOUTH CAROLINA

Sumter is in the center of South Carolina, just 44 miles east of Columbia. Home to Shaw Air Force Base, a big supporter of the local economy, the city enjoys a thriving tourism industry with Swan Lake Iris Gardens, the "Crown Jewel" of Sumter, as the number one attraction. Golf, festivals and a mild climate are attractive to people of all ages, but especially retirees.

A vibrant downtown workforce keeps the sidewalks bustling and downtown vendors busy. Large downtown employers include Tuomey Healthcare System and the City of Sumter offices, located in the City Center. Sitting on a renovated Main Street corner where an auto parts store once stood is the new, state-of-the-art facility for Central Carolina Technical College's Health Sciences Center.

Sumter's residents stay busy thanks to plenty of fun activities that take place throughout the year, as well as engaging attractions located all over the city. Sumter has parks, golf courses and water activities among its recreational opportunities.

DOWNTOWN SUMTER REVITALIZATION PROJECT

Behind the aggressive revitalization project, which includes street and landscape improvements, building renovations and in some cases new construction, is the City of Sumter's vision of downtown as a "symbolic and functional heart of both the city and the county."

"Having a lively downtown brings about a great quality of life for our community," says Howie Owens, downtown development manager for the City of Sumter, "and the wonderful concerts and events provide a fantastic atmosphere for you to spend time with friends and family."

SHAW AIR FORCE BASE

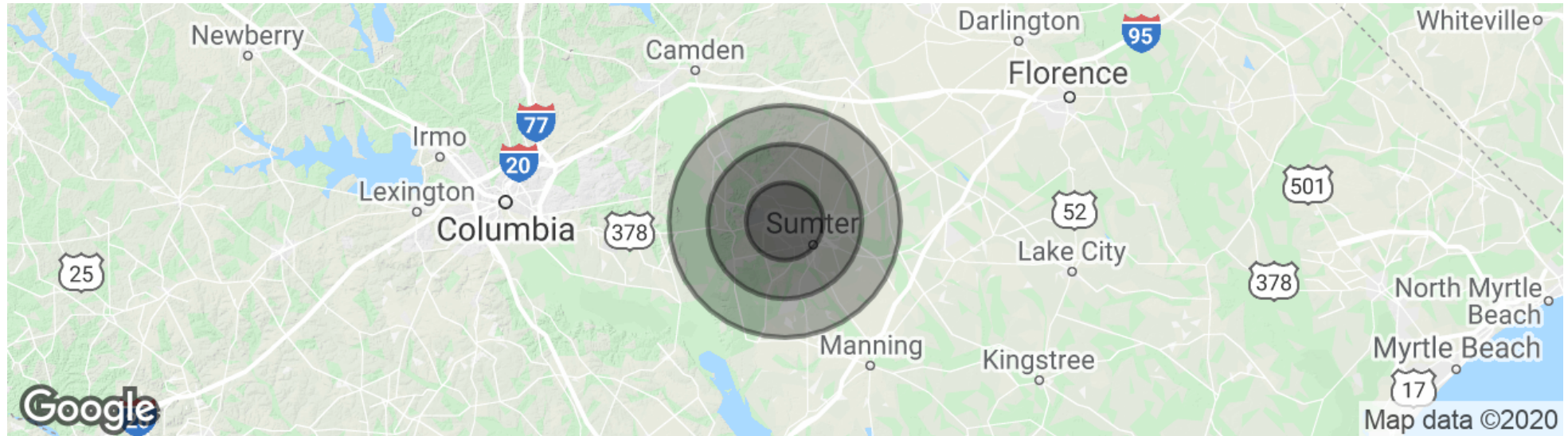
Shaw Air Force Base is a United States Military facility located about 8.4 miles west-northwest of Sumter, South Carolina and is under the jurisdiction of the United States Air Force Air Combat Command.

Shaw AFB is home to more than 5,400 military members, including over 11,000 family members and over 600 civilian employees. Shaw AFB is one of South Carolina's largest single site of employees.



DEMOGRAPHICS

2801 BROAD STREET, SUMTER, SC 29150



POPULATION	5 MILES	10 MILES	15 MILES
Total population	42,854	94,653	124,741
Median age	35.8	35.5	35.8
Median age (Male)	34.0	33.3	33.4
Median age (Female)	37.2	37.3	37.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	15,995	34,823	45,649
# of persons per HH	2.7	2.7	2.7
Average HH income	\$56,634	\$50,640	\$49,380
Average house value	\$155,740	\$135,419	\$130,592

* Demographic data derived from 2010 US Census

CONTACT INFORMATION



2801 BROAD STREET, SUMTER, SC 29150



JACK JAMISON

Principal & Broker-in-Charge

jjamison@realtylinkdev.com

Direct: 864.263.5414 | Cell: 864.630.7534



STAN TZOUVELEKAS

Land Acquisitions & Sales

stz@realtylinkdev.com

Direct: 864.263.5442 | Cell: 864.630.5252

©2020 RealtyLink, LLC. We have obtained the contained information from sources we believe are reliable. We have not, however, verified that all information is accurate and make no guarantee, warranty, or representation of it. The information is subject to the possibility of errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice, and it is not a substitute for a thorough due diligence investigation. We include opinions, projections, estimations and assumptions for example purposes only. This information may not represent current or future performance of the property. Seek legal advise and conduct due diligence if exact numbers are desired.

RealtyLink, LLC and the RealtyLink logo are trademarks of RealtyLink, LLC and/or its affiliates. All other logos or company materials displayed in these contents are the property of their respective owners.