



*For Lease*

## SUMTER SQUARE

1005 & 1019 Broad Street  
Sumter, SC 29150



**COLDWELL BANKER  
COMMERCIAL**  
ATLANTIC



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OFFERING SUMMARY

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

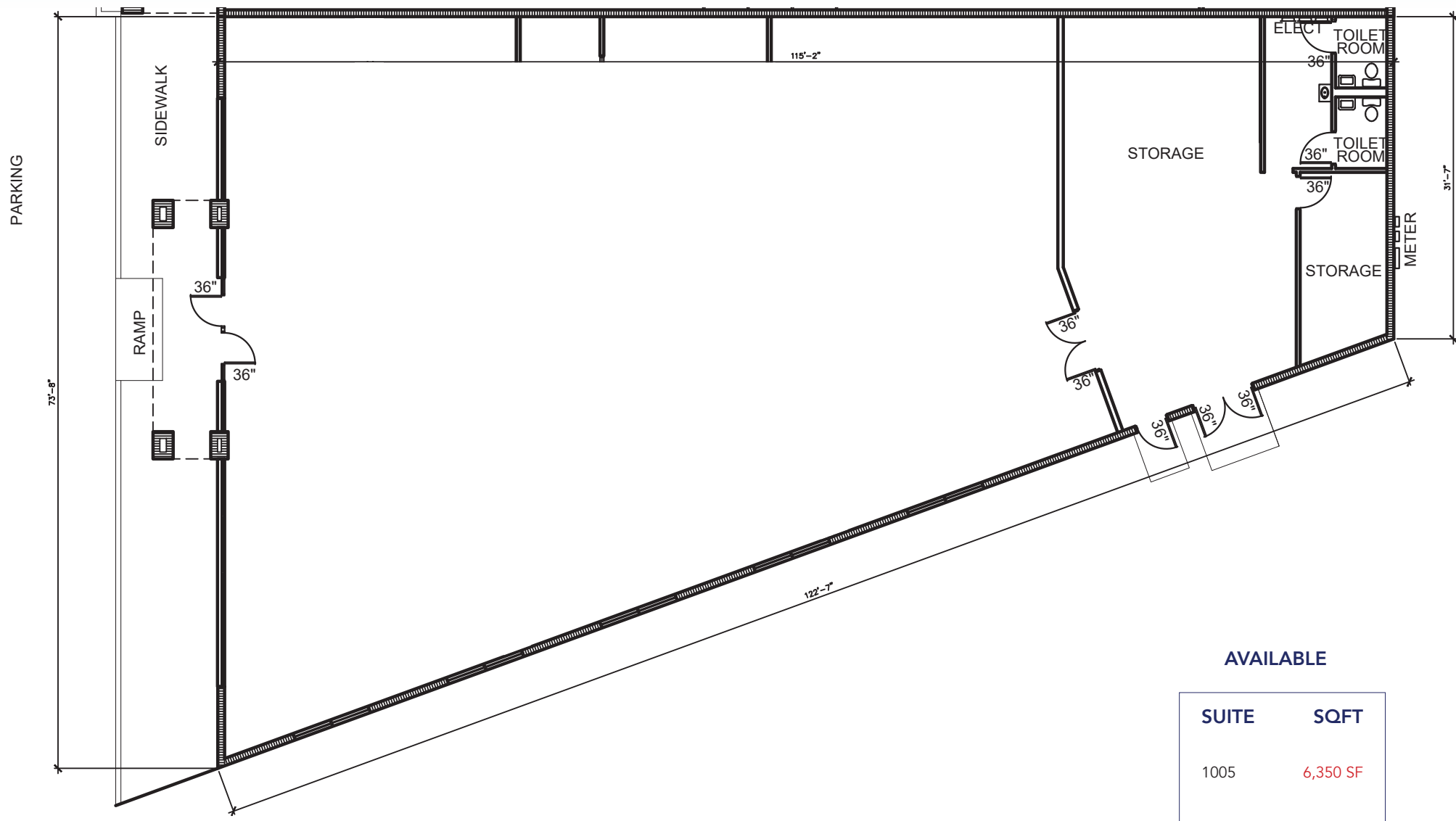
PROPERTY OVERVIEW

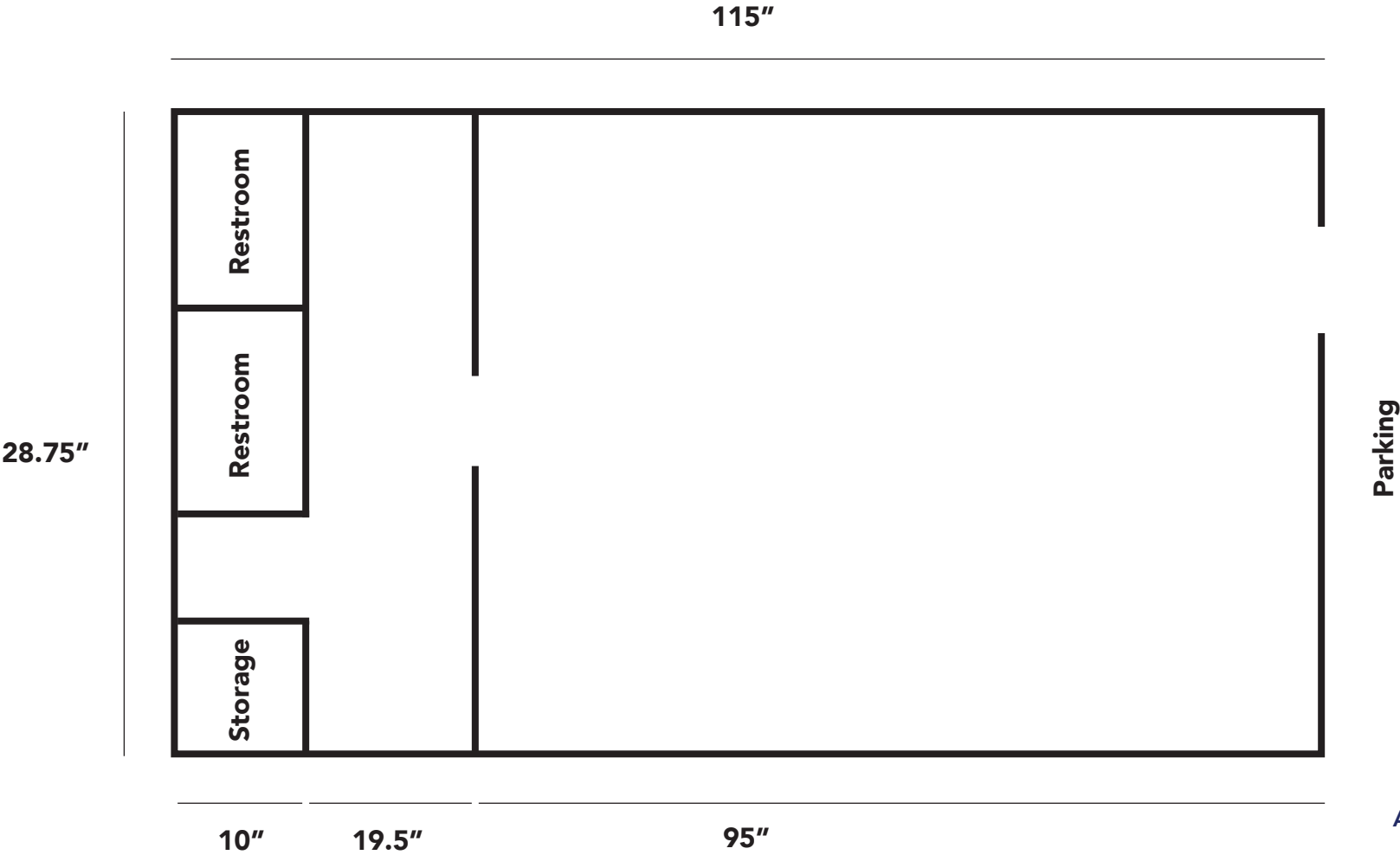
This subject 3,450 SF & 6,350 SF spaces in a 66,755 SF daily needs shopping center is located in one of Sumter’s primary retail corridors. Sandwiched between Sumter Mall and Central Carolina Advanced Manufacturing Technology Training Center; surrounded by retail / food and beverage such as Red Lobster, 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

