

RETAIL/OFFICE BUILDING FOR LEASE

369 Manning Ave Sumter SC, 29150

FOR LEASE



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC



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CORNERSTONE

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RETAIL/OFFICE BUILDING FOR LEASE

OFFERING SUMMARY



LEASE RATE

\$2,250/monthly



BUILDING SIZE

+/- 3,567SF



ACRES

0.91 Acres



ZONING

GC - General Commercial



PARCEL ID

250-09-03-065



±3,567 SF retail/office building on approximately 0.91 acres fronting Manning Avenue in Sumter, SC, zoned General Commercial (GC) with ~200 feet of frontage and over 60 dedicated parking spaces. The property offers a flexible interior well-suited for retail, office, service, or showroom uses, along with strong corridor visibility and convenient access to downtown Sumter and surrounding neighborhoods. Positioned along a key commercial corridor benefiting from a multi-year Manning Avenue/North Main revitalization initiative that includes planned streetscape, pedestrian, and safety improvements to enhance economic activity and connectivity in the area, this site offers both present utility and future upside. The size, visibility, and infrastructure make this an attractive opportunity for users or investors seeking exposure in an established node with long-term public and private momentum.

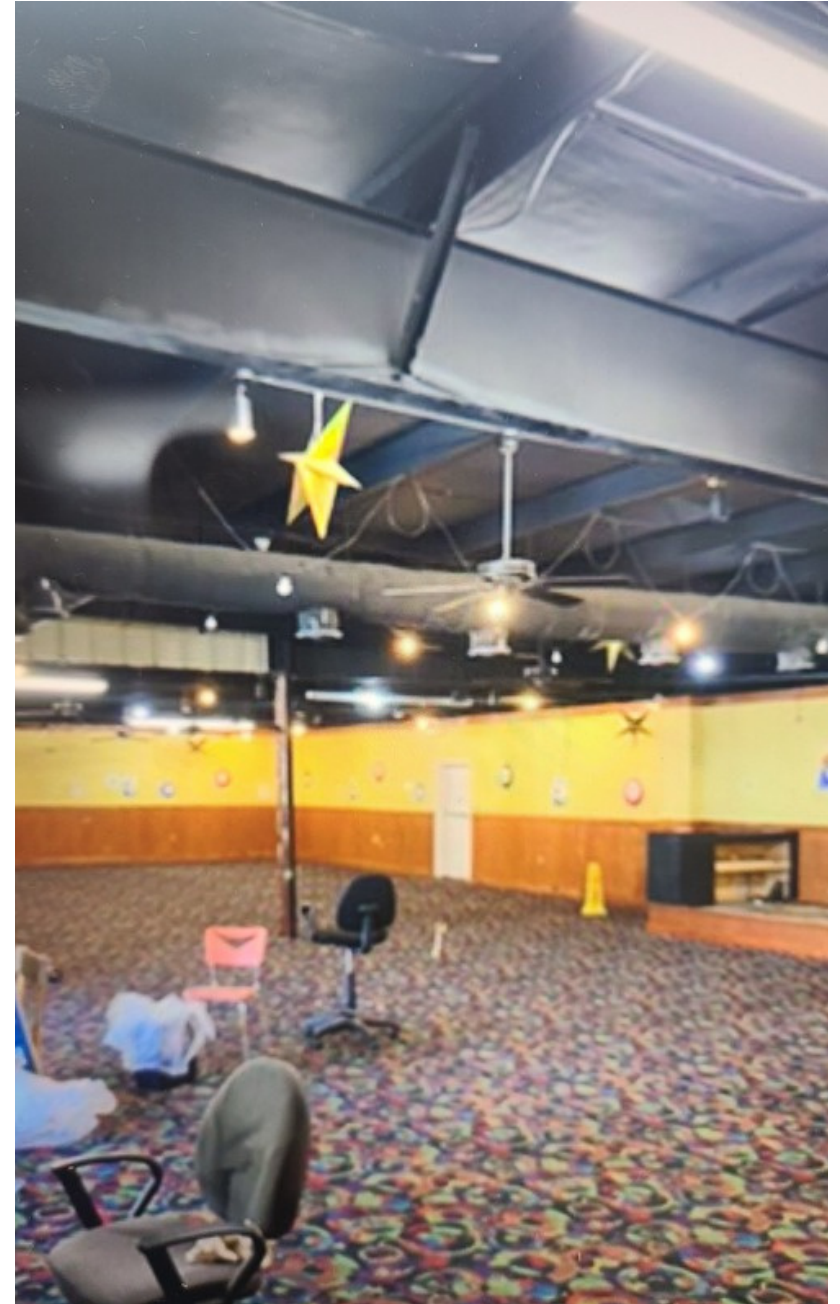
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AERIAL



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PHOTOS



RETAIL/OFFICE BUILDING FOR LEASE

MARKET MAP



E Williams St

Manning Ave

Hwy 15 N

Atlantic St

4,400 VPD

DRIVE TIMES

- 1 minutes to Hwy 15
- 3 minutes to Hwy 521
- 3 minutes to Downtown Sumter
- 15 minutes to Shaw AFB
- 20 minutes to I-95



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