

FOR SALE

LAND - PROFESSIONAL OFFICE

2640 Carter Road Sumter, SC 29150



PROPERTY DESCRIPTION

Strategically positioned at the lighted intersection of Carter Road and Wilson Hall Road, this 3.57-acre parcel offers exceptional visibility and accessibility in one of Sumter's fastest-growing corridors. Zoned for professional office use, the site is ideal for medical, legal, or corporate office development — and the owner is willing to subdivide, offering flexibility for a range of project sizes.

Located just half a mile from Broad Street, this property sits at the heart of a booming residential and commercial area. Recent years have seen an explosion of new housing developments, and the demand for supportive services has followed. Major retailers and big box brands are actively seeking entry into the Sumter market, making this an ideal time to establish a presence in this high-growth, high-demand location.

PROPERTY HIGHLIGHTS

- 50 lot single-family development in the rear bringing an average home price between \$700,000 and \$900,000.
- Mix of healthcare, financial, insurance, corporate, etc. offices within a half mile.
- Great visibility and access.

OFFERING SUMMARY

Sale Price:	\$1,710,601
Lot Size:	3.57 Acres
Zoning:	Professional Office
AADT:	10,400
Parcel Number:	203-00-07-009

Stephen DesChamps
(803) 778-1139

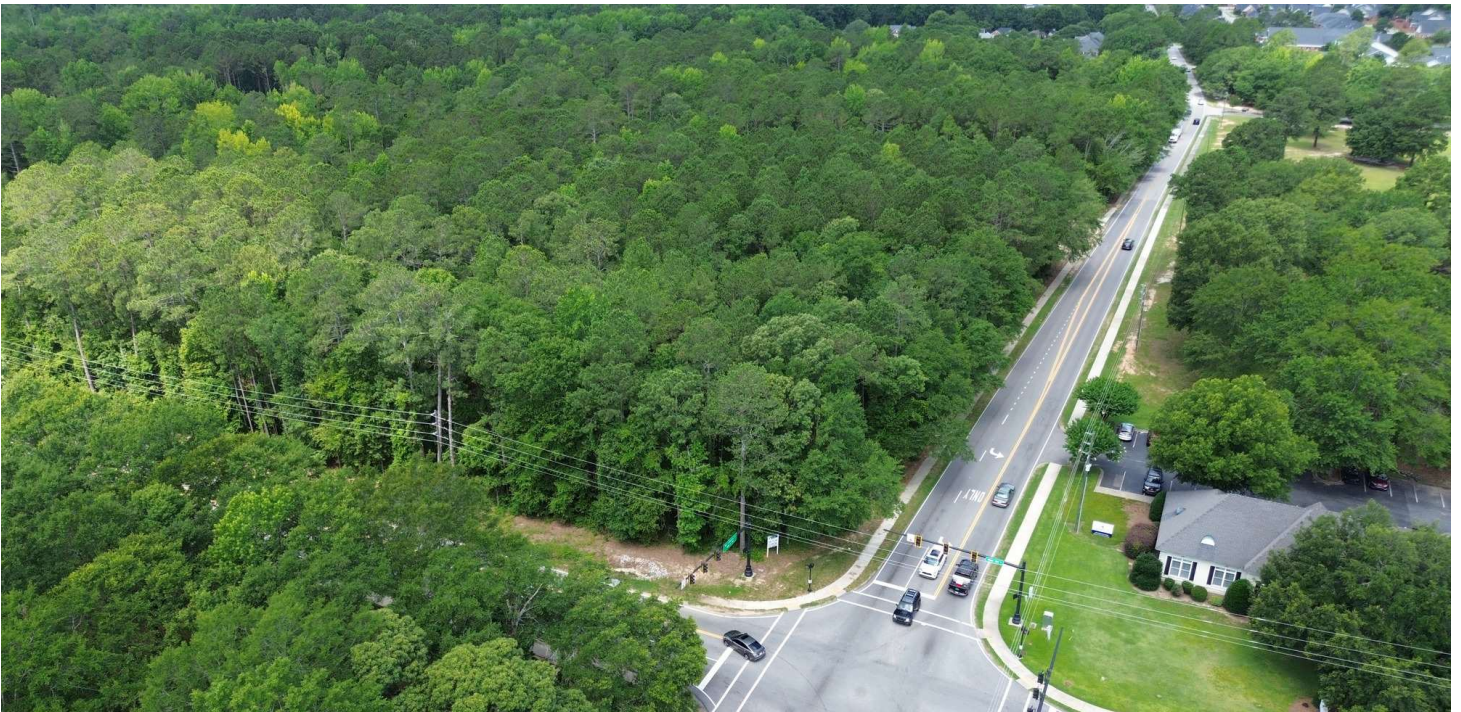


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ADDITIONAL PHOTOS

2640 CARTER ROAD

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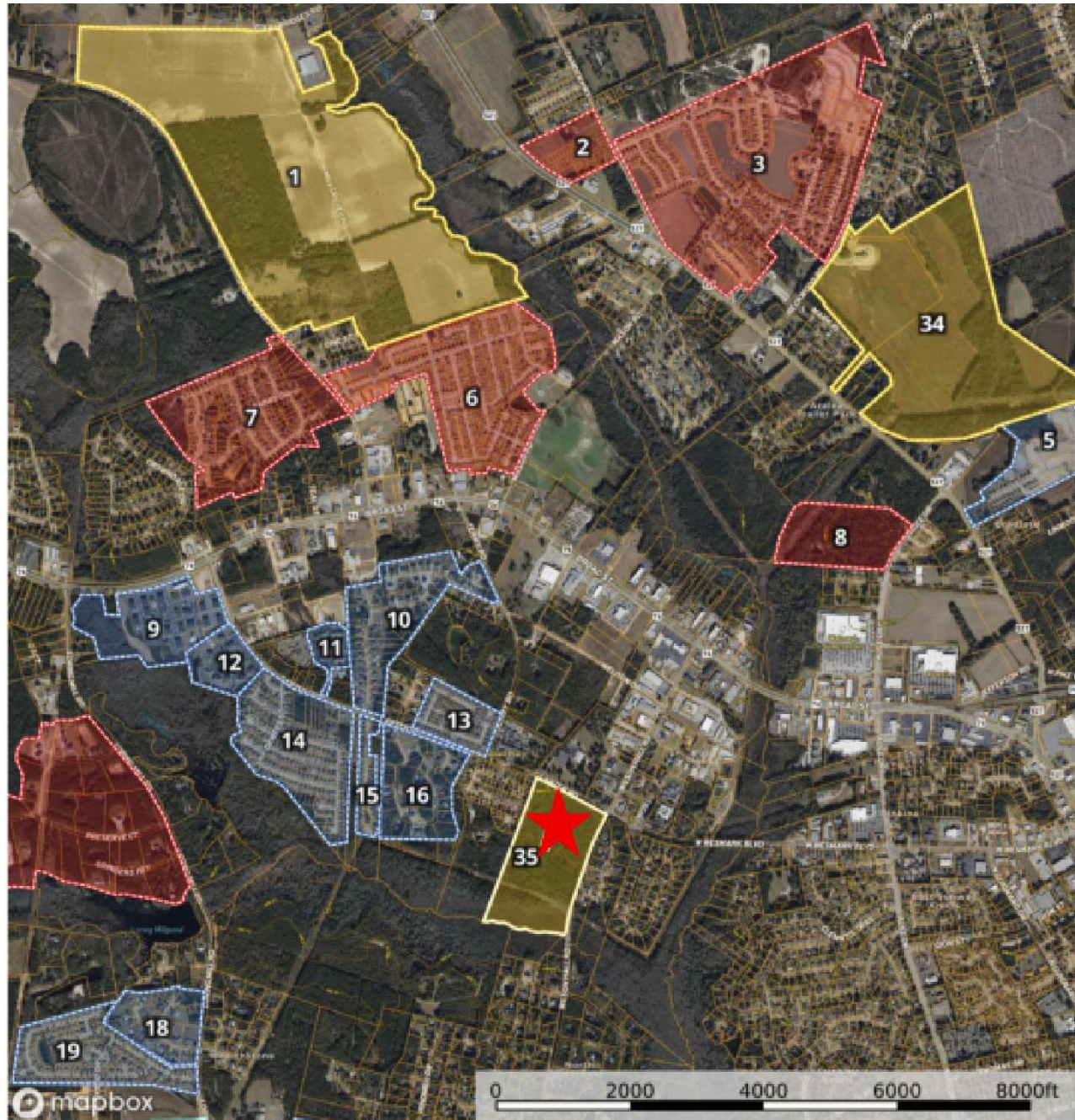


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DEVELOPMENT MAP

2640 CARTER ROAD

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Adjacent Development (#35) projects 50 lots with the average home price between \$700,000 and \$900,000.

