

# LEASE

## WESMARK BOULEVARD 170 EAST

170 E. Wesmark Boulevard Sumter, SC 29150



### PROPERTY DESCRIPTION

Located on the corner of East Wesmark Boulevard and South Pike West, this space has excellent visibility with easy road access. Subject space is just east of Broad Street, which houses many Sumter businesses and neighbors a major highway, US 378.

### PROPERTY HIGHLIGHTS

- AADT: Wesmark 4,500
- AADT: Pike 7,300
- High visibility

### OFFERING SUMMARY

Lease Rate:	\$7,136.25 per month (NNN)
Building Size:	5,190 SF
Zoning:	General Commercial
APN:	203-00-06-025

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,787	12,260	23,534
Total Population	3,740	25,749	52,141
Average HH Income	\$41,197	\$57,700	\$56,610

**Jay Davis, CCIM**

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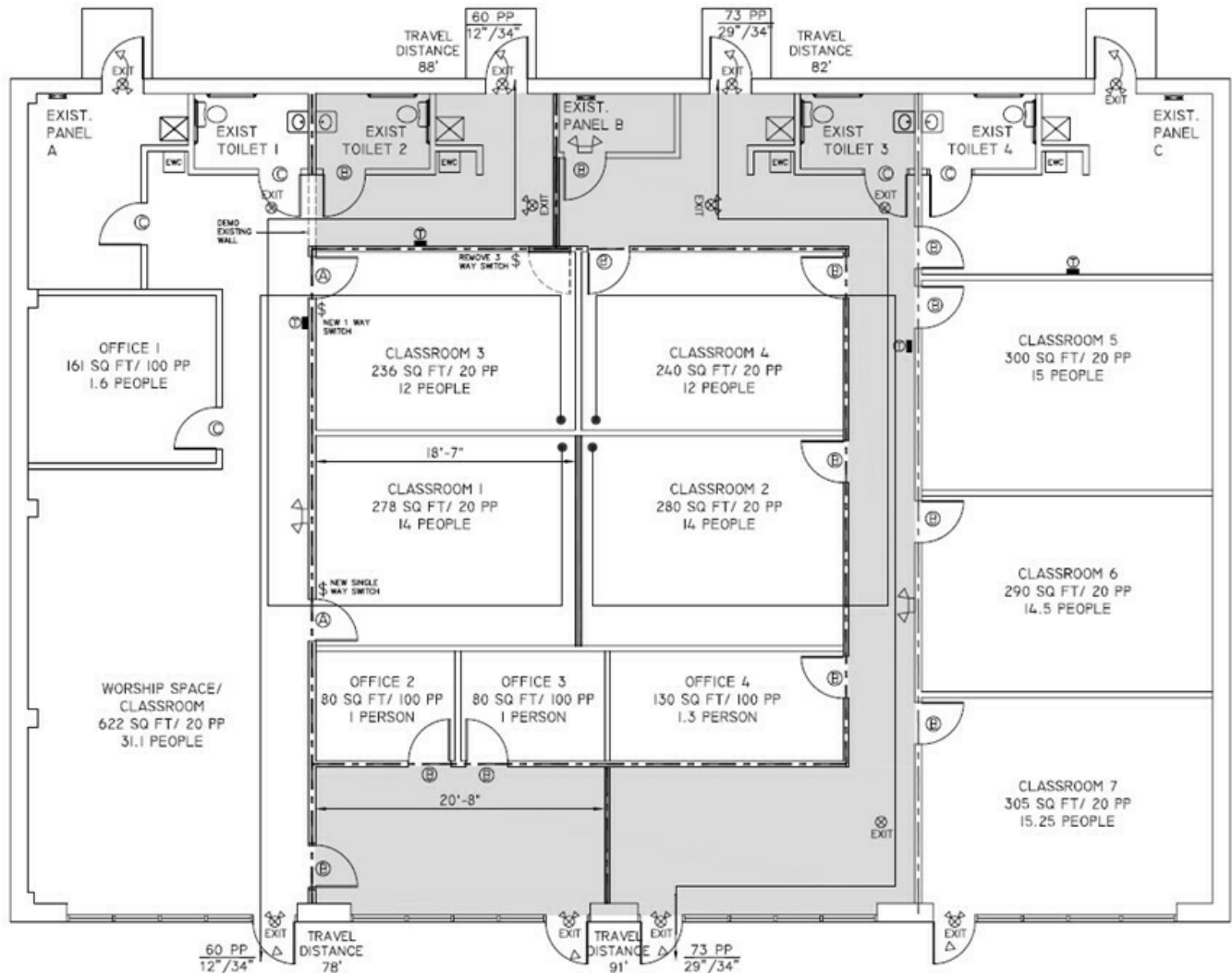


