

Sale

Patriot Parkway 3515
3515 Patriot Parkway Sumter, SC 29154



PROPERTY DESCRIPTION

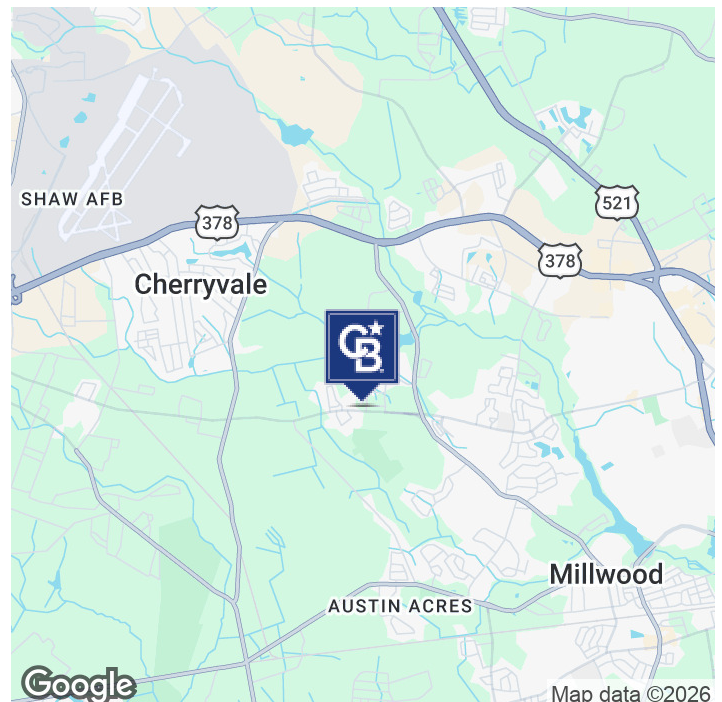
Property is located on the corner of Patriot Parkway and Constitution Drive in the rapidly developing commercial area on Patriot Parkway in Sumter. Excellent location for professional office or neighborhood commercial. Corner with easy access and visibility.

PROPERTY HIGHLIGHTS

- 330' Frontage Patriot Parkway
- Corner lot with high visibility
- Directly across from entrance to Patriot Storage

OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	1.5 Acres



Jay Davis, CCIM, SIOR
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Heather Tickel
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**Coldwell Banker
Commercial**
Cornerstone

