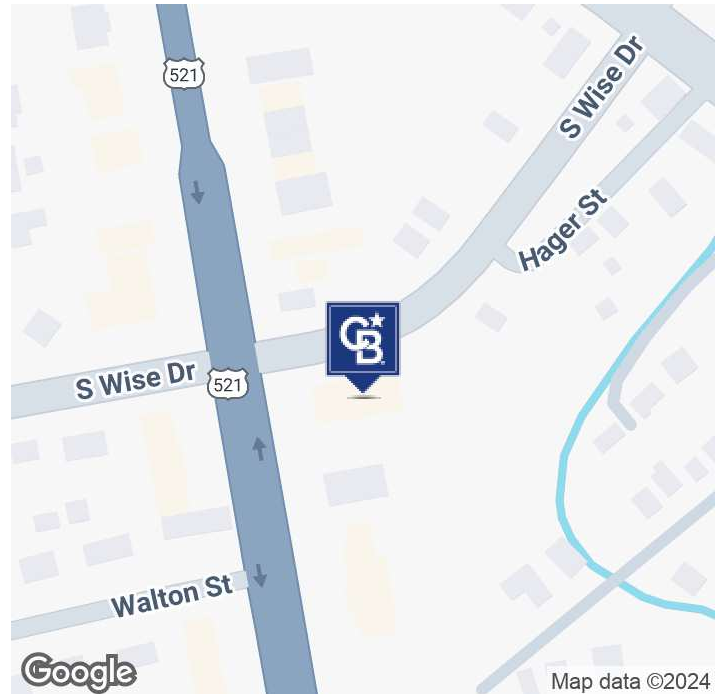


LEASE

BULTMAN DRIVE 699, D

699 Bultman Drive, Suite D Sumter, SC 29150



PROPERTY DESCRIPTION

Property is located at the corner of Bultman Drive and Wise Drive at a signalized intersection. Subject space is surrounded by many popular retail and food/beverage locations. This site has excellent street visibility with daily traffic counts in excess of 6,200 vehicles per day.

PROPERTY HIGHLIGHTS

- Ample Parking Area
- Access from Bultman and Wise Drive
- Suite A and C are established businesses with steady traffic flow

OFFERING SUMMARY

Lease Rate:	\$15 SF / Month
Lease Amount:	\$2,125 / Month, NNN
Lot Size:	1,700 SF