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FLOOR PLAN AND LIFE SAFETY PLAN

SCALE: 1/4" = 1'-0"

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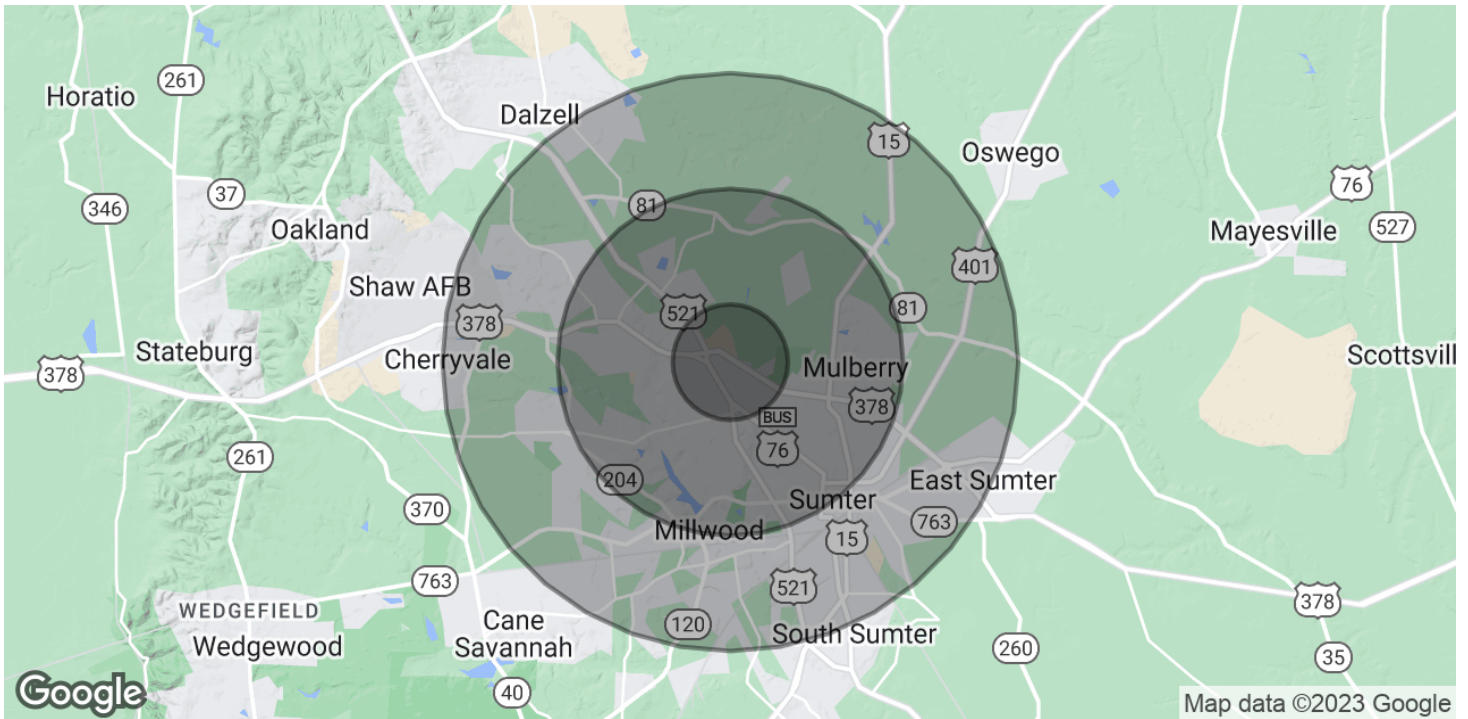


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,740	25,749	52,141
Average Age	38.8	39.8	37.5
Average Age (Male)	38.5	36.6	34.4
Average Age (Female)	42.3	43	40.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,787	12,260	23,534
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$41,197	\$57,700	\$56,610
Average House Value	\$70,790	\$123,096	\$123,494

\* Demographic data derived from 2020 ACS - US Census

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