

SALE

BULTMAN DRIVE 756-758

756-758 Bultman Drive Sumter, SC 29150



PROPERTY DESCRIPTION

Premiere retail site in the heart of Sumter's commercial business corridor. Conveniently located at the corner intersection of Broad Street and Bultman Drive, property is adjacent to the heavily trafficked Sumter Mall and Walgreens, and just south of the main shopping district at Alice Drive and Broad Street. Approximately 3,000SF building for repurposing if desired, or site can be completely redeveloped for specific user.

PROPERTY HIGHLIGHTS

- AADT Bultman Drive - 16,400
- AADT Broad Street - 18,650
- Bultman Drive Frontage 178 Ft

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	0.81 Acres
Building Size:	2,981 SF
Zoning:	General Commercial
APN:	204-05-03-052, 204-05-03-053

Stephen DesChamps

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**COLDWELL BANKER
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CORNERSTONE

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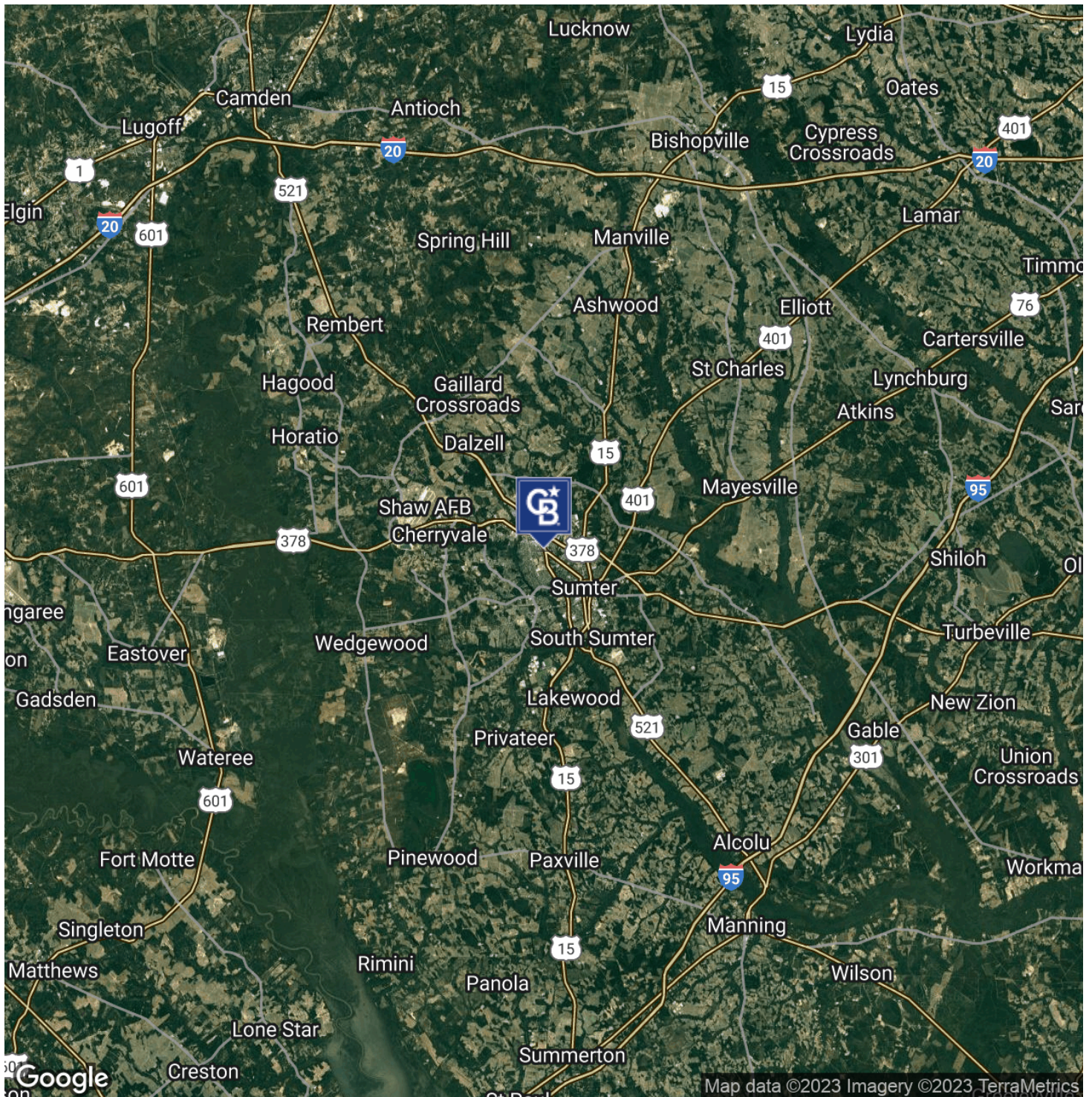


