

SALE / LEASE

WALMART BLVD 2385

2385 Walmart Boulevard Sumter, SC 29150

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



COLDWELL BANKER
COMMERCIAL
CORNERSTONE

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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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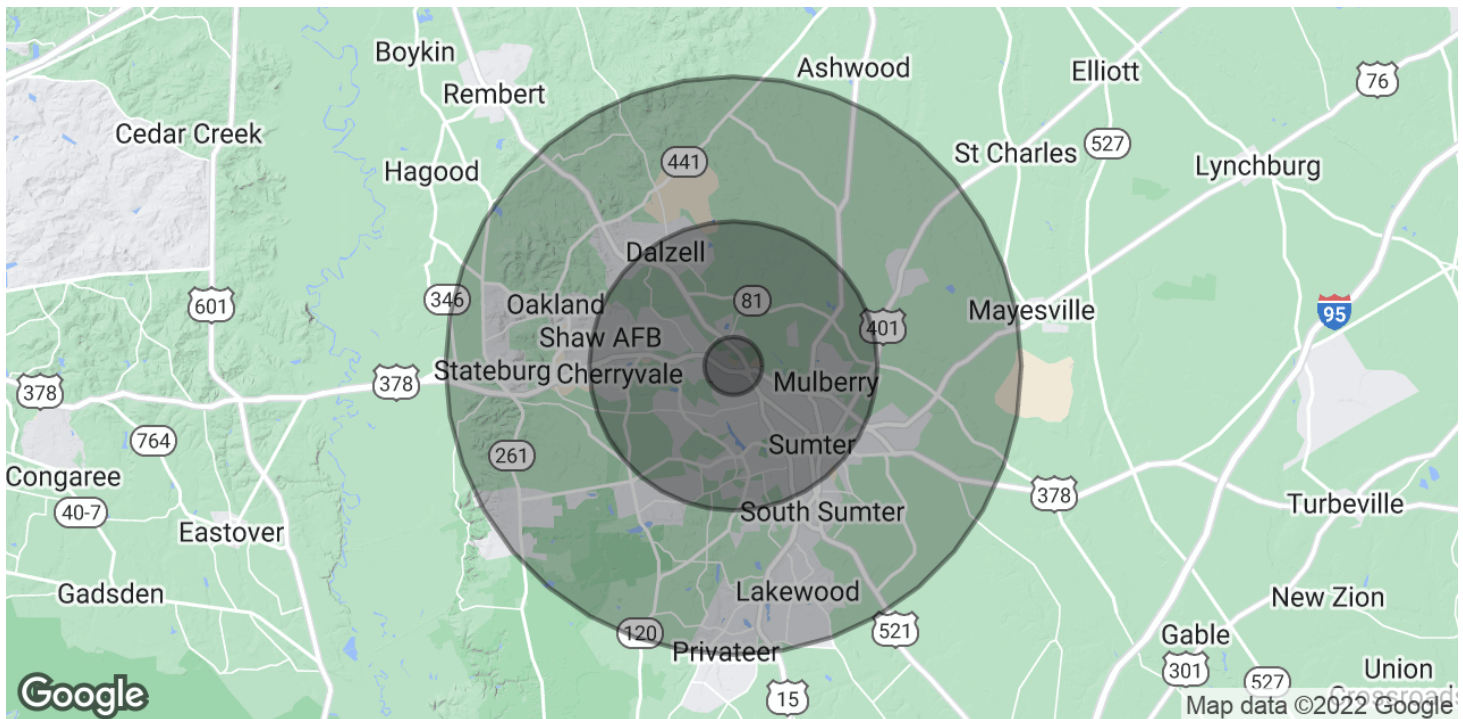


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,756	49,054	94,958
Average Age	38.8	36.4	35.5
Average Age (Male)	34.5	33.7	33.3
Average Age (Female)	42.9	38.3	37.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	733	18,398	34,900
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$52,596	\$54,135	\$50,407
Average House Value	\$123,958	\$148,945	\$134,957

* Demographic data derived from 2020 ACS - US Census

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