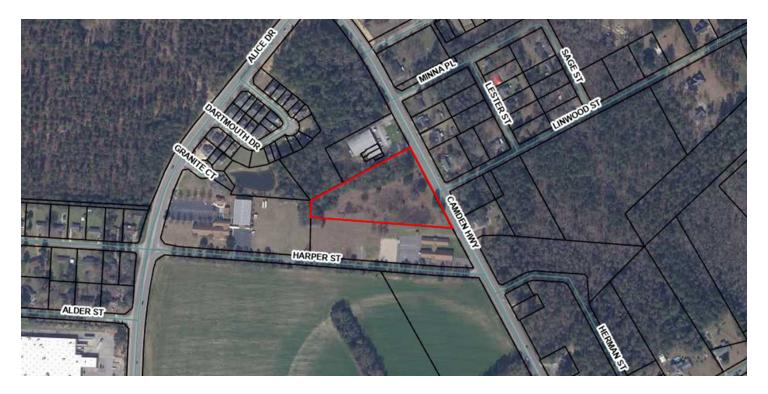
SALE

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 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 803 934 6597 jdavis@cbccornerstone.com Heather Tickel 803 778 1139 htickel@cbccornerstone.com



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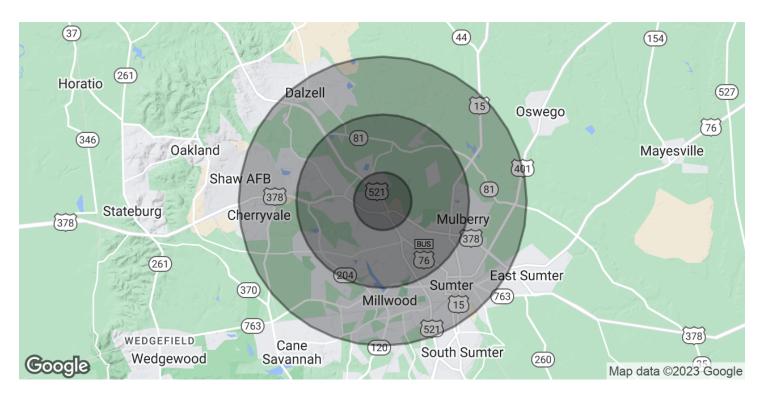


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SALE

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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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