

SALE

MAIN STREET 1674 N.

1674 N. Main Street Sumter, SC 29153



PROPERTY DESCRIPTION

31+ Acre property located in the heart of one of Sumter County's industrial parks which houses Beckton Dickinson. Approximately 7 acres of general commercial land, that borders N Main and +/-24 acres of general residential zoned land behind the GC zoned acreage.

PROPERTY HIGHLIGHTS

- AADT North Main St - 8,000
- AADT Jefferson Road - 3,900
- Zoned GC & GR
- 700+ ft Frontage - North Main Street
- 1300+ ft Frontage - Jefferson Road

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	31.33 Acres
Zoning:	General Commercial & Residential
APN:	231-00-04-002

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	729	6,629	16,106
Total Population	2,367	17,806	42,925
Average HH Income	\$27,418	\$38,085	\$46,908

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**COLDWELL BANKER
COMMERCIAL**
CORNERSTONE

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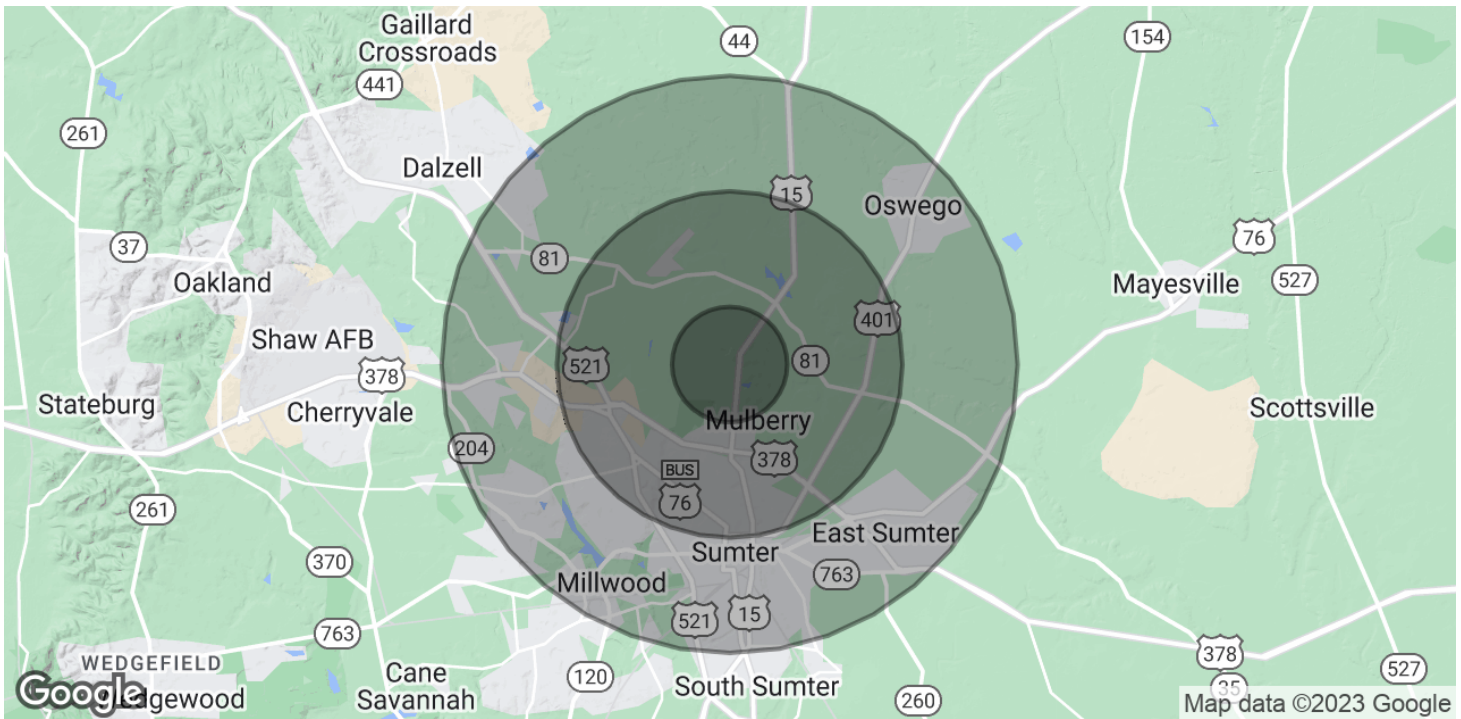


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,367	17,806	42,925
Average Age	25.8	32.5	35.9
Average Age (Male)	22.6	29.6	32.3
Average Age (Female)	29.8	36.2	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	729	6,629	16,106
# of Persons per HH	3.2	2.7	2.7
Average HH Income	\$27,418	\$38,085	\$46,908
Average House Value	\$69,170	\$69,279	\$120,310

* Demographic data derived from 2020 ACS - US Census

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