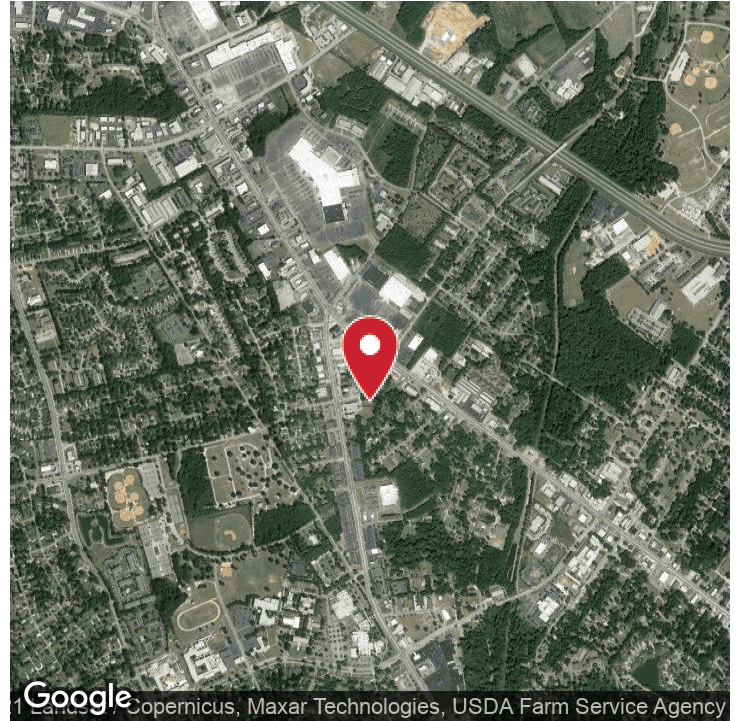
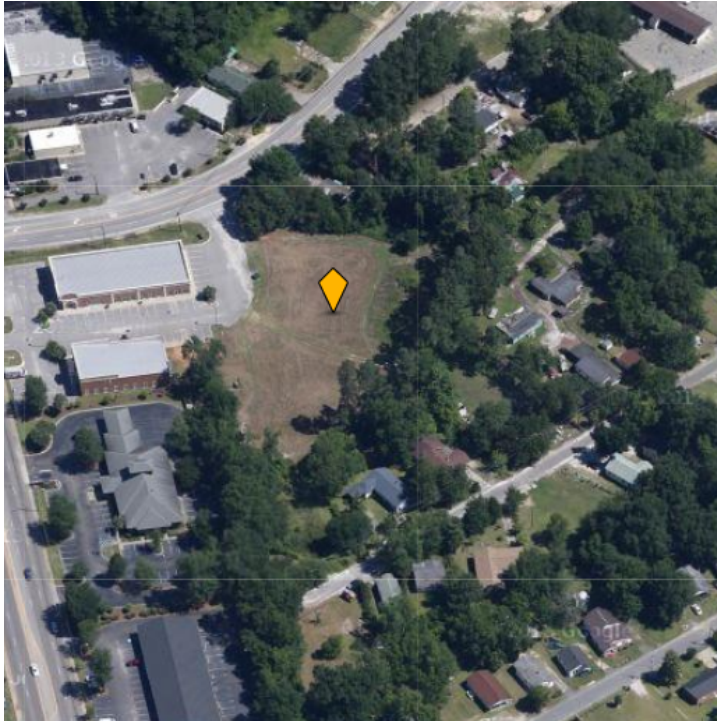


Executive Summary



OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	0.14 Acres
Market:	Columbia/Charleston
Traffic Count:	6,300

PROPERTY OVERVIEW

Pad site for sale, ready for development.

LOCATION OVERVIEW

Situated beside First Citizen Bank, Walmart Neighborhood Market, USC Sumter, a half mile from Sumter Mall and approximately .5 mile from Tuomey Regional Medical Center.