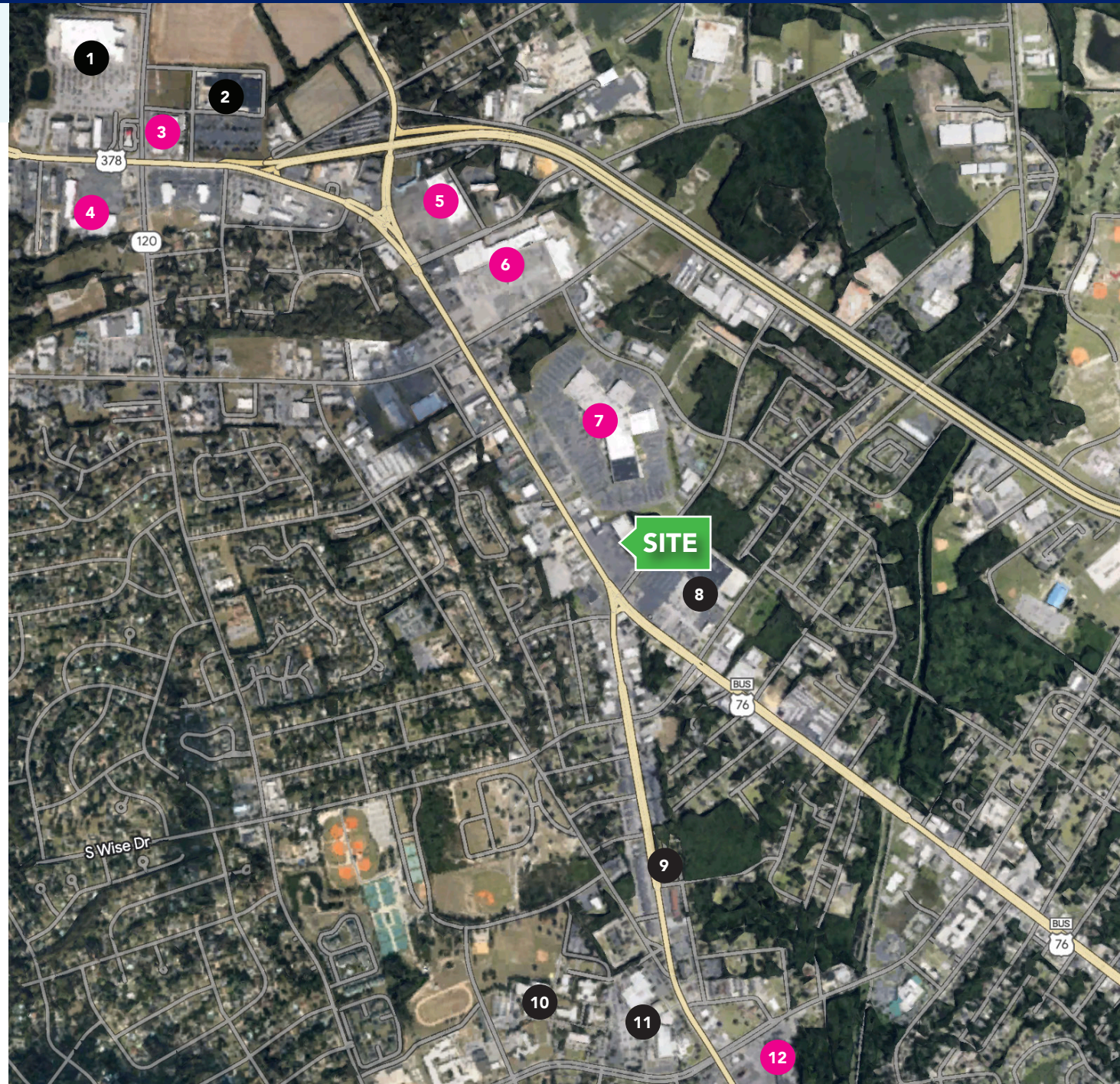
SUITE	SQFT
1019	3,450 SF

# AREA MAP

## SHOPPING CENTERS

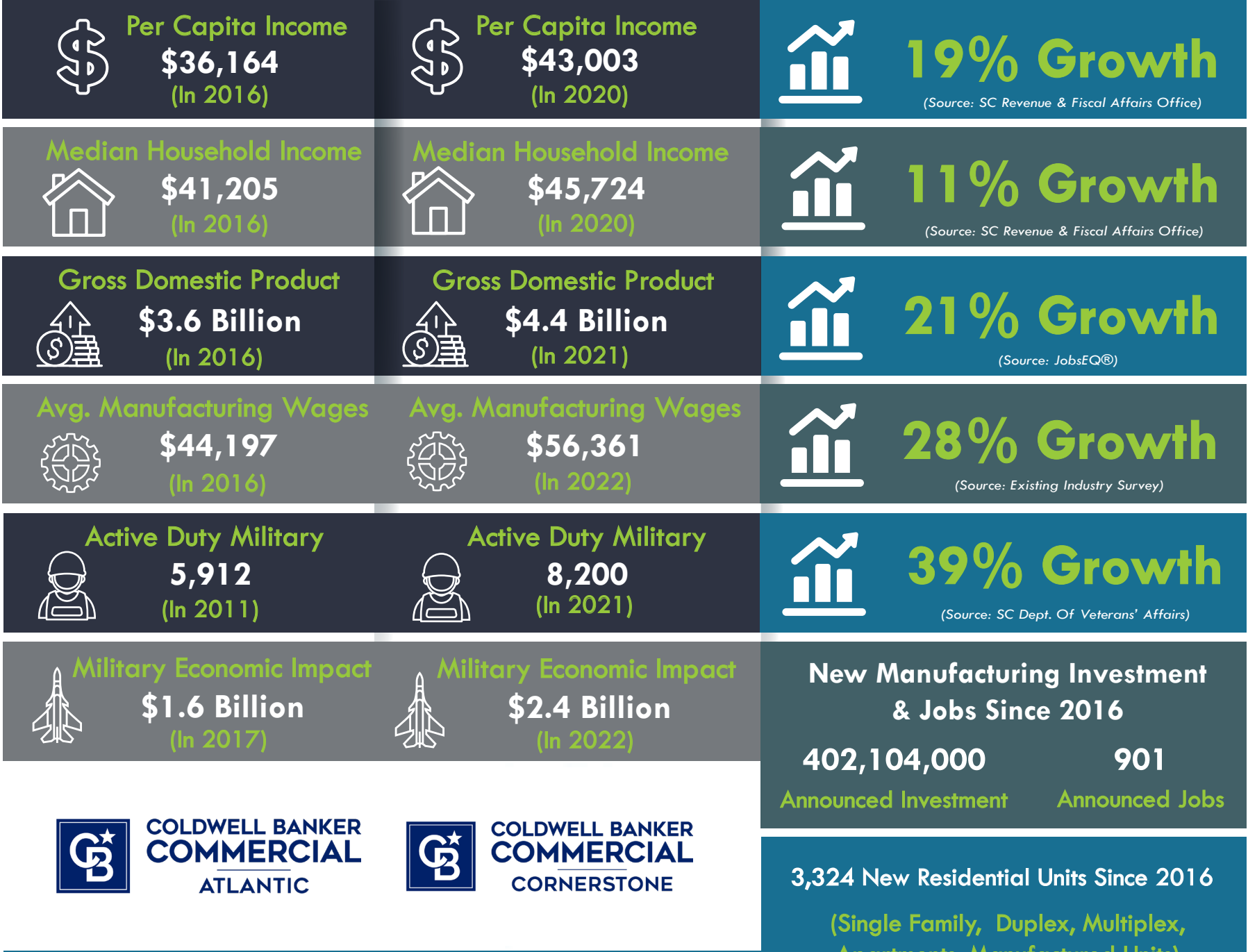
### FREE STANDING

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

