

SALE

ALICE DRIVE 1.2

Alice Drive 1.2 Sumter, SC 29150



PROPERTY DESCRIPTION

Positioned within the market's primary retail corridor, this +/- 1.2-acre site offers outstanding visibility, access. Surrounded by a strong mix of daily-needs and destination retailers, the property sits along a high-traffic thoroughfare with convenient ingress/egress and signalized access nearby. The location supports a range of retail and service uses- including quick-service restaurant with drive-thru, multi-tenant shop building, medical/urgent care, or freestanding single-tenant - benefiting from steady rooftops, daytime population, and regional draw. With efficient site geometry and prominent frontage, the property is well-suited for a pad development and brand signage. Utilities are available, and nearby anchors drive consistent traffic throughout the week and on weekends, positioning this site as a compelling opportunity for users seeking scale, visibility, and long-term trade-area presence.

OFFERING SUMMARY

Sale Price:	\$940,896
Lot Size:	1.2 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	248	894	2,549
Total Population	579	2,082	5,943
Average HH Income	\$87,034	\$87,097	\$77,710

Jay Davis, CCIM, SIOR
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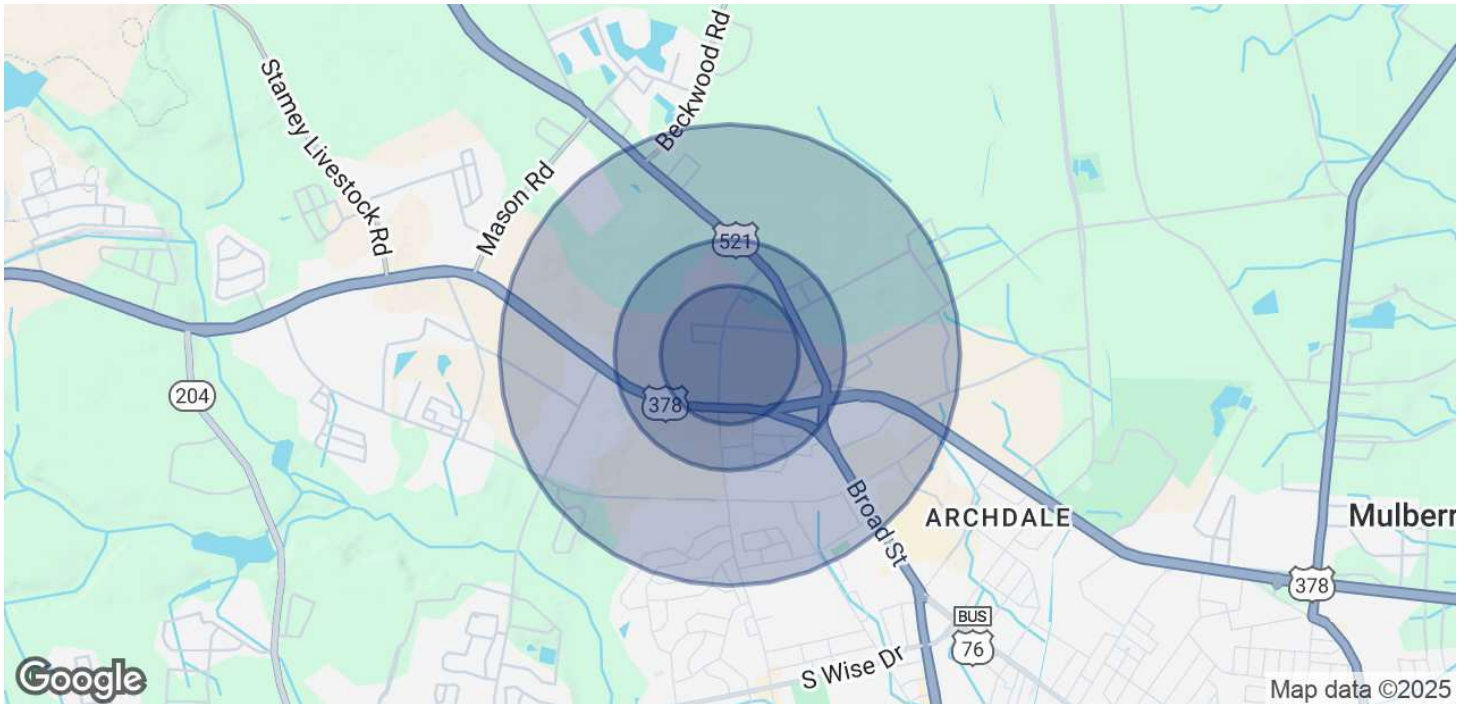


