

FOR SALE

Physicians Lane/
Miller Road
Sumter, SC

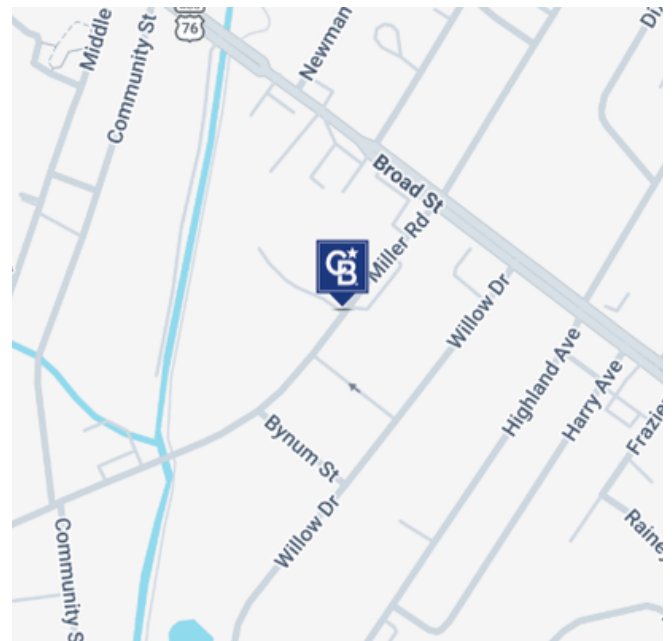


PROPERTY OVERVIEW

Position your next development on this +/-2.12 acre commercial site located at the corner of Physicians Lane and Miller Road. Situated in one of the city's most established commercial corridors, the property is surrounded by a strong mix of local businesses, national retailers, and healthcare providers. Miller Road carries approximately 9,800 vehicles per day and provides convenient access between Broad Street (23,400 vehicles per day) and N. Bultman (23,400 vehicles per day), offering excellent connectivity and visibility from some of Sumter's business thoroughfares. The highly accessible location is well-suited for medical office, professional office, retail, or other commercial development.

SALE PRICE: \$525,000

LOT SIZE: +/- 2.12 Acres



Jay Davis - **CCIM, SIOR**
803-934-6597

Heather Tickel
803-778-1139



COLDWELL BANKER
COMMERCIAL
CORNERSTONE

FOR SALE

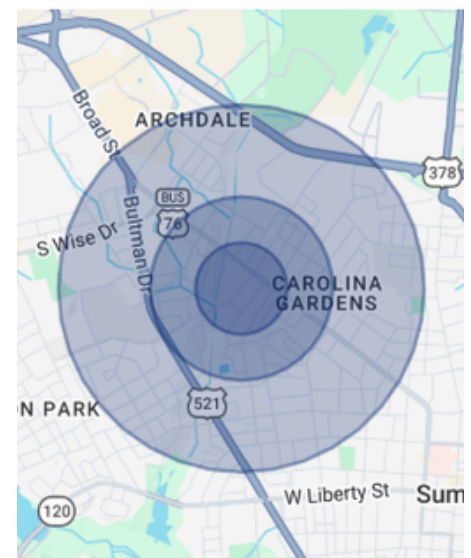
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PROPERTY HIGHLIGHTS

- +/- 2.12 acres of prime commercial development land
- Outstanding connectivity with multiple points of ingress and egress
- Highly visible with strong drive-by exposure
- Commercial ready location in a mature business environment
- Level site offering outstanding development potential
- One of few remaining commercial development opportunities in this corridor

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	150	614	2,374
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$59,058	\$53,947	\$57,258
Average House Value	\$167,344	\$133,508	\$133,786



Focused on **Value.** Built on **Experience.**



Jay Davis - *CCIM, SIOR | President*

EXPERIENCE

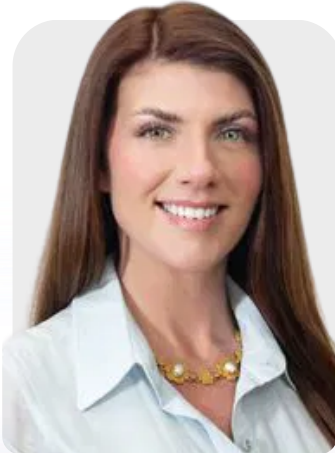
- ✓ 30 + years
- ✓ B.S. in Business Administration
with a major in Real Estate
University of South Carolina

SPECIALTY

- ✓ General Commercial
- ✓ Tax Appeals
- ✓ DOT Right-of-Way

CONTACT

803.934.6597 | jdavis@cbccornerstone.com



Heather Tickel - *Director of Operations*

EXPERIENCE

- ✓ 10 + years
- ✓ Licensed Agent
- ✓ B.S. in Business Administration
with Minor in Marketing & Sales
University of South Carolina

SPECIALTY

- ✓ General Commercial
- ✓ Administration
- ✓ Operations

CONTACT

803.778.1139, ext. 104 | htickel@cbccornerstone.com

The Coldwell Banker Commercial Cornerstone team, led by Jay Davis, CCIM, SIOR, and Heather Tickel, combines decades of commercial real estate experience with a strategic, hands-on approach to deliver award winning value to every client. Their strong community ties and detail-driven partnership have earned them the trust of property owners, investors, and businesses across the region.

Jay provides seasoned brokerage leadership and deal expertise, having consistently ranked among the top commercial real estate producers in South Carolina and nationally. Heather complements that expertise with operational leadership, marketing strategy, and client-focused execution. She works to ensure listings are positioned effectively, transactions are smooth, and nothing slips through the cracks.

When you choose Coldwell Banker Commercial Cornerstone, you're choosing a team that's built on integrity, experience, and results. Whether its negotiations, property valuations, tax appeals, or any commercial real estate need you have, our expert team is ready to move your goals forward today.