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RETAIL MAP

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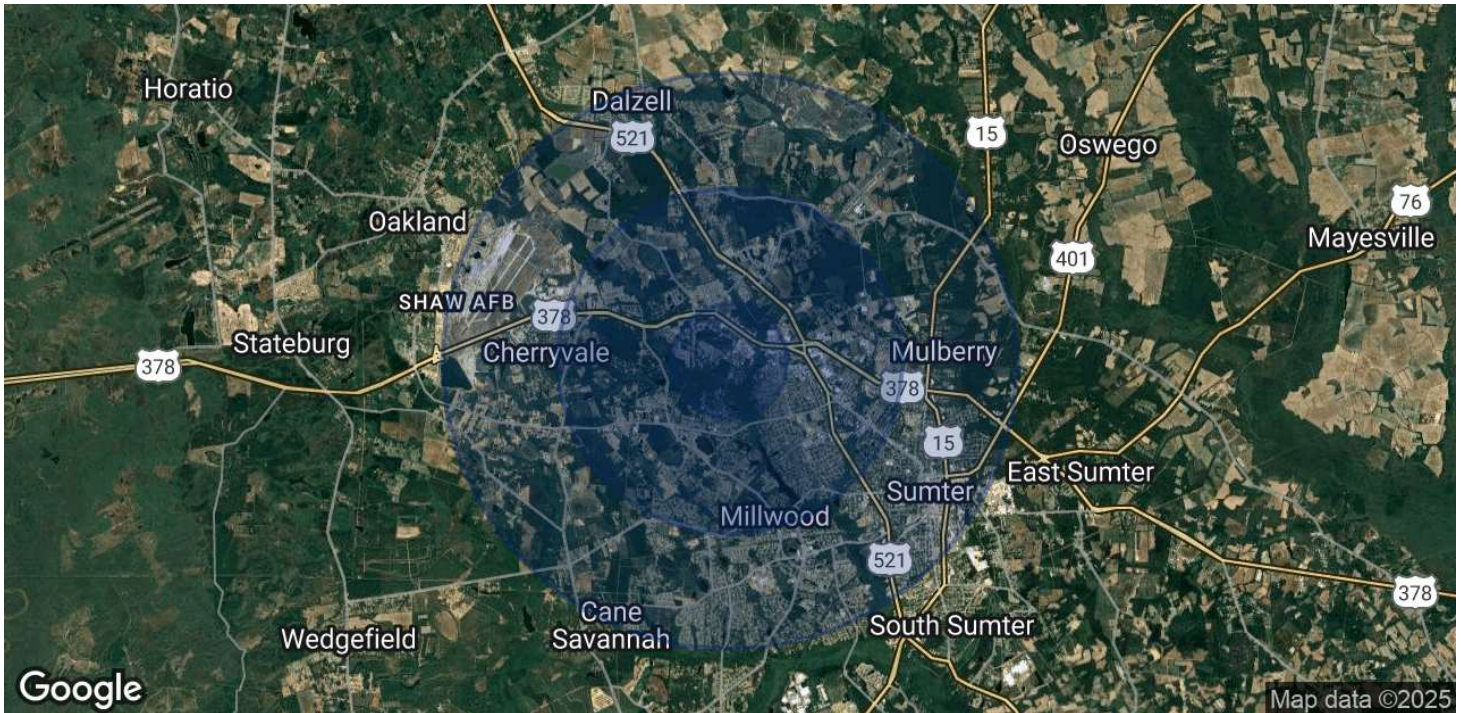


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DEMOGRAPHICS MAP

2640 CARTER ROAD

Sumter, SC 29150



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,035	26,106	55,883
Average Age	44	41	40
Average Age (Male)	40	39	39
Average Age (Female)	48	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,358	10,753	22,827
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$87,275	\$80,105	\$70,284
Average House Value	\$332,115	\$230,684	\$198,615

Demographics data derived from AlphaMap

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