



**COLDWELL
BANKER
COMMERCIAL**
CORNERSTONE

FOR SALE

CBCWORLDWIDE.COM

GUIGNARD STREET SOUTH 1200

\$1,350,000

1200 S. Guignard Drive
Sumter, SC 29150

AVAILABLE SPACE
13,827 SF

FEATURES

- AADT - S. Guignard 16,500
- AADT - Hwy 15 South 15,000

AREA

Property is located at the corner of S. Guignard Drive and Kingsbury Drive half a mile from US 15 Highway South.



OFFICE

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**COLDWELL BANKER COMMERCIAL
CORNERSTONE**
2 N. Main Street, Sumter, SC 29150
803.778.1139



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SALE



SALE PRICE **\$1,350,000**

OFFERING SUMMARY

Available SF:

Lot Size: 2.06 Acres

Building Size: 13,827 SF

Zoning: General Commercial

Price / SF: \$97.64

PROPERTY OVERVIEW

Subject property is on the corner of South Guignard Drive and Kingsbury Drive consisting of +/- 2.06 acres. Two warehouse spaces, one with office/retail and six bays the second is used for warehouse. Easy access from S. Guignard and Kingsbury Drive with 28 front parking spaces.

PROPERTY HIGHLIGHTS

- AADT - S. Guignard 16,500
- AADT - Hwy 15 South 15,000

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,367	9,105	19,830
Total Population	3,751	23,992	52,610
Average HH Income	\$39,440	\$45,346	\$50,205

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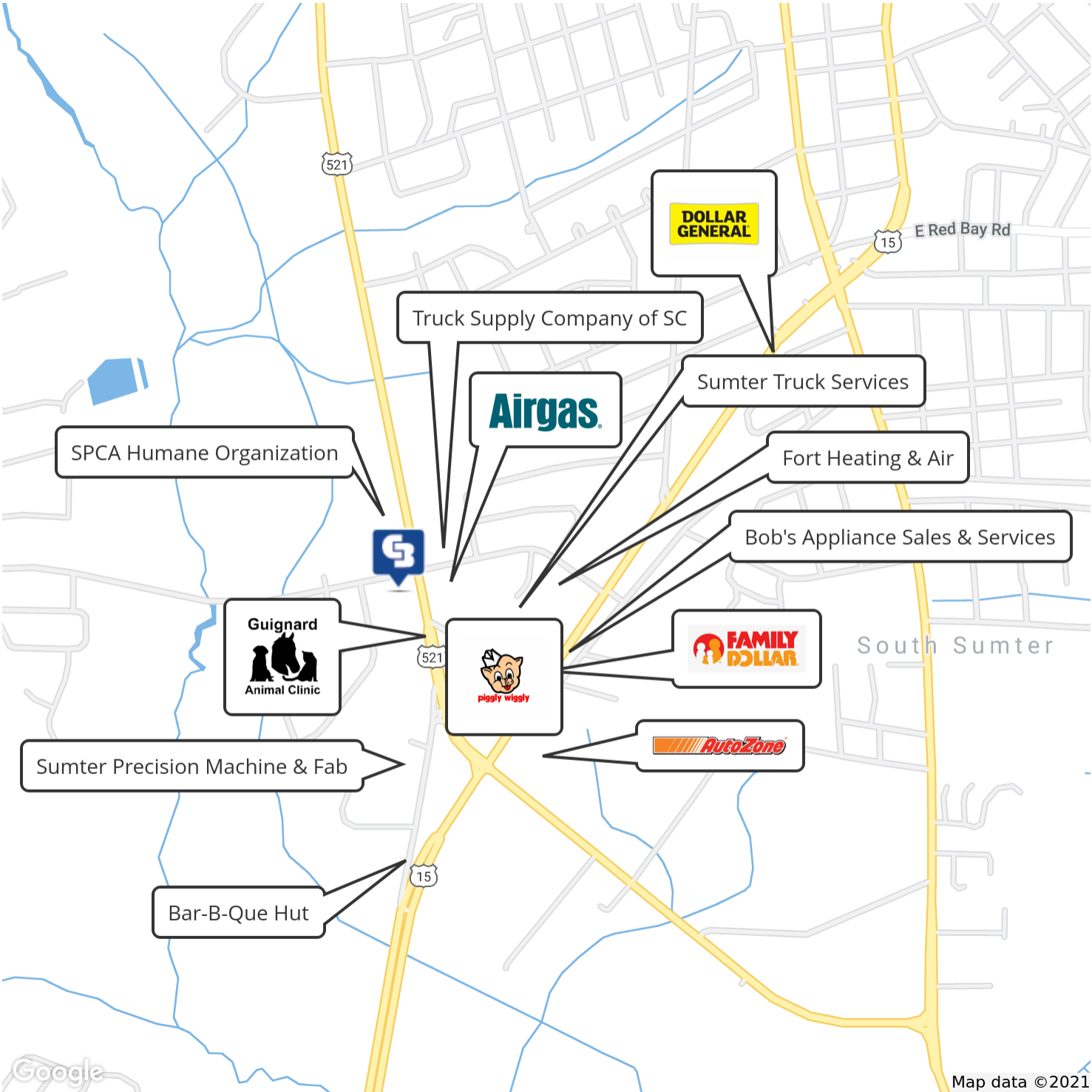
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