

SALE

1755 HWY 15 SOUTH
1755 Hwy 15 South Sumter, SC 29150



PROPERTY DESCRIPTION

Premiere restaurant or retail site on heavily trafficked US 15 South, just before Lewis Road / Old Manning Road. Parcel is situated between McDonalds and Dollar General, and adjacent to the Food Lion Shopping Center. Property shares access with Dollar General to a lighted intersection. Within one mile of Sumter's largest industrial park and Lakewood High School.

PROPERTY HIGHLIGHTS

- Established retail traffic area
- Numerous housing developments in area
- AADT US 15 S - 20,400
- AADT Lewis Road / Old Manning Road - 6,800

OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	1.61 Acres
Zoning:	General Commercial
APN:	225-00-03-048

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,733	14,895	23,725
Total Population	4,681	31,350	50,545
Average HH Income	\$31,530	\$41,847	\$53,416

Stephen DesChamps
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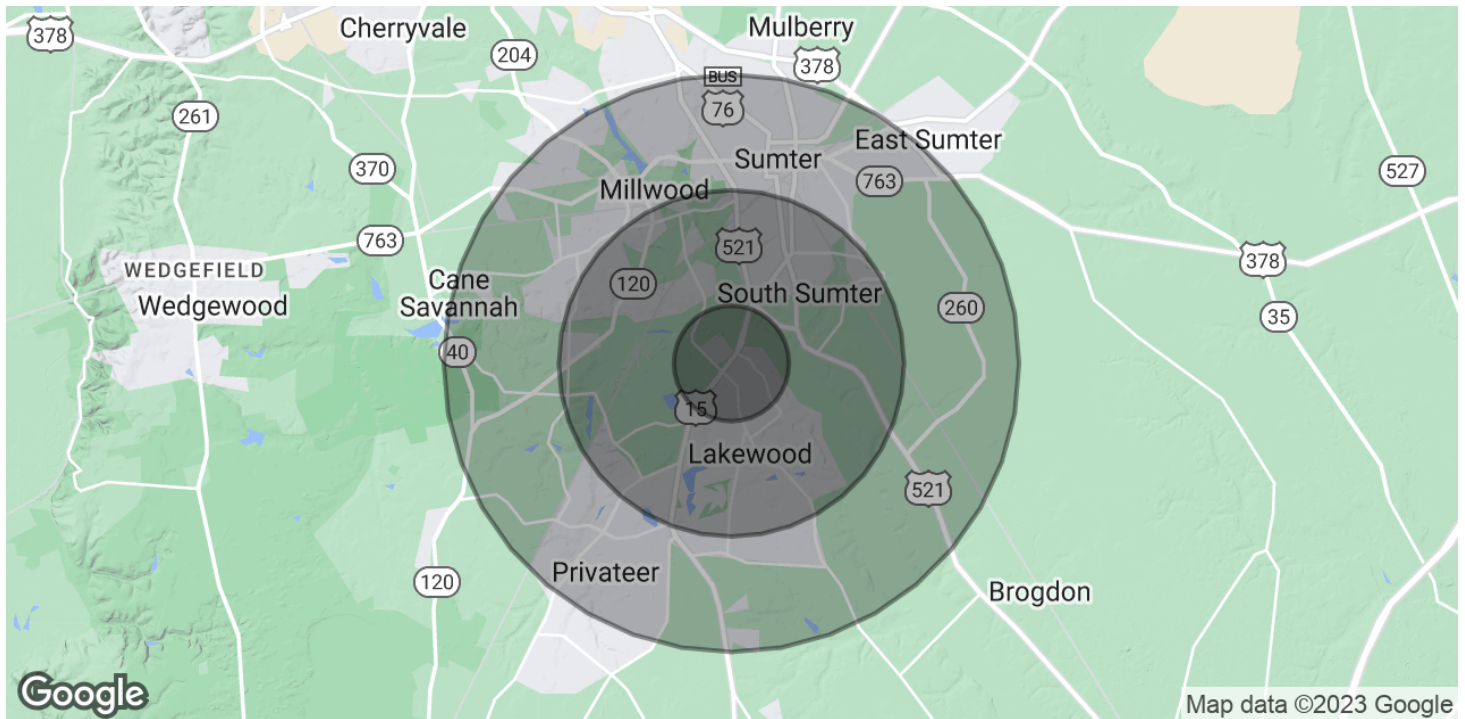
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,681	31,350	50,545
Average Age	45	36.2	38.2
Average Age (Male)	41.4	33.6	35.6
Average Age (Female)	46.4	38.6	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,733	14,895	23,725
# of Persons per HH	1.7	2.1	2.1
Average HH Income	\$31,530	\$41,847	\$53,416
Average House Value	\$90,570	\$94,185	\$118,497

* Demographic data derived from 2020 ACS - US Census

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