

**FOR LEASE**

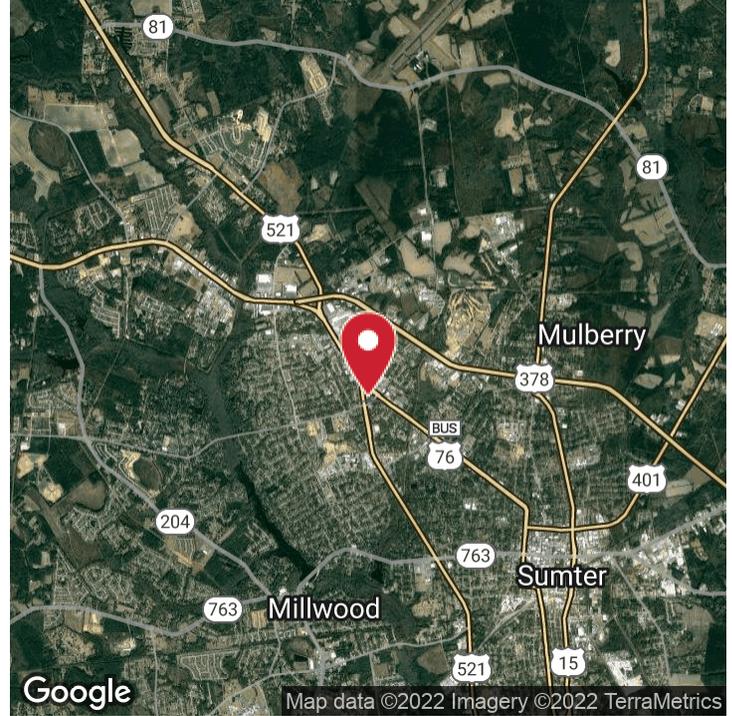
**Sumter, SC 29150**

**BRADHAM WILDER**  
803.309.4709  
BRADHAM@ERAWILDERREALTY.COM



699 Bultman Drive Sumter, SC 29150

# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	8,500 SF
Available SF:	1,700 - 3,400 SF
Lot Size:	0.2 Acres
Number of Units:	3
Year Built:	2008
Traffic Count:	6,300

## PROPERTY OVERVIEW

High visibility, exposure and access from both Bultman Drive/S. Wise Drive  
 Positioned on a signalized intersection  
 Located 9 miles from Shaw Air Force Base  
 Positioned between Mall of Sumter and Walmart Neighborhood Market  
 Steps away from USC Sumter and Central Carolina Tech

## PROPERTY HIGHLIGHTS

- Office/Retail Space located on the corner of Bultman Drive and S. Wise Drive
- 3400 SF available for lease
- \$15/SF base rent
- \$3.37/SF Pass throughs
- High visibility on Bultman Drive.
- Landlord will consider subdividing for the right tenant.
- Onsite Parking

## BRADHAM WILDER

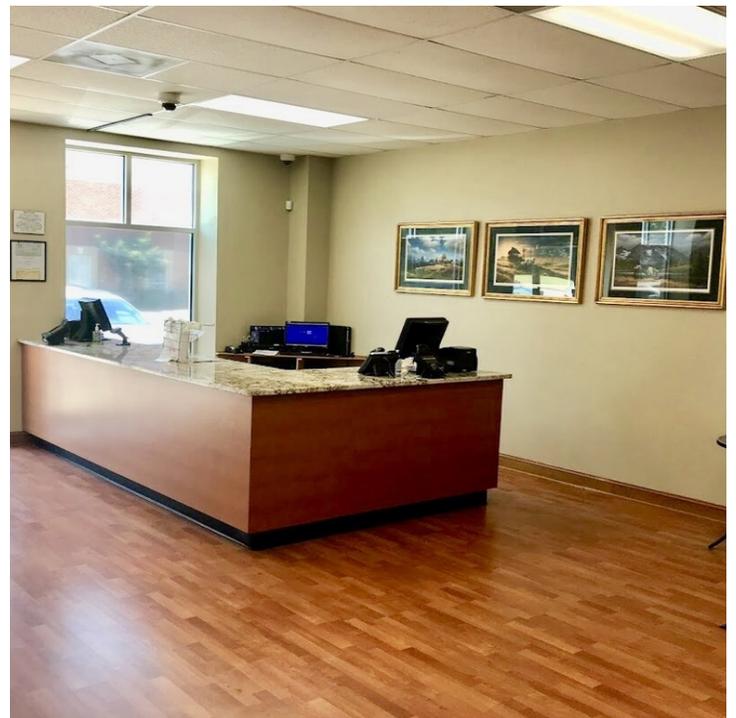
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# Additional Photos



