



**COLDWELL
BANKER
COMMERCIAL**
CORNERSTONE

FOR SALE

PATRIOT PARKWAY

\$9,500,000

Patriot Parkway
Sumter, SC 29150

AVAILABLE SPACE
38 Acres

FEATURES

- Lot A - SOLD
- Lot B - SOLD
- Lot C - SOLD
- Lot D - +/- 5 acres \$1,250,000
- Lot E - +/- 33 acres \$8,250,000

AREA

Corner of Loring Mill & Patriot Parkway



OFFICE

Jay Davis
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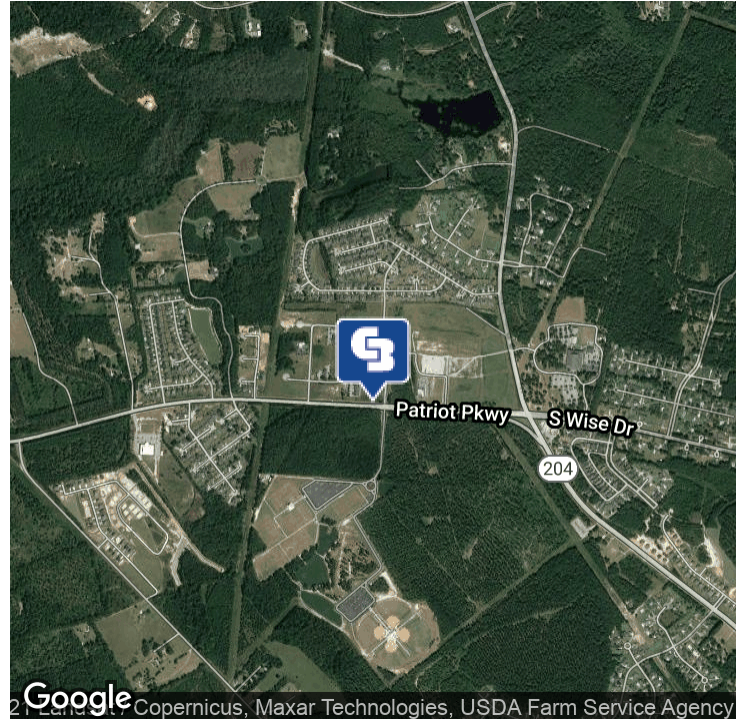
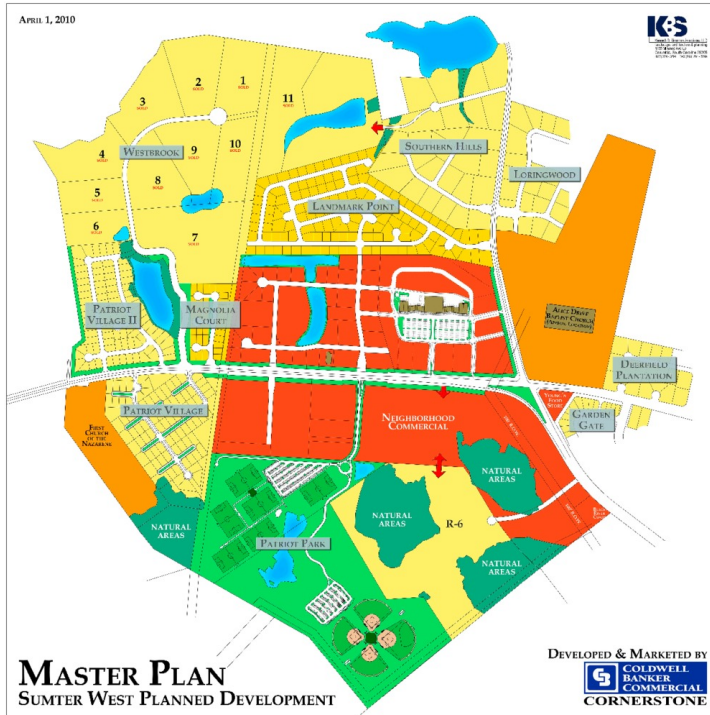
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PATRIOT PARKWAY

Patriot Parkway , Sumter, SC 29150

SALE



OFFERING SUMMARY

Sale Price: \$9,500,000

Available SF:

Lot Size: 38 Acres

Zoning: Planned Development

Price / SF: \$5.74

PROPERTY OVERVIEW

38 acres of subdivided commercial property on Patriot Parkway. Front and back lots available to suit specific needs. Great location in Sumter West, a 720 acre planned development featuring six residential subdivisions and Sumter County's newest recreational park. Property is located at a lighted intersection across from proposed Patriot Centre. AADT 11,000

PROPERTY HIGHLIGHTS

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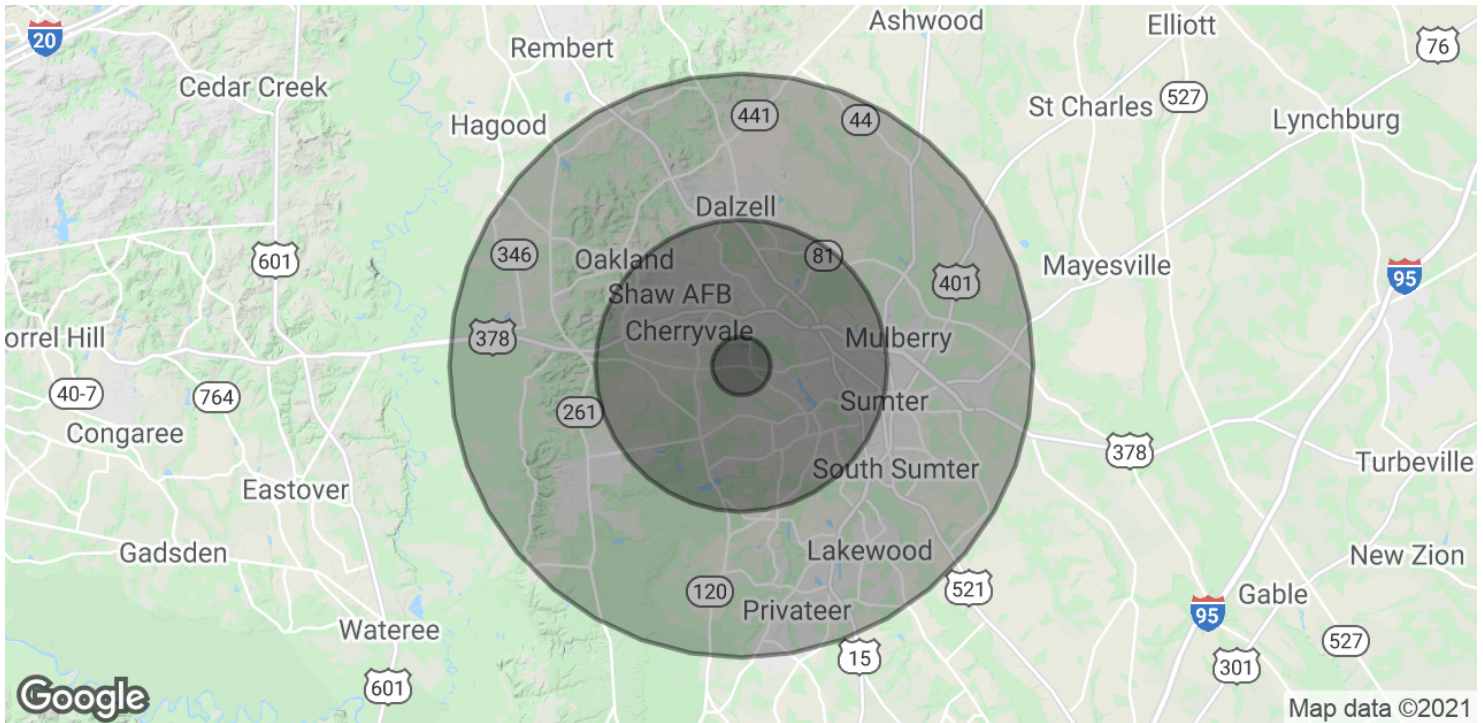
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SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,915	43,208	94,020
Average age	38.9	36.6	35.5
Average age (Male)	40.8	34.6	33.2
Average age (Female)	37.2	37.9	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	676	16,240	34,626
# of persons per HH	2.8	2.7	2.7
Average HH income	\$85,055	\$60,610	\$50,894
Average house value	\$194,777	\$158,174	\$135,091

* Demographic data derived from 2010 US Census

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