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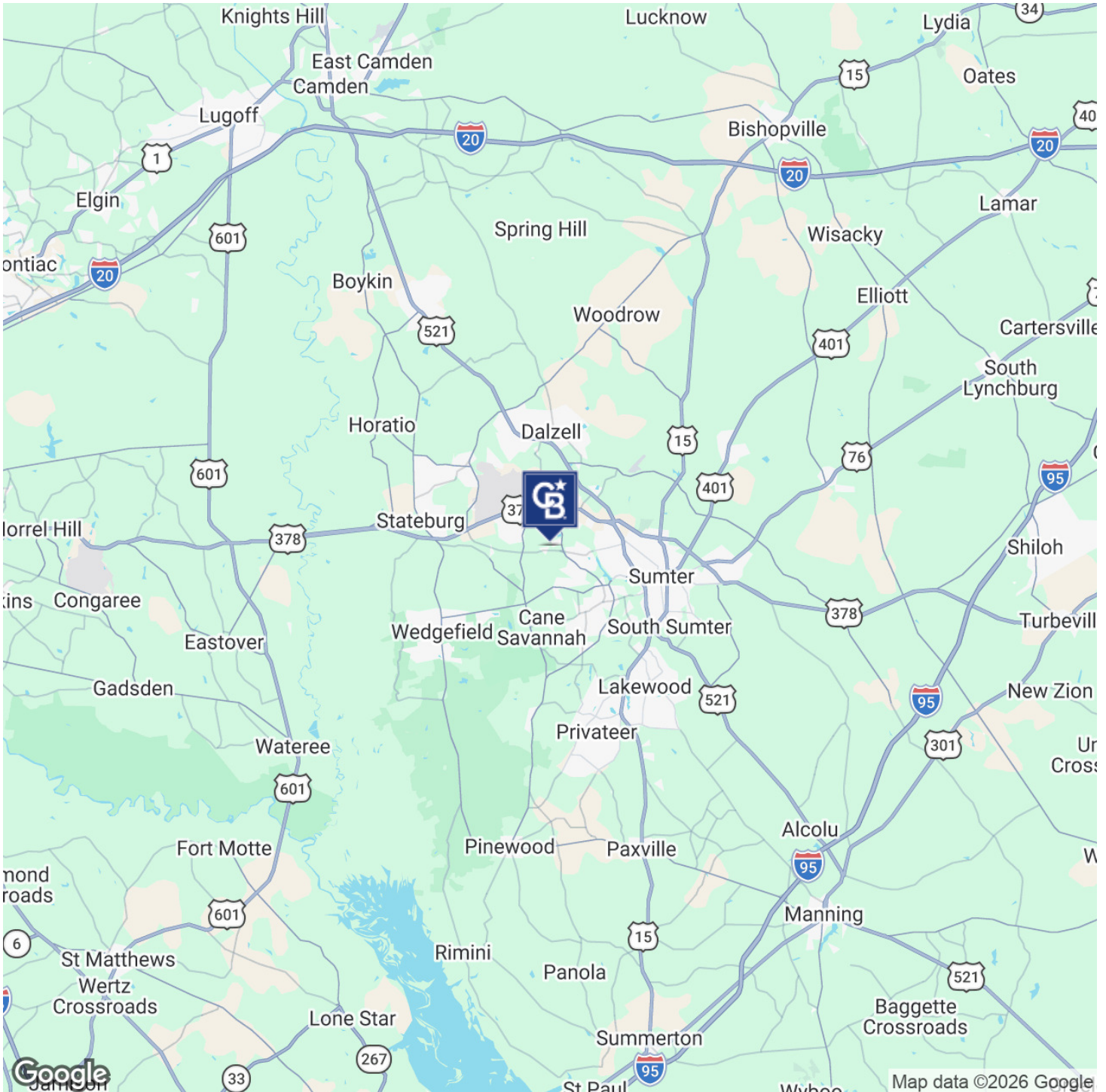
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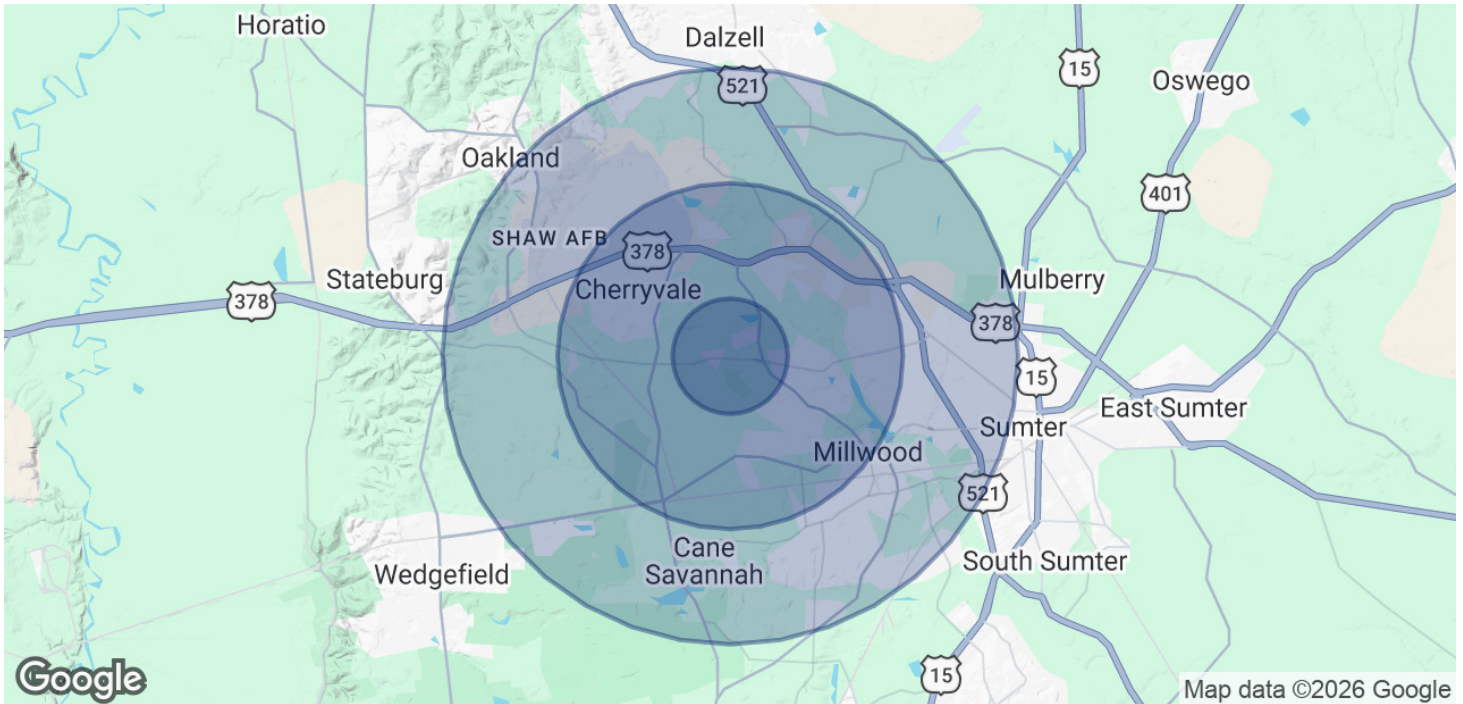
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,636	19,576	48,605
Average Age	43	37.6	37.2
Average Age (Male)	36.9	32.9	34.3
Average Age (Female)	45.9	41.4	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	642	8,266	21,704
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$97,273	\$74,439	\$61,237
Average House Value	\$204,869	\$157,468	\$130,845

2020 American Community Survey (ACS)

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