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# Floor Plans

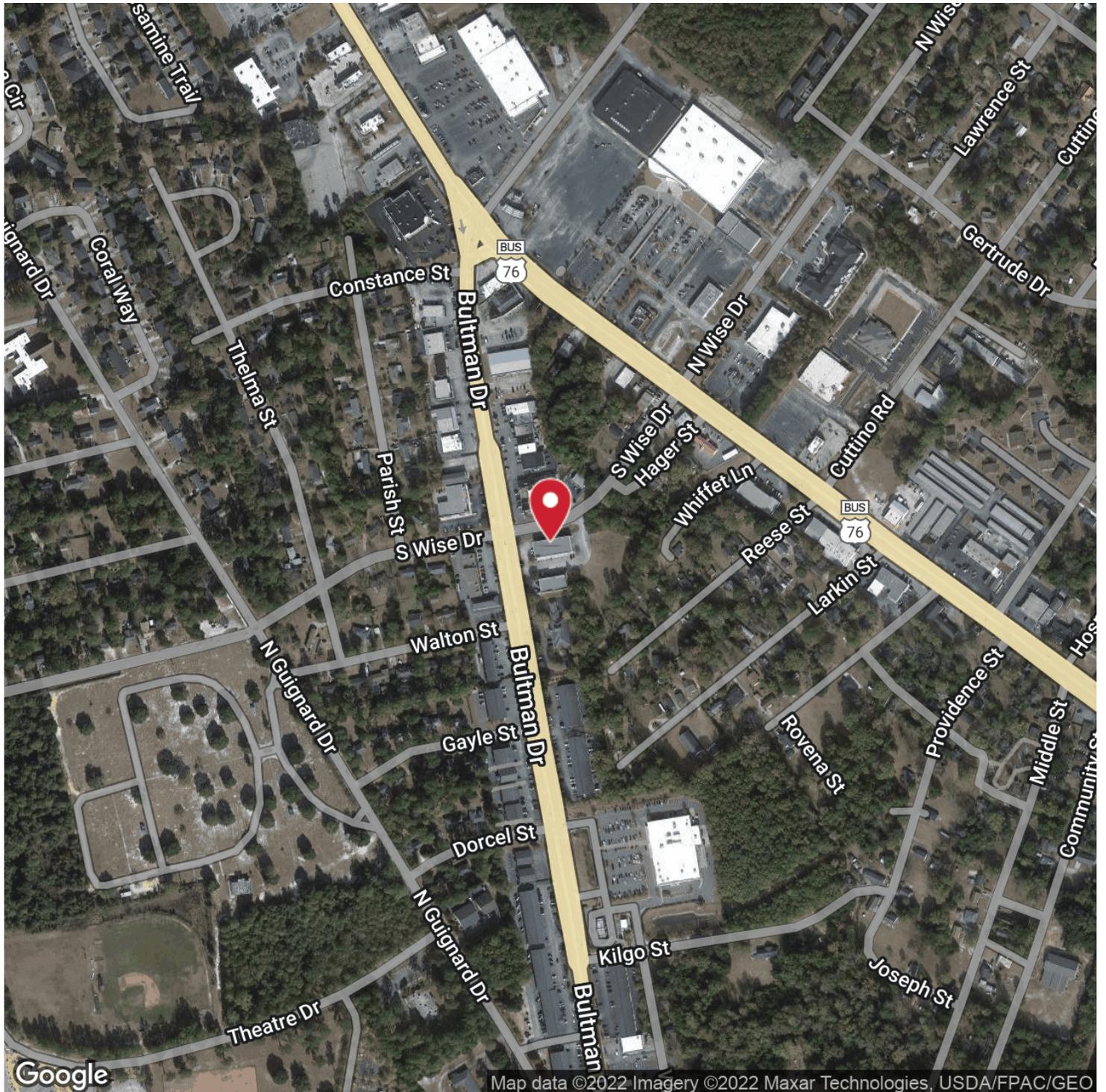


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# Location