

FOR SALE

1850 HIGHWAY 15 SOUTH

Sumter, SC 29154



PROPERTY DESCRIPTION

This exceptional 1.79-acre corner lot offers unparalleled visibility and accessibility at a lighted intersection with over 500 feet of road frontage on Highway 15 and Lewis Road. Positioned in a thriving commercial area, the property is surrounded by retail, restaurants, industrial parks, and other commercial developments, making it ideal for a wide range of potential uses. Less than a half a mile from one of Sumter's largest industrial park and across the street from a grocery anchored retail center. Across from future Walmart Super Center site. Zoned within a planned development, this site provides flexibility for future growth. The owner is willing to subdivide to accommodate the right user.

PROPERTY HIGHLIGHTS

- Well-lit High Traffic Intersection
- Ample space and ideal layout
- AADT 2023 21,200 on Highway 15 South
- AADT 2023 6,700 on Lewis Road and Old Manning Road
- Parcel ID - 225-00-02-071
- Zoning - Planned Development

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	1.79 Acres

Jay Davis, CCIM, SIOR
(803) 934-6597

John Parker
(803) 468-3135

Heather Tickel
(803) 778-1139



**COLDWELL BANKER
COMMERCIAL**
CORNERSTONE

ADDITIONAL PHOTOS

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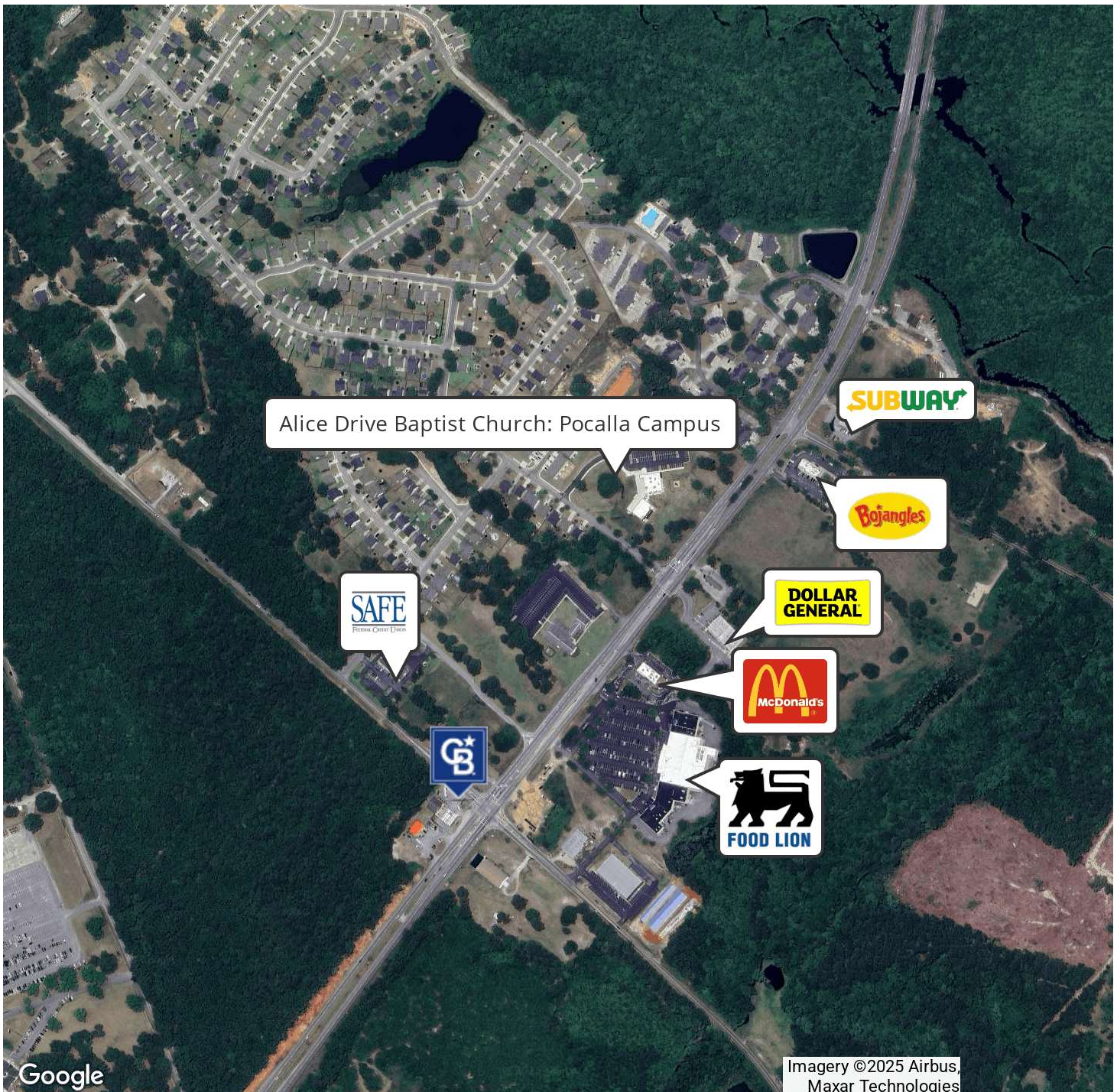


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RETAILER MAP

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SUMMARY

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Sale Price:	\$1,500,000
Parcel Number:	225-00-02-071
Lot Size:	1.79 Acres
Price:	\$1,500,000
Zoning:	Planned Development

PROPERTY HIGHLIGHTS

- Prime Corner Location – Situated at a signalized intersection for maximum visibility and access
- Extensive Road Frontage – Over 500 feet on Highway 15 and Lewis Road
- Zoned within a Planned Development – Allowing flexibility for multiple business types
- Proximity - Situated near industrial park and
- High Traffic Counts – Ensuring strong visibility and customer flow

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