# 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

Average HH Income

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	

\$27,418

\$38,085

Jay Davis, CCIM 803 934 6597 jdavis@cbccornerstone.com John Parker 803 468 3135 jparker@cbccornerstone.com Heather Tickel htickel@cbccornerstone.com



COLDWELL BANKER COMMERCIAL CORNERSTONE

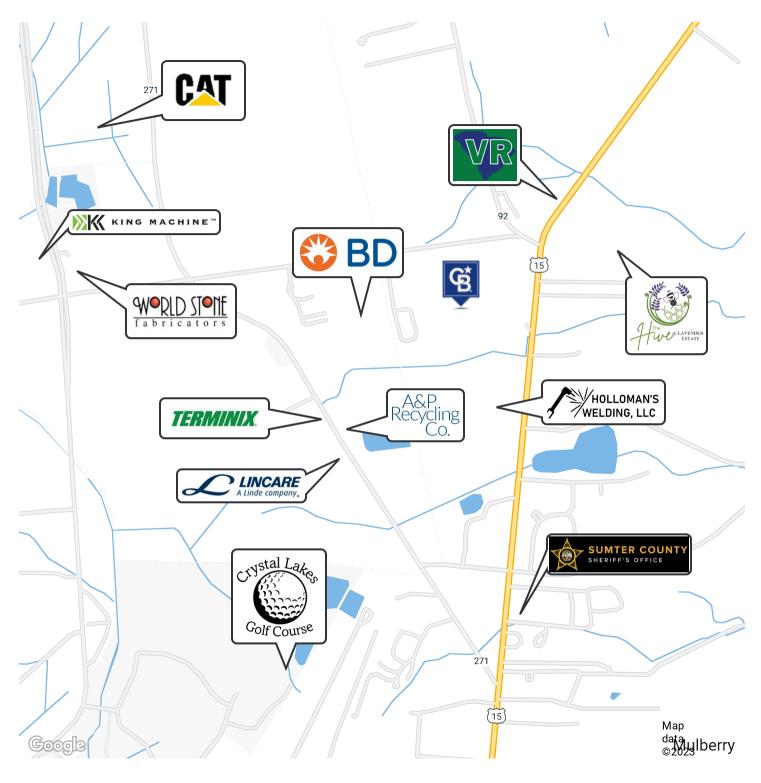
\$46,908

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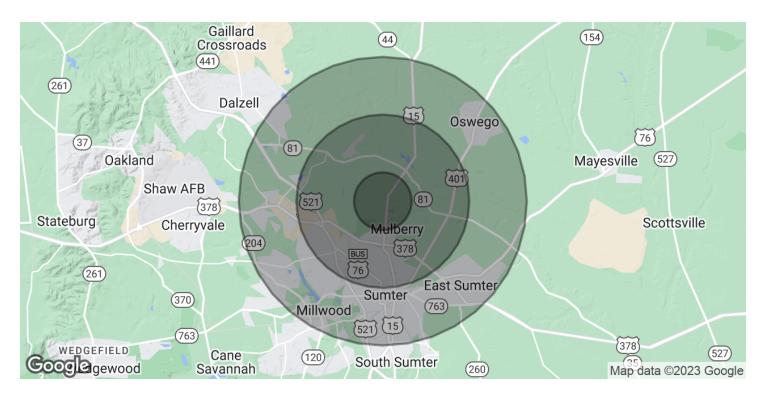


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,367	17,806	42,925
Average Age	25.8	32.5	35.9
Average Age (Male)	22.6	29.6	32.3
Average Age (Female)	29.8	36.2	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	729	6,629	16,106
# of 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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