Map



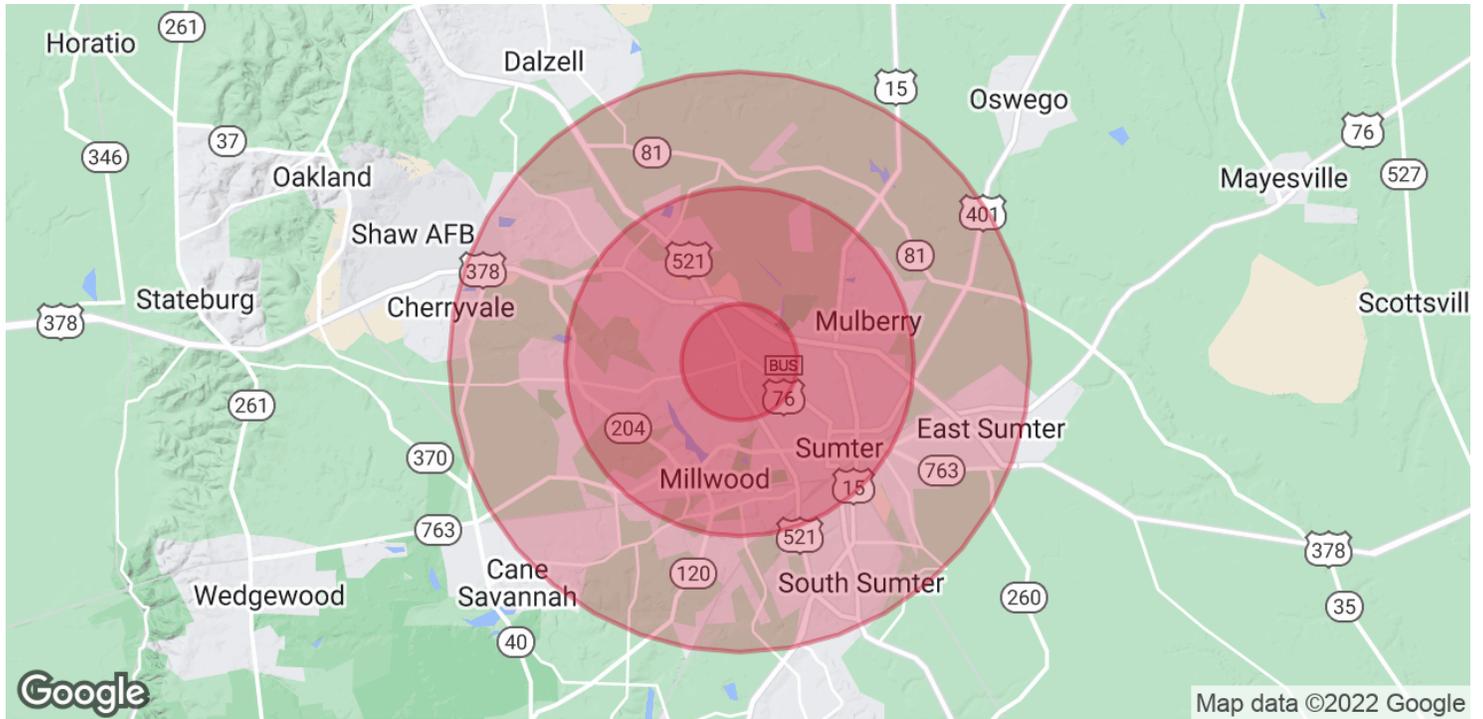
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# Demographics Map & Report