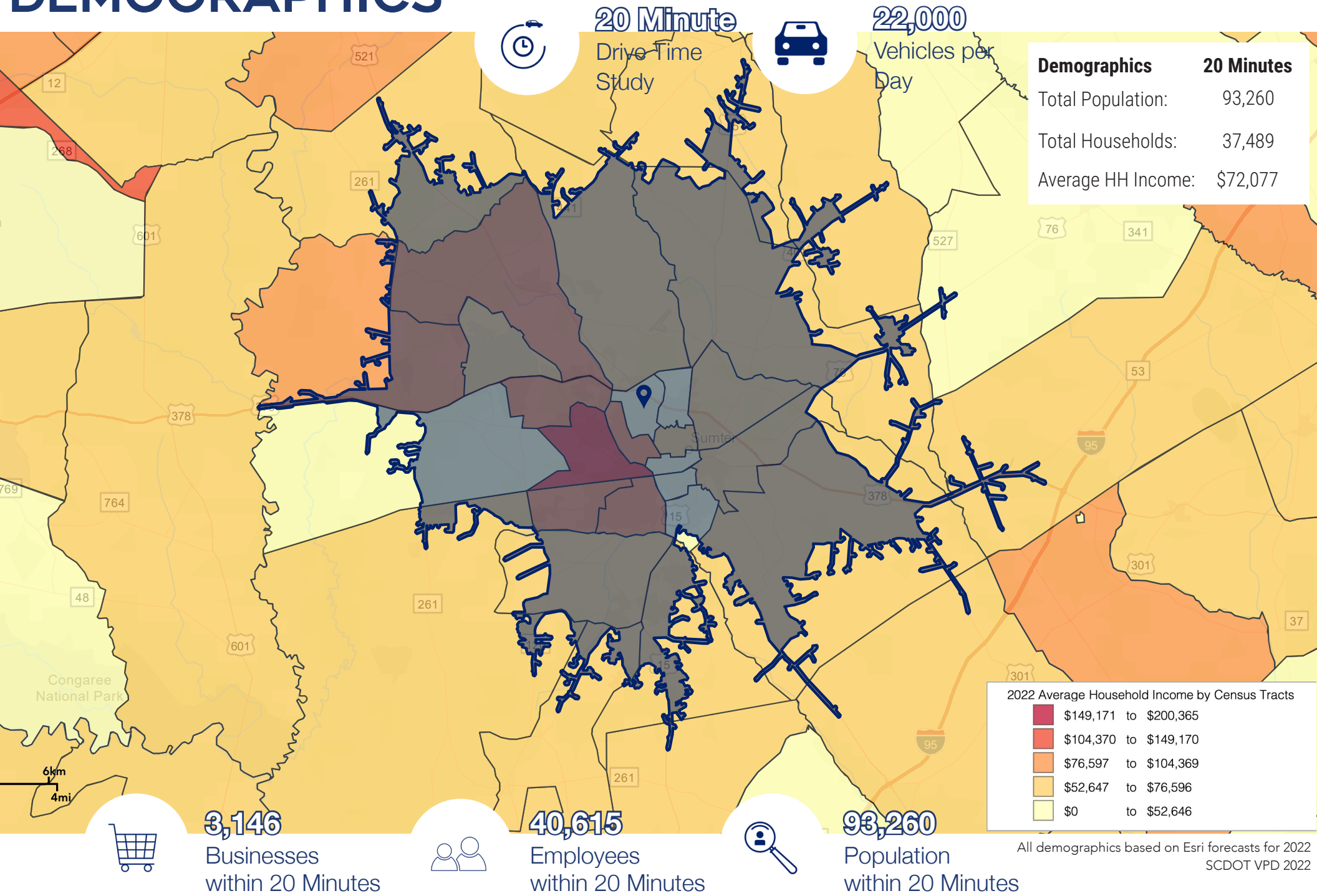




Our Community is located in the heart of South Carolina and is matched with an exceptional quality of life. With forward momentum in median household income and continued growth in exports, we are moving ahead and making a difference.



# DEMOGRAPHICS





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