PROPERTY HIGHLIGHTS

- Purposed: 6,000 Sq Ft Office/Retail space
- High visibility, exposure and access from both Bultman Drive and S. Wise Drive signalized intersection
- Steps away from USC Sumter and Central Carolina Tech
- Located 9 miles from Shaw Air Force Base
- Positioned between Mall of Sumter and Walmart Neighborhood Market
- 147 onsite parking spaces

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Additional Photos



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Retail Map



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Site Plan



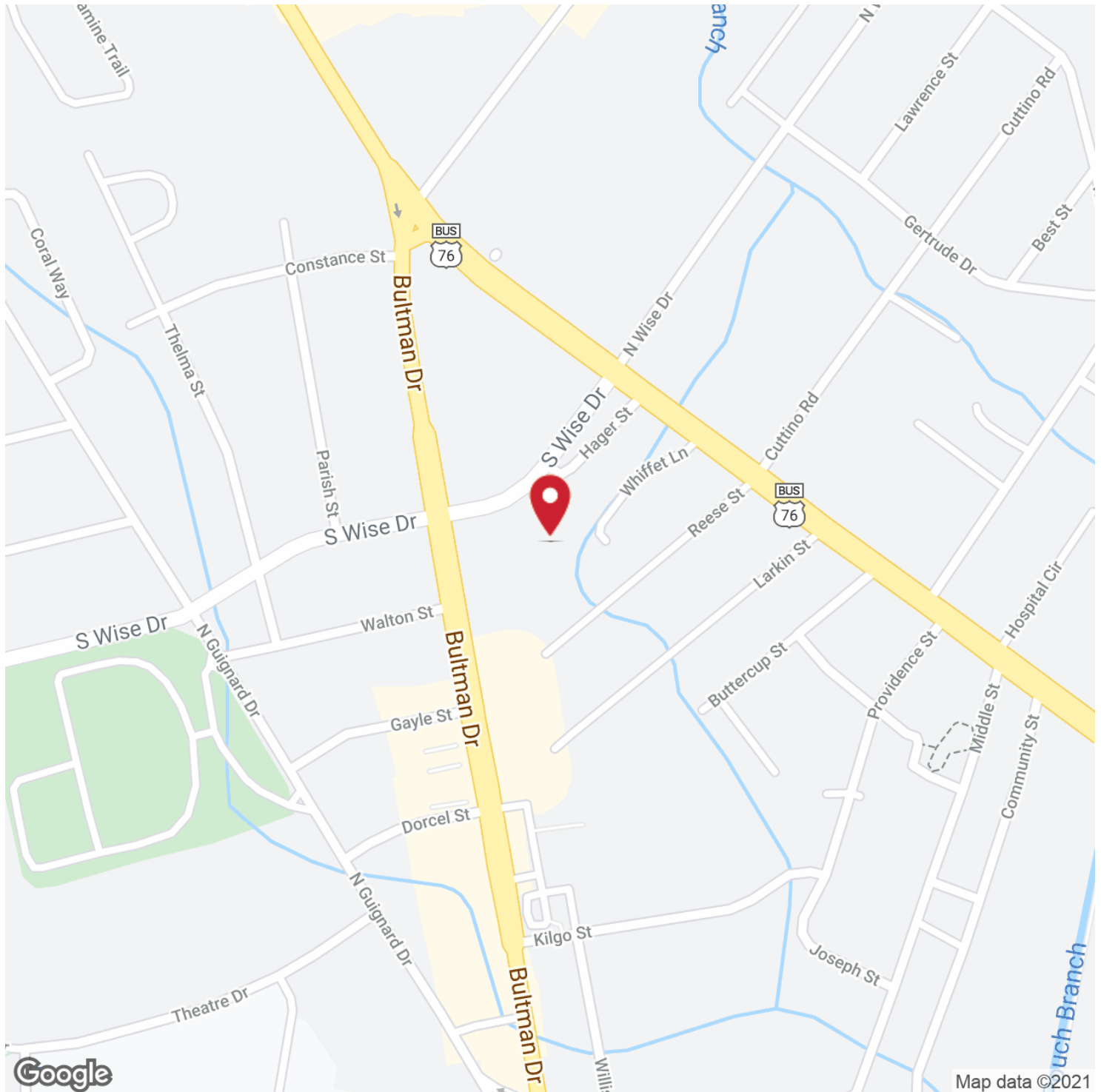
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Location Maps



