

SALE

CAMDEN HIGHWAY 1406

1406 Camden Highway Sumter, SC 29153



PROPERTY DESCRIPTION

Property is located north of the heavily trafficked Broad Street shopping corridor where Walmart and Lowe's are anchors. This parcel is between a church and a furniture store in a rapidly developing area.

PROPERTY HIGHLIGHTS

- +/- 492' Frontage Camden Highway
- AADT Camden Highway 21,400
- AADT Broad Street 29,600

OFFERING SUMMARY

| | |
|-------------|---------------|
| Sale Price: | \$418,000 |
| Lot Size: | 4.18 Acres |
| APN: | 203-03-02-005 |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 990 | 9,820 | 22,426 |
| Total Population | 1,974 | 21,830 | 49,813 |
| Average HH Income | \$46,494 | \$66,081 | \$57,427 |

Jay Davis, CCIM

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**COLDWELL BANKER
COMMERCIAL
CORNERSTONE**

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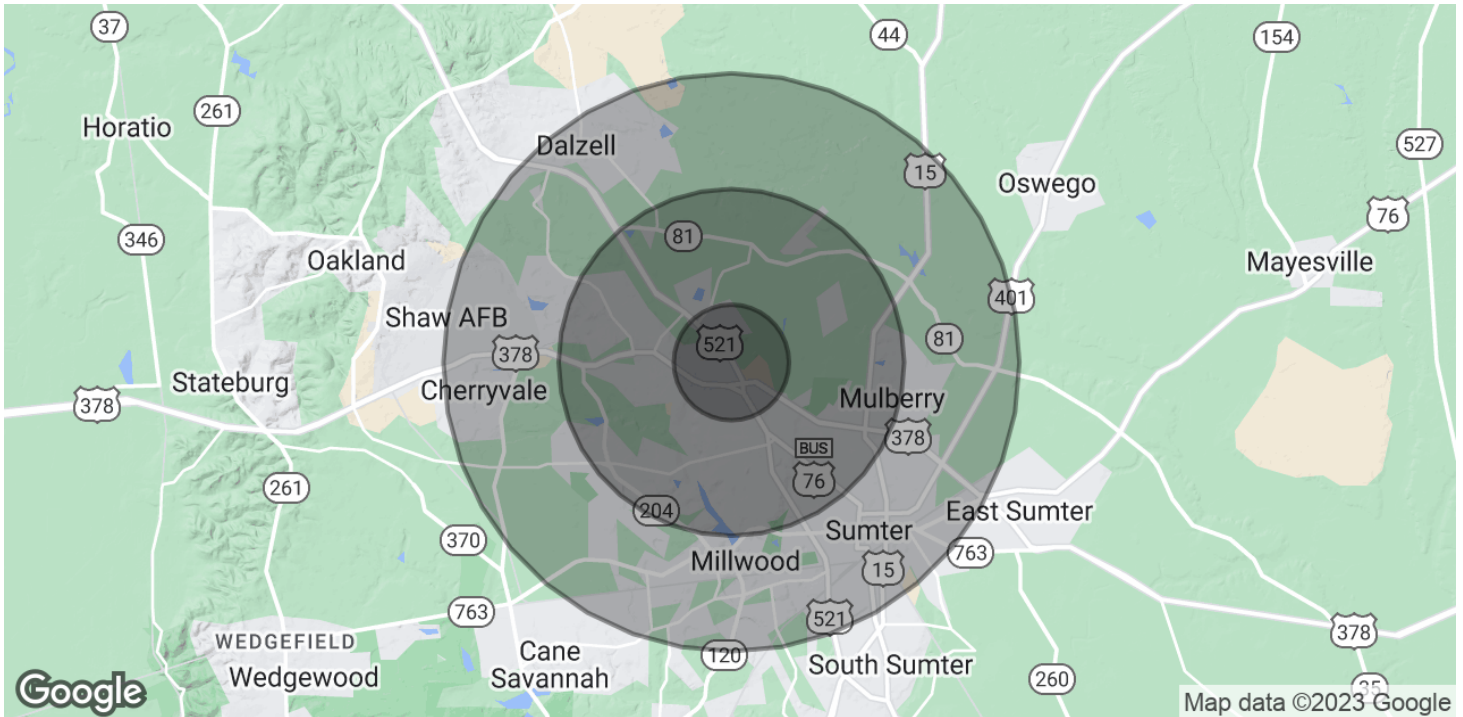


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,974 | 21,830 | 49,813 |
| Average Age | 38 | 38.9 | 37.6 |
| Average Age (Male) | 35.9 | 35.9 | 34.4 |
| Average Age (Female) | 40.1 | 42.5 | 40.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 990 | 9,820 | 22,426 |
| # of Persons per HH | 2 | 2.2 | 2.2 |
| Average HH Income | \$46,494 | \$66,081 | \$57,427 |
| Average House Value | \$83,265 | \$134,972 | \$126,739 |

* Demographic data derived from 2020 ACS - US Census

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