

FOR SALE

3530-3540 PATRIOT PARKWAY

Sumter, SC 29150



PROPERTY DESCRIPTION

Property is the first commercial piece coming into Sumter into the new Sumter commercial development in one of Sumter's fastest growing areas. This site is adjacent to Dollar General and Patriot Self Storage. Within two miles of six recently built single family housing developments, four under construction housing developments, and one multifamily apartment complex.

PROPERTY HIGHLIGHTS

- Across from a proposed grocery anchored shopping center
- Opportunity for Office, Planned Unit Development, & Retail
- High visibility and easy access from Patriot Parkway
- 270' of frontage on Patriot Parkway and Access off

OFFERING SUMMARY

Sale Price:	\$512,266
Lot Size:	1.96 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	86	363	837
Total Population	214	876	2,062
Average HH Income	\$113,352	\$105,804	\$104,442

Jay Davis, CCIM, SIOR
803 934 6597

John Parker
803 468 3135

Heather Tickel
803 778 1139



**COLDWELL BANKER
COMMERCIAL**
CORNERSTONE

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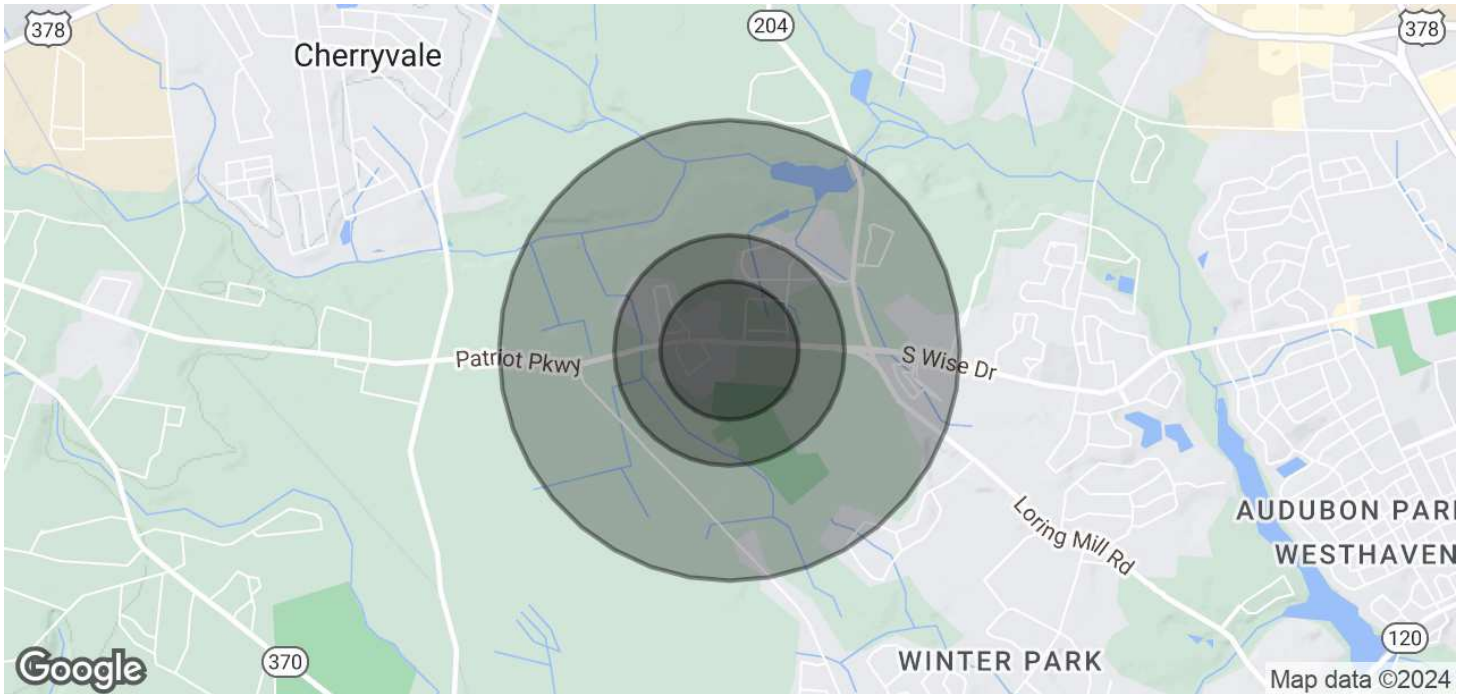


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	214	876	2,062
Average Age	41	40	41
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	86	363	837
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$113,352	\$105,804	\$104,442
Average House Value	\$286,793	\$314,491	\$319,932

Demographics data derived from AlphaMap

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Sale Price **\$512,266**

OFFERING SUMMARY

Parcel #'s: 185-00-01-145 and 185-00-01-146

Lot Size: 1.96 Acres

Price Per SF: \$6.00

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