



For Lease

SUMTER SQUARE

1005 & 1019 Broad Street
Sumter, SC 29150



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC



**COLDWELL BANKER
COMMERCIAL**
CORNERSTONE

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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|------------------|-------------------------|
| Lease Rate: | \$12 PSF NNN |
| Total Available: | 3,450 & 6,350 SF |
| Lease Type: | \$3.31 NNN |
| Parking Spaces: | 212 |
| Municipality: | Sumter |
| Zoning: | GC - General Commercial |

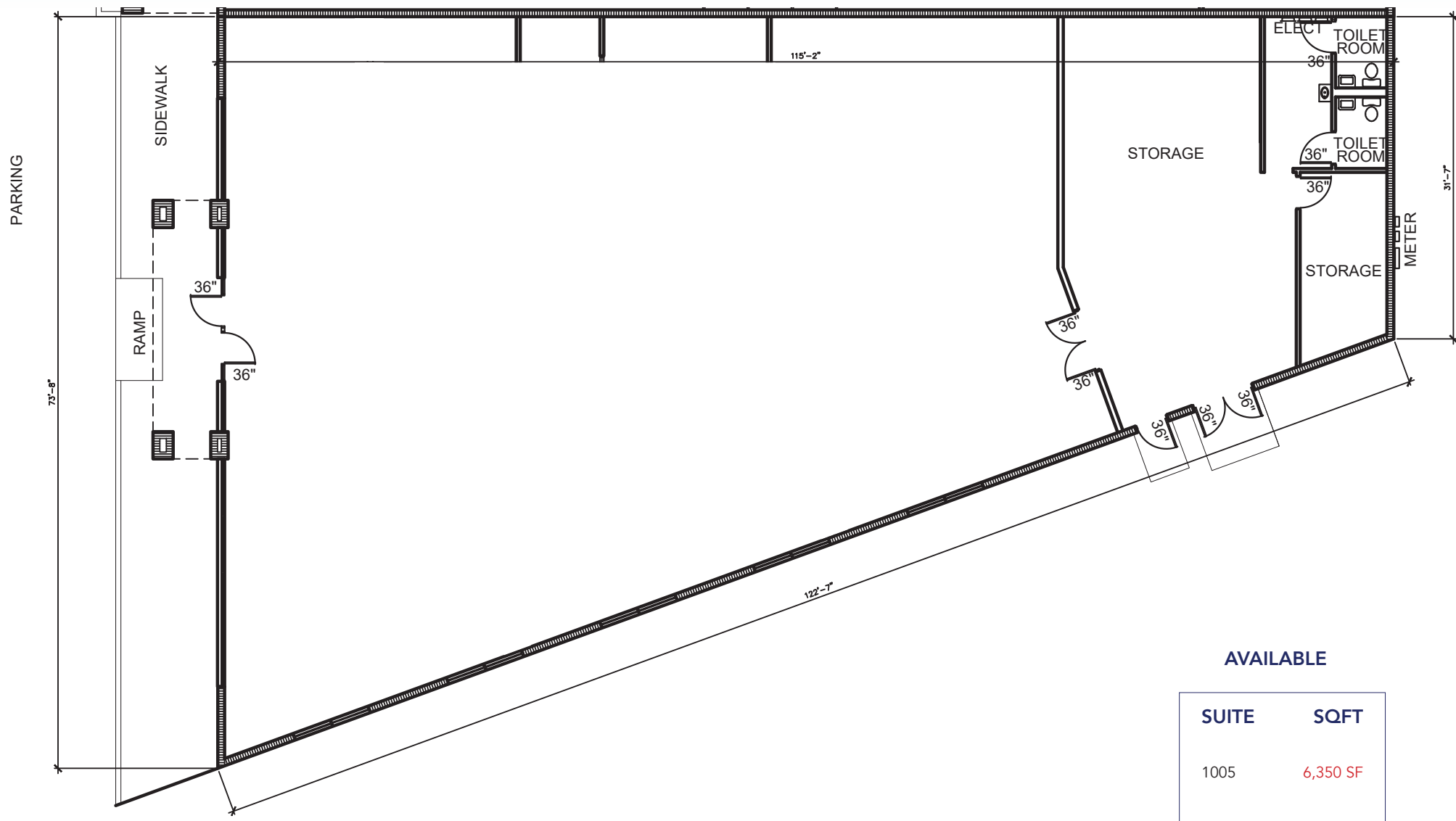
PROPERTY OVERVIEW

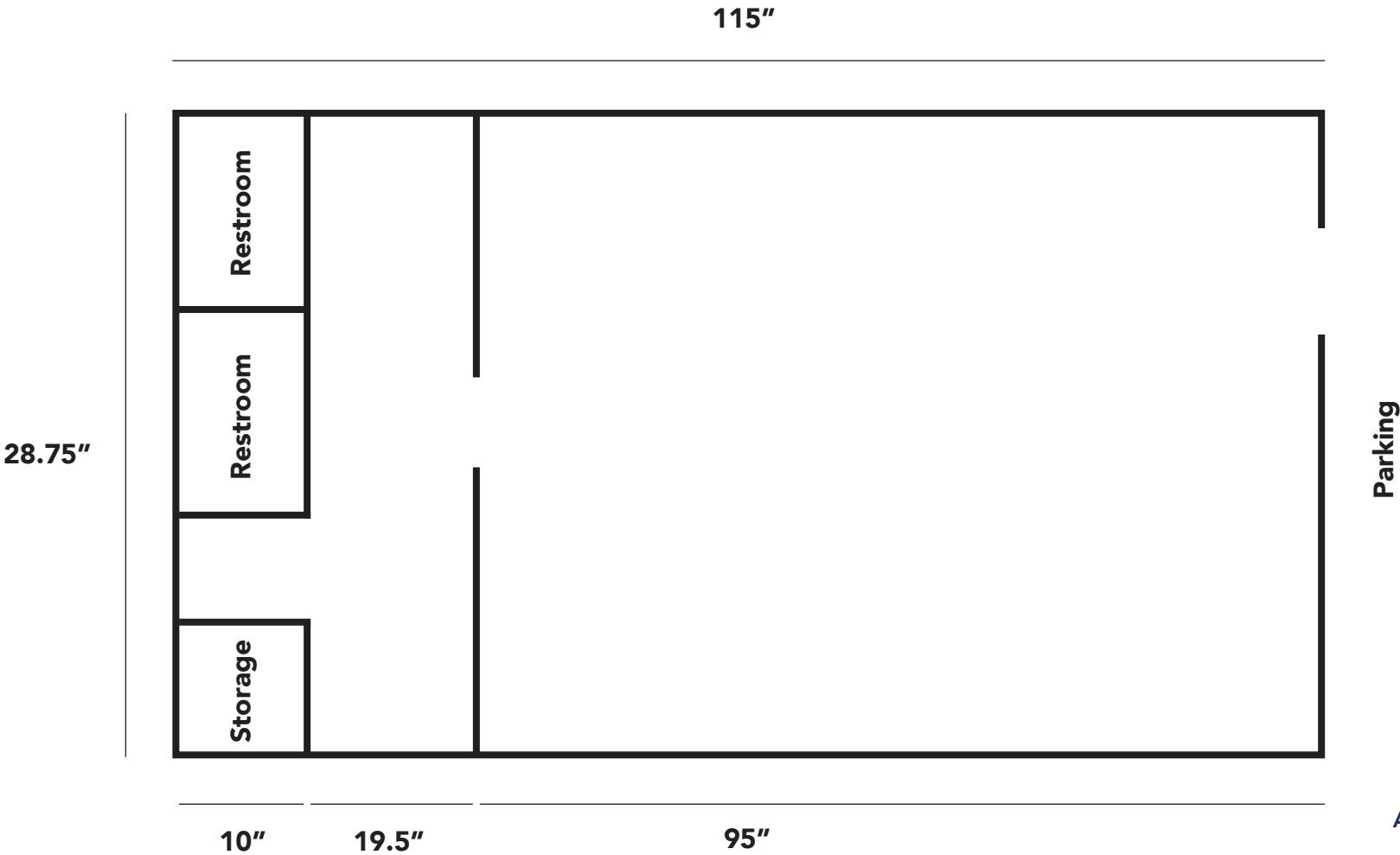
This subject 3,450 SF & 6,350 SF spaces in a 66,755 SF daily needs shopping center is located in one of Sumter's primary retail corridors. Sandwiched between Sumter Mall and Central Carolina Advanced Manufacturing Technology Training Center; surrounded by retail / food and beverage such as Red Lobster, Dollar General, McDonalds, Bojangles, KFC, and Walgreens. Property is located at a dominant signalized intersection of Broad Street and Bultman Drive, and benefits from excellent street visibility and combined daily traffic counts in excess of 22,000 vehicles per day.

PROPERTY HIGHLIGHTS

- SCDOT VPD 2022 - Broad Street 22,000
- Signalized intersection location; easily accessible
- Street visibility in a highly trafficked area

1005 BROAD STREET | SUMTER, SC 29150





AVAILABLE

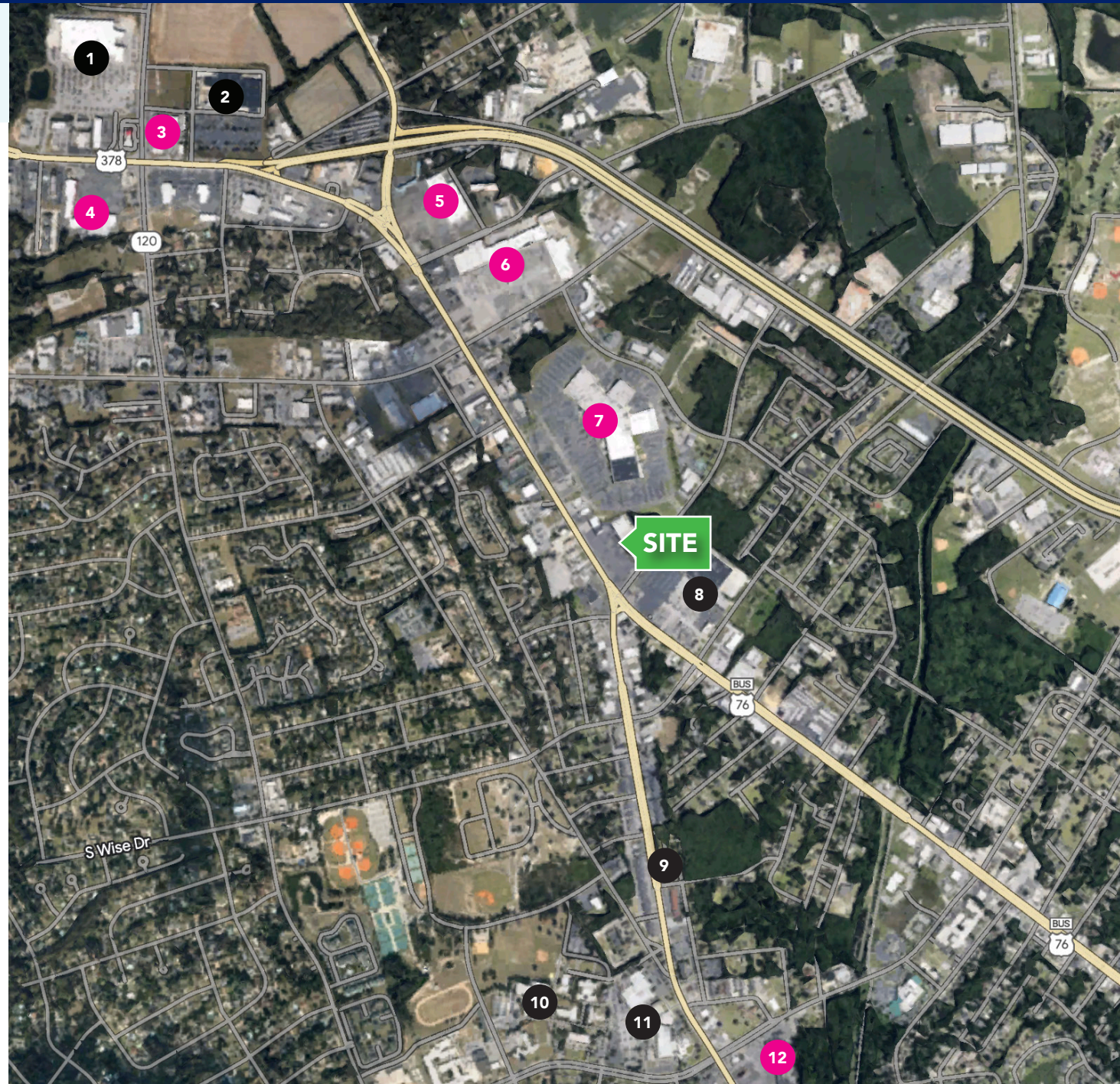
| SUITE | SQFT |
|-------|----------|
| 1019 | 3,450 SF |

AREA MAP

SHOPPING CENTERS




















FREE STANDING

- | | |
|--|--|
| 1 Walmart Supercenter | 8 Central Carolina Technical College: Advanced Manufacturing Training Facility |
| 2 Lowe's Home Improvement | 9 Walmart Neighborhood Market |
| 3 Sumter Crossing Petco sweetFrog Gamestop Verizon Five Guys | 10 University of South Carolina Sumter |
| 4 Gateway Plaza T.J. Maxx Ross Dress for Less Five Below Hibbett Sports Waffle House Chipotle Arby's | 11 Central Carolina Technical College |
| 5 Hobby Lobby Burlington | 12 Palmetto Plaza Shopping Center Food Lion Roses Hardee's |
| 6 Wesmark Plaza Bealls Department Store Big Lots Staples Rent-A-Center Mayo's Suit City City Gear Citi Trends Kose Beacon Theater | |
| 7 Sumter Mall Planet Fitness Roses Discount Store Bath and Body Works Belk GNC Liberty STEAM Charter School | |

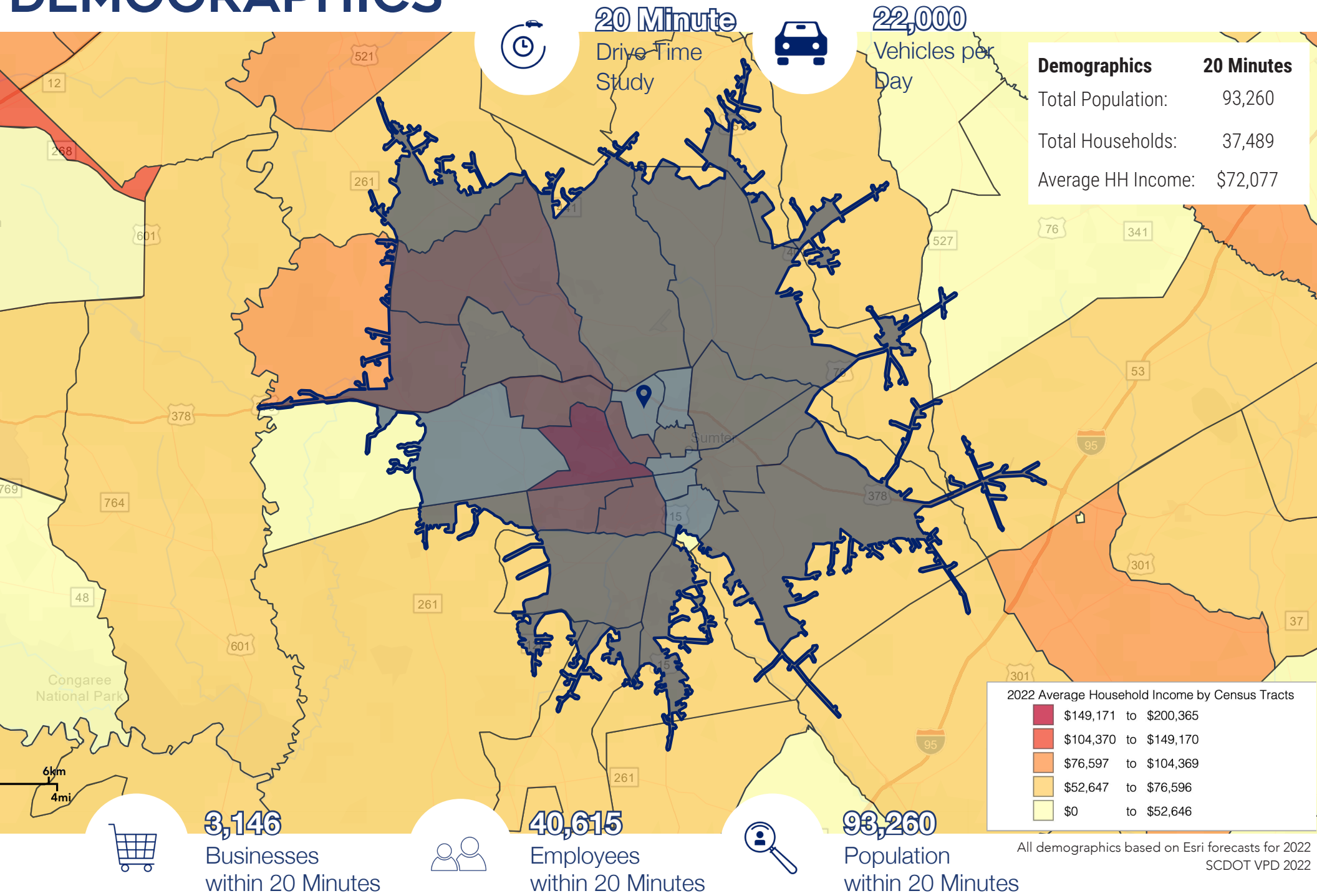




Our Community is located in the heart of South Carolina and is matched with an exceptional quality of life. With forward momentum in median household income and continued growth in exports, we are moving ahead and making a difference.

| | | |
|---|---|--|
|  <div>Per Capita Income \$36,164 (In 2016)</div> |  <div>Per Capita Income \$43,003 (In 2020)</div> |  <div>19% Growth <small>(Source: SC Revenue & Fiscal Affairs Office)</small></div> |
|  <div>Median Household Income \$41,205 (In 2016)</div> |  <div>Median Household Income \$45,724 (In 2020)</div> |  <div>11% Growth <small>(Source: SC Revenue & Fiscal Affairs Office)</small></div> |
|  <div>Gross Domestic Product \$3.6 Billion (In 2016)</div> |  <div>Gross Domestic Product \$4.4 Billion (In 2021)</div> |  <div>21% Growth <small>(Source: JobsEQ®)</small></div> |
|  <div>Avg. Manufacturing Wages \$44,197 (In 2016)</div> |  <div>Avg. Manufacturing Wages \$56,361 (In 2022)</div> |  <div>28% Growth <small>(Source: Existing Industry Survey)</small></div> |
|  <div>Active Duty Military 5,912 (In 2011)</div> |  <div>Active Duty Military 8,200 (In 2021)</div> |  <div>39% Growth <small>(Source: SC Dept. Of Veterans' Affairs)</small></div> |
|  <div>Military Economic Impact \$1.6 Billion (In 2017)</div> |  <div>Military Economic Impact \$2.4 Billion (In 2022)</div> | <div>New Manufacturing Investment & Jobs Since 2016</div> <div>402,104,000 Announced Investment</div> <div>901 Announced Jobs</div> |
|  <div>COLDWELL BANKER COMMERCIAL ATLANTIC</div> |  <div>COLDWELL BANKER COMMERCIAL CORNERSTONE</div> | <div>3,324 New Residential Units Since 2016 (Single Family, Duplex, Multiplex, Apartments, Manufactured Units)</div> |

DEMOGRAPHICS





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