

FOR SALE

525 N. Lafayette Drive
Sumter, SC



PROPERTY OVERVIEW

Located along N. Lafayette Drive, this +/-3.69 - acre property offers a unique commercial opportunity with a combination of General Commercial and R-6 zoning. The property features an approximately 7,490 square foot building, previously known as Carolina Home. With a traffic count of approximately 13,600 vehicles per day, the property benefits from strong visibility and convenient access along a well-traveled corridor. The combination of commercial and residential zoning, existing improvements, and substantial acreage provides flexibility for a variety of potential uses or investment strategies.

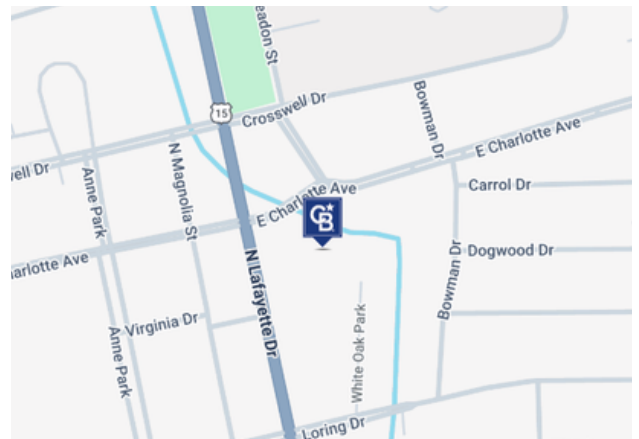
SALE PRICE: \$795,000

LOT SIZE: +/- 3.69 Acres

BUILDING SIZE: +/-7,490 SF

PROPERTY HIGHLIGHTS

- General Commercial and R-6 zoning
- 13,600 vehicles per day
- Strong visibility along N. Lafayette Drive



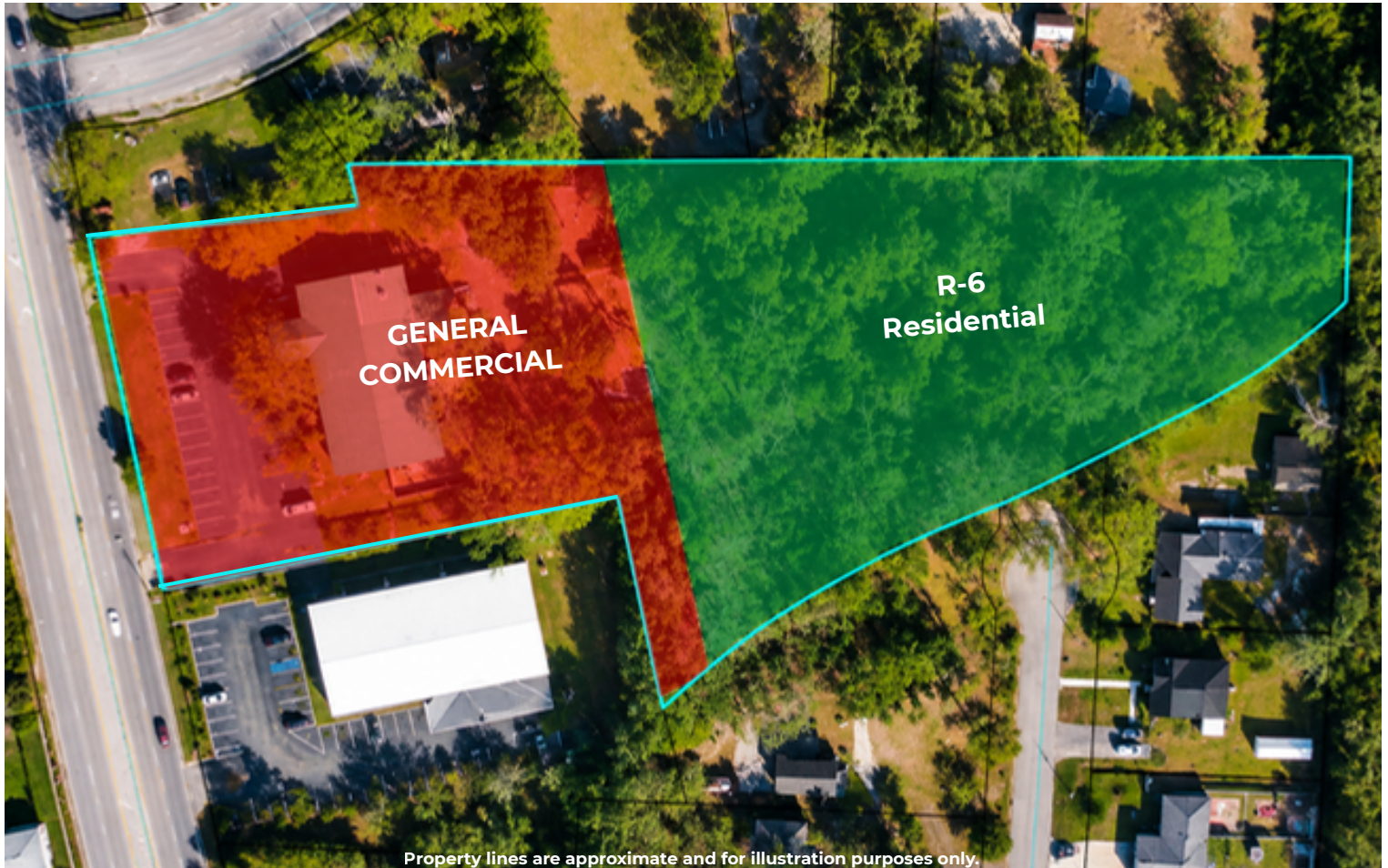
Jay Davis - **CCIM, SIOR**
803-934-6597

Heather Tickel
803-778-1139

 **COLDWELL BANKER**
COMMERCIAL
CORNERSTONE

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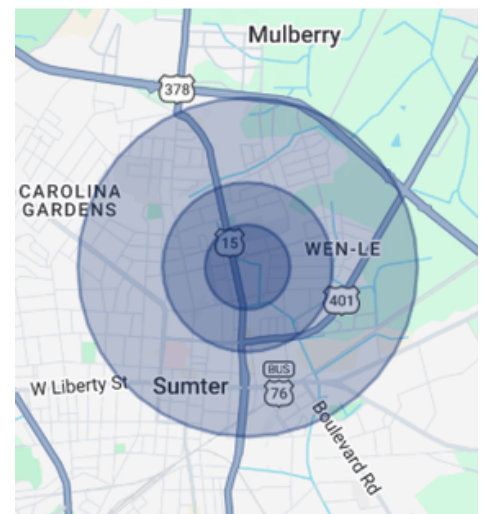
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Property lines are approximate and for illustration purposes only.

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	449	1,779	6,739
Average Age	32	33.5	34.1
Average Age (Male)	30.4	32.7	33.1
Average Age (Female)	31.4	32.6	34.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	167	692	2,458
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$53,905	\$52,962	\$58,154
Average House Value	\$76,890	\$76,393	\$95,934

2023 American Community Survey (ACS)



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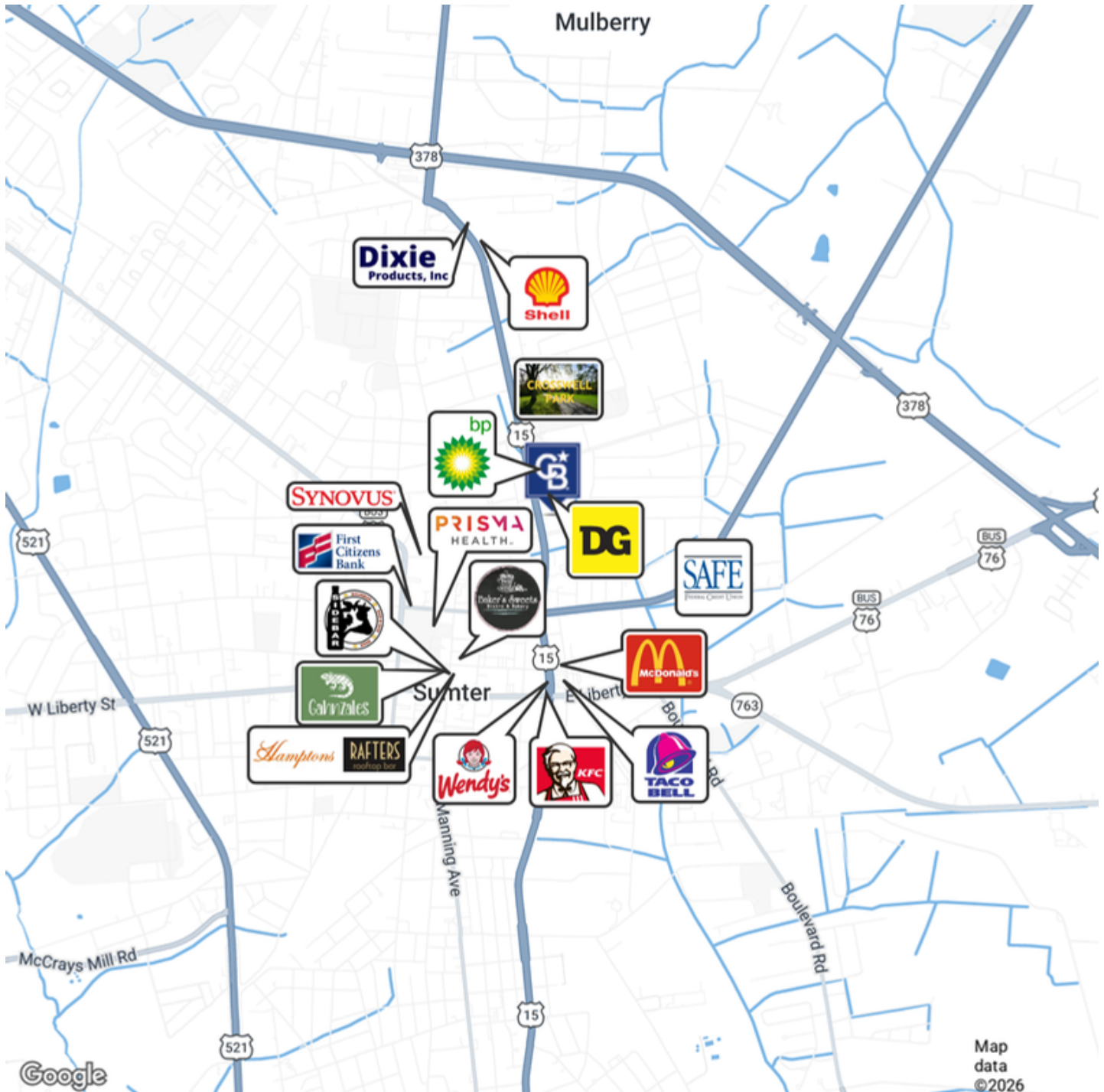
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COLDWELL BANKER
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Focused on **Value.** Built on **Experience.**



Jay Davis - *CCIM, SIOR | President*

EXPERIENCE

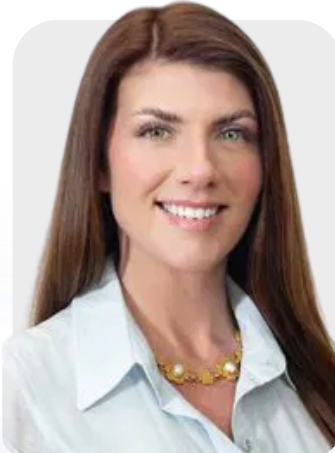
- ✓ 30 + years
- ✓ B.S. in Business Administration
with a major in Real Estate
University of South Carolina

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.