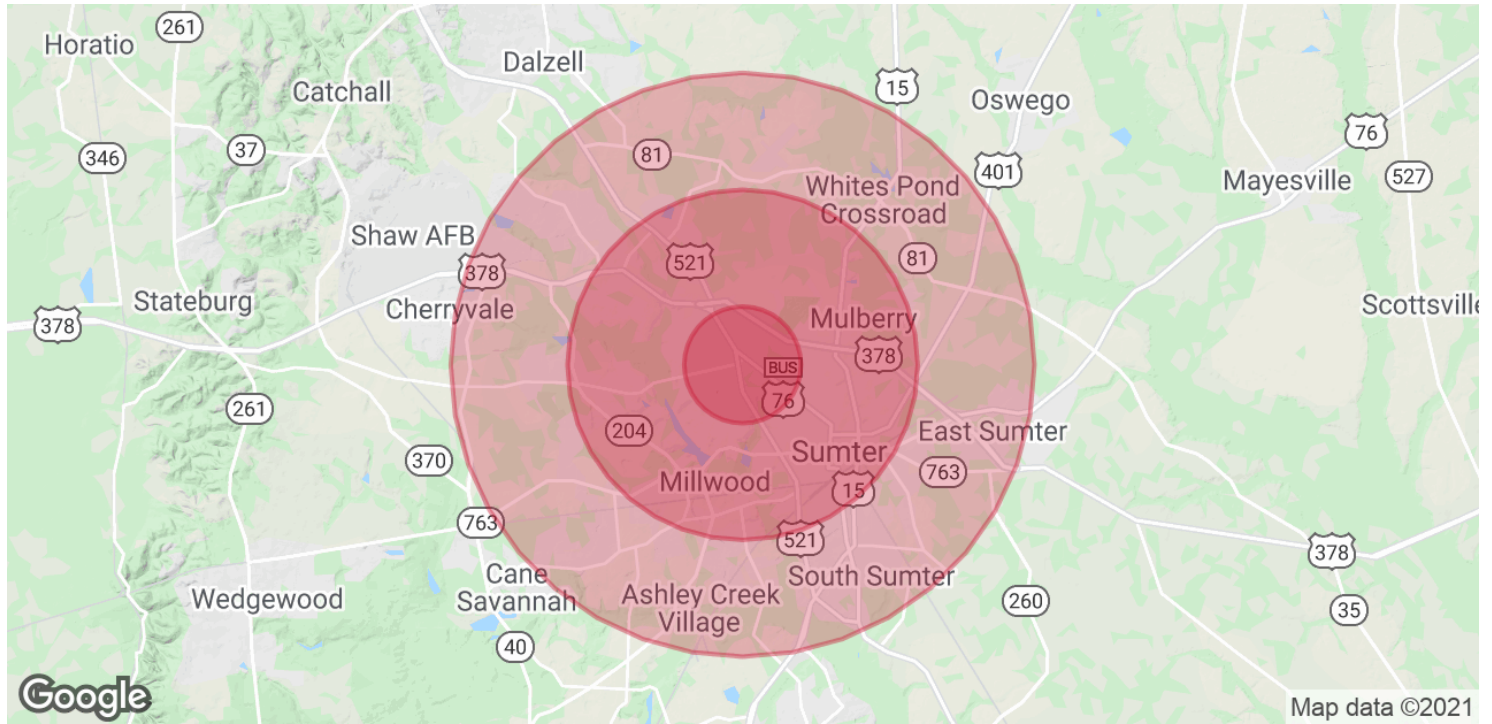
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,105	32,469	58,491
Average age	36.8	37.0	36.9
Average age (Male)	32.8	33.6	34.1
Average age (Female)	41.2	39.3	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,135	12,475	21,862
# of persons per HH	2.4	2.6	2.7
Average HH income	\$45,675	\$51,473	\$52,067
Average house value	\$70,240	\$139,199	\$149,300

* Demographic data derived from 2010 US Census

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Disclaimer

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