

# SALE / LEASE

## WALMART BLVD 2385

2385 Walmart Boulevard Sumter, SC 29150

<b>SALE PRICE</b>	\$3,200,000
<b>LEASE RATE</b>	\$15,808.50 / mo NNN



**COLDWELL BANKER**  
**COMMERCIAL**  
CORNERSTONE

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**Jay Davis, CCIM**  
803 934 6597

**Heather Tickel**  
803 778 1139

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### PROPERTY DESCRIPTION

Site is located in Sumter's most prominent retail corridor. Formerly occupied by Golden Corral, property is an outparcel to Walmart Supercenter and beside Sumter Town Center. Newly renovated construction in the area includes Gateway Plaza bringing in Ross, 5 Below, and Ulta.

### PROPERTY HIGHLIGHTS

- Residents within 5 mile radius: 57,563
- Shaw Air Force Base economic impact 1.5 Billion annually.
- AADT: 26,400

### OFFERING SUMMARY

Sale Price:	\$3,200,000
Lease Rate:	\$15,808.50 per month (NNN)
Available SF:	10,539 SF
Lot Size:	2.01 Acres
Building Size:	10,539 SF
Zoning:	Planned Development

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	733	18,398	34,900
Total Population	1,756	49,054	94,958
Average HH Income	\$52,596	\$54,135	\$50,407

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