



**COLDWELL
BANKER
COMMERCIAL**
CORNERSTONE

FOR SALE

GUIGNARD DRIVE N. 455

\$249,000

455 N. Guignard Drive
Sumter, SC 29150

AVAILABLE SPACE
0.77 Acres

FEATURES

- Zoning: General Commercial
- AADT: 24,000
- Frontage: 123 Ft

AREA

Located on N. Guignard drive between Dollar General and Guignard Diner.



OFFICE

Jay Davis
803 934 6597
jdavis@cbccornerstone.com

Heather Tickel
803 778 1139
htickel@cbccornerstone.com

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

CBCWORLDWIDE.COM



GUIGNARD DRIVE N. 455

455 N. Guignard Drive, Sumter, SC 29150

SALE



SALE PRICE **\$249,000**

OFFERING SUMMARY

Lot Size: 0.77 Acres

Zoning: General Commercial

PROPERTY OVERVIEW

Subject property is heavily trafficked positioned in-between Dollar General and Guignard Diner and surrounded by many retail/restaurant favorites. This cleared lot is a ideal property for retail, professional office, or medical/dental office. Minutes away from Historic downtown Sumter.

PROPERTY HIGHLIGHTS

- Zoning: General Commercial
- AADT: 24,000
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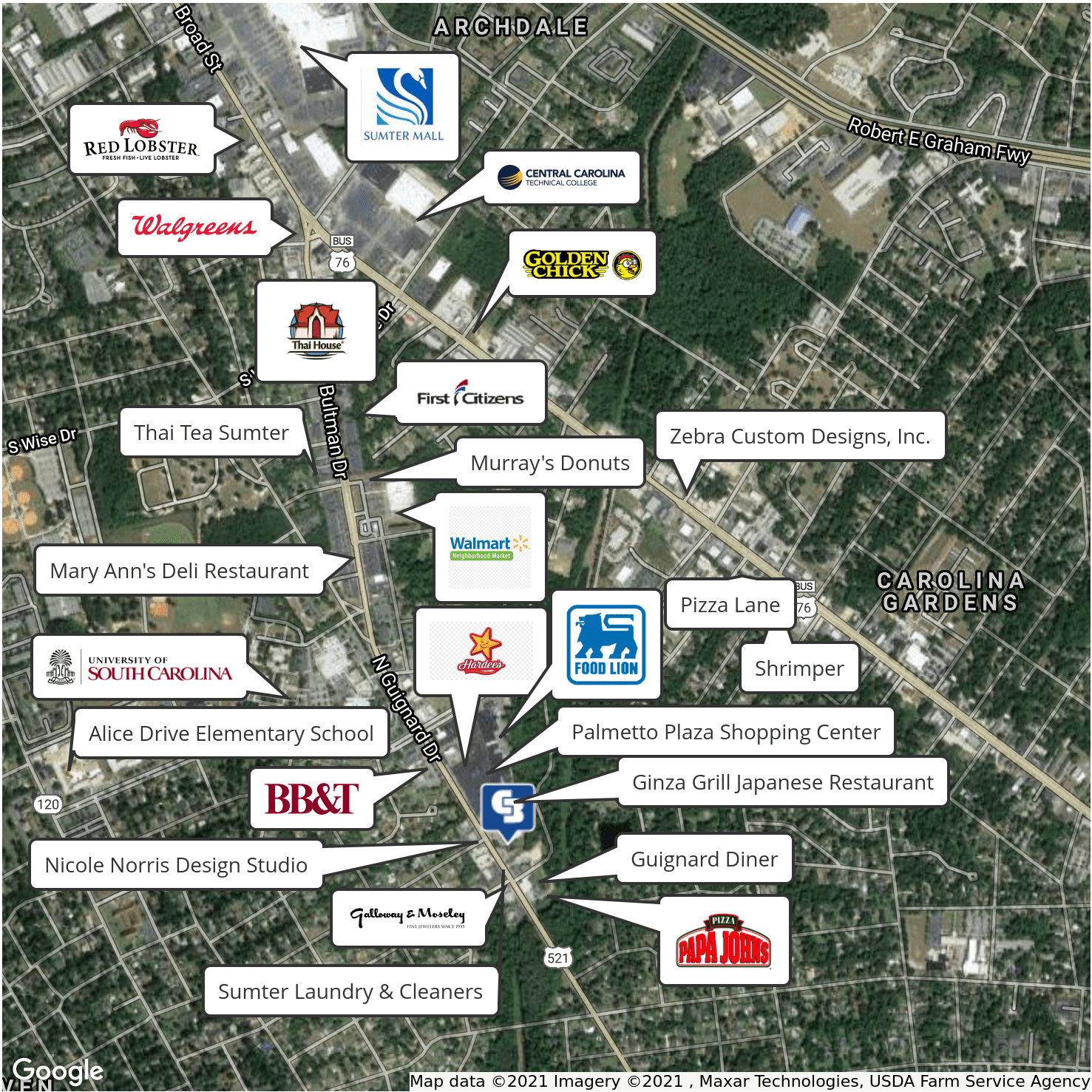
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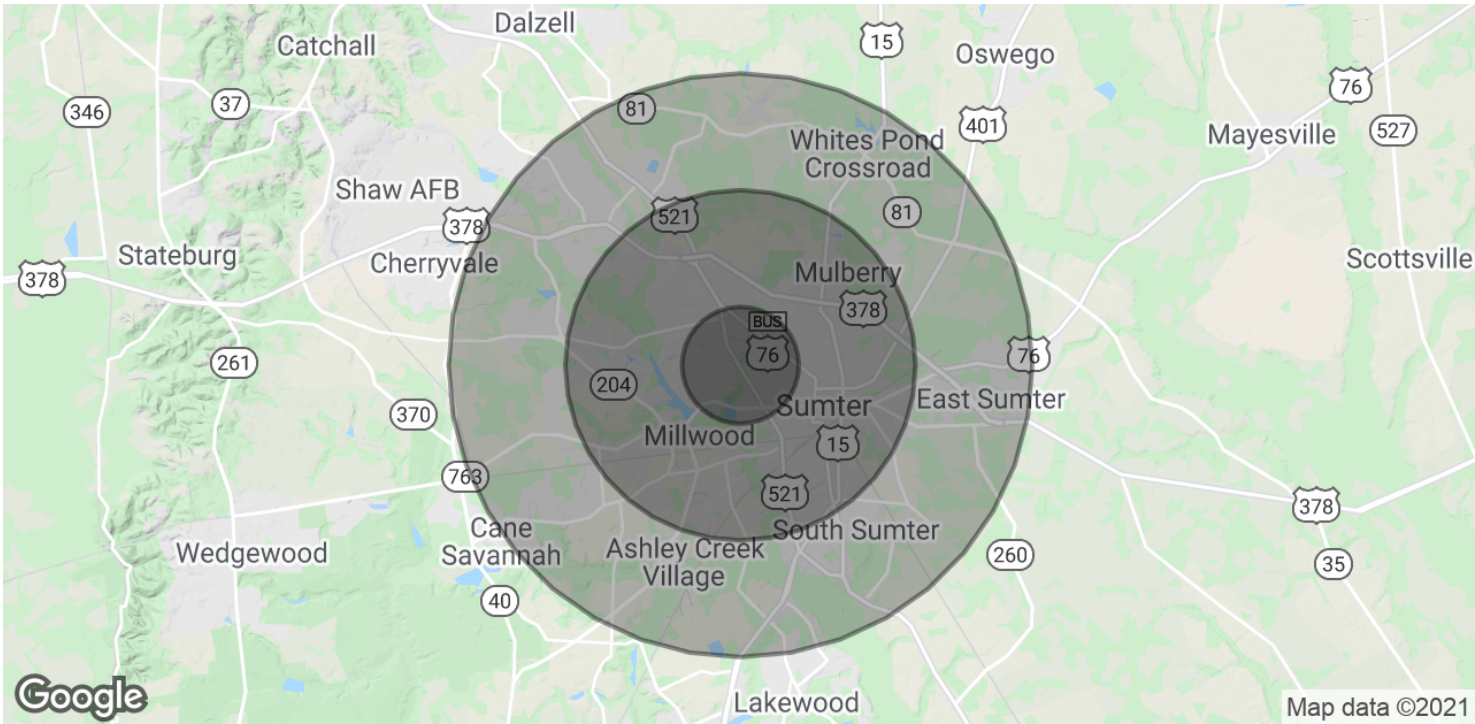
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,075	36,596	59,892
Average age	39.9	37.2	36.9
Average age (Male)	36.4	33.5	34.1
Average age (Female)	42.1	39.4	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,531	13,992	22,384
# of persons per HH	2.4	2.6	2.7
Average HH income	\$52,980	\$50,665	\$51,835
Average house value	\$68,070	\$133,507	\$148,604

* Demographic data derived from 2010 US Census

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