Jay Davis, CCIM, SIOR
803 934 6597
jdavis@cbccornerstone.com

John Parker
803 468 3135
jparker@cbccornerstone.com

Heather Tickel
htickel@cbccornerstone.com

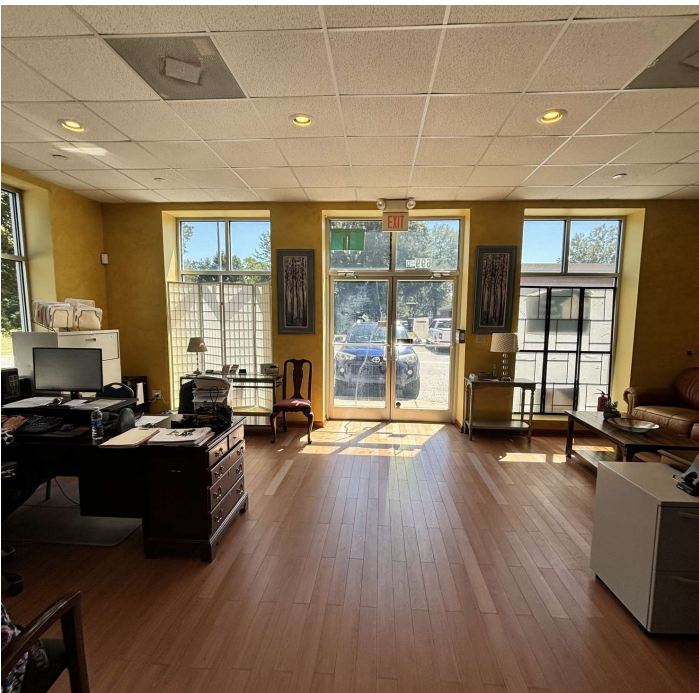


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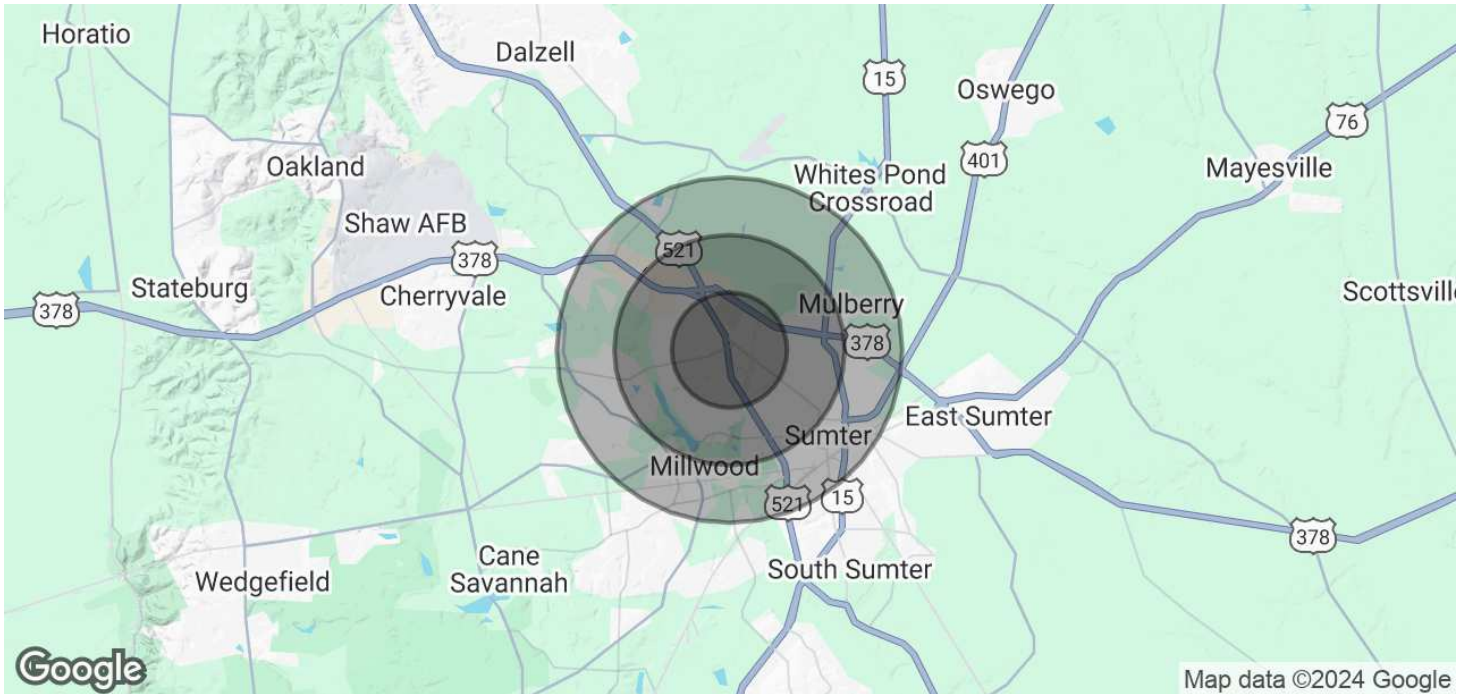


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POPULATION

1 MILE

2 MILES

3 MILES

Total Population	5,671	19,209	32,605
Average Age	41	41	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

1 MILE

2 MILES

3 MILES

Total Households	2,529	8,165	13,766
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$60,661	\$61,299	\$64,946
Average House Value	\$152,045	\$179,989	\$190,236

Demographics data derived from AlphaMap

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