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	579	2,082	5,943
Average Age	45	45	42
Average Age (Male)	42	42	40
Average Age (Female)	48	47	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	248	894	2,549
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$87,034	\$87,097	\$77,710
Average House Value	\$205,858	\$203,497	\$212,411

Demographics data derived from AlphaMap

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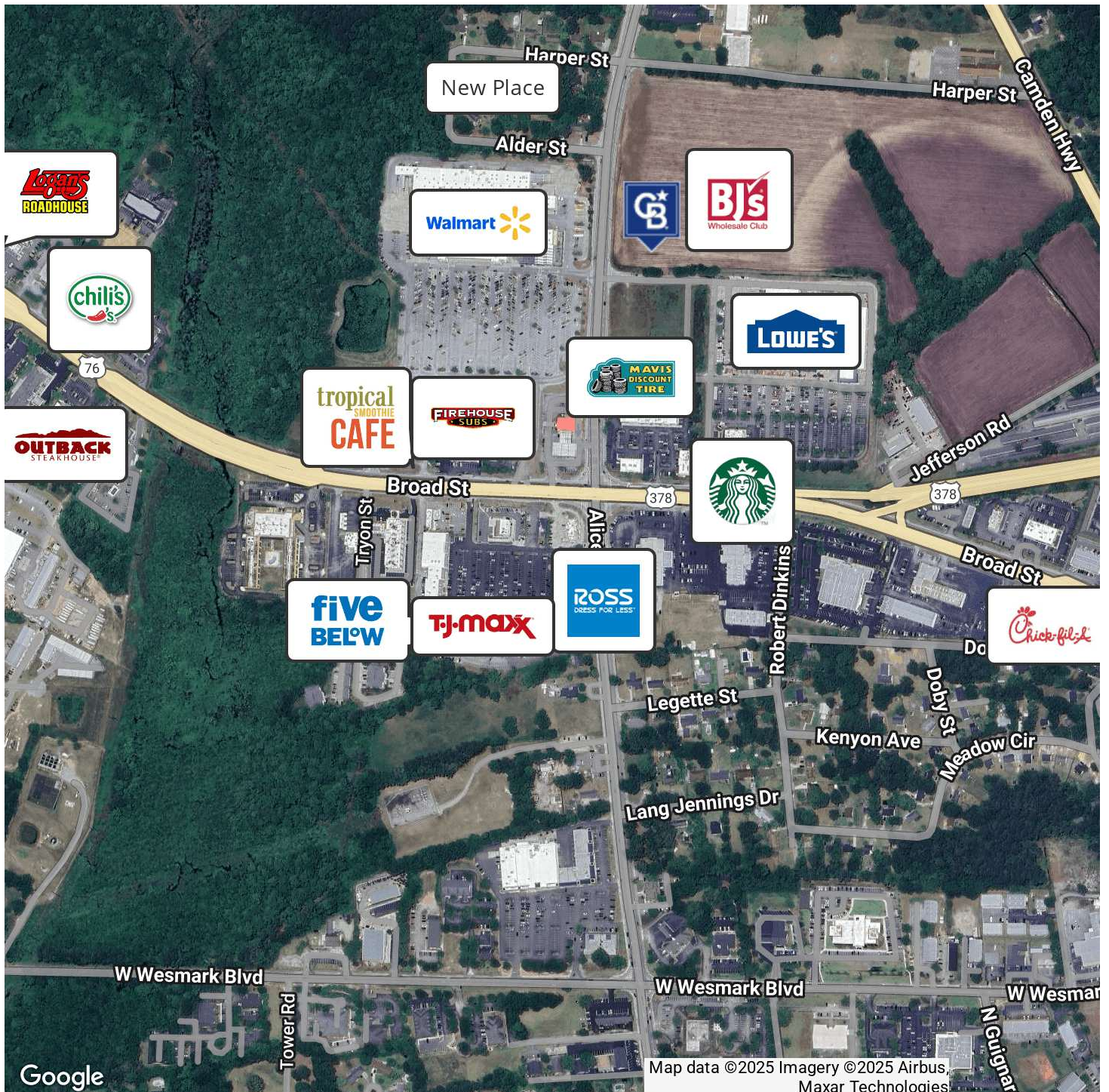


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