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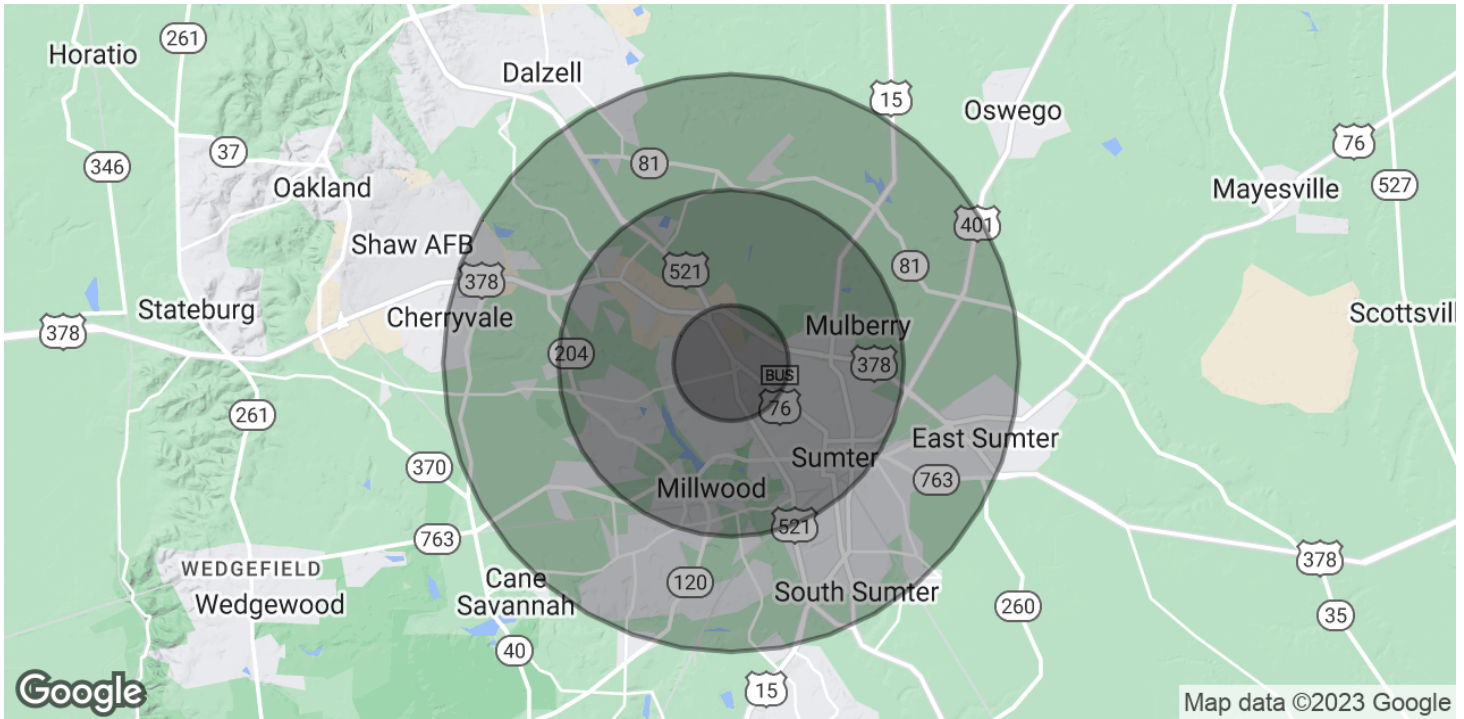


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,022	29,078	56,177
Average Age	39.1	39.9	37.4
Average Age (Male)	37.7	36.5	34.5
Average Age (Female)	43	42.9	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,532	13,992	25,388
# of Persons per HH	2	2.1	2.2
Average HH Income	\$44,268	\$54,994	\$56,275
Average House Value	\$71,069	\$120,796	\$122,427

* Demographic data derived from 2020 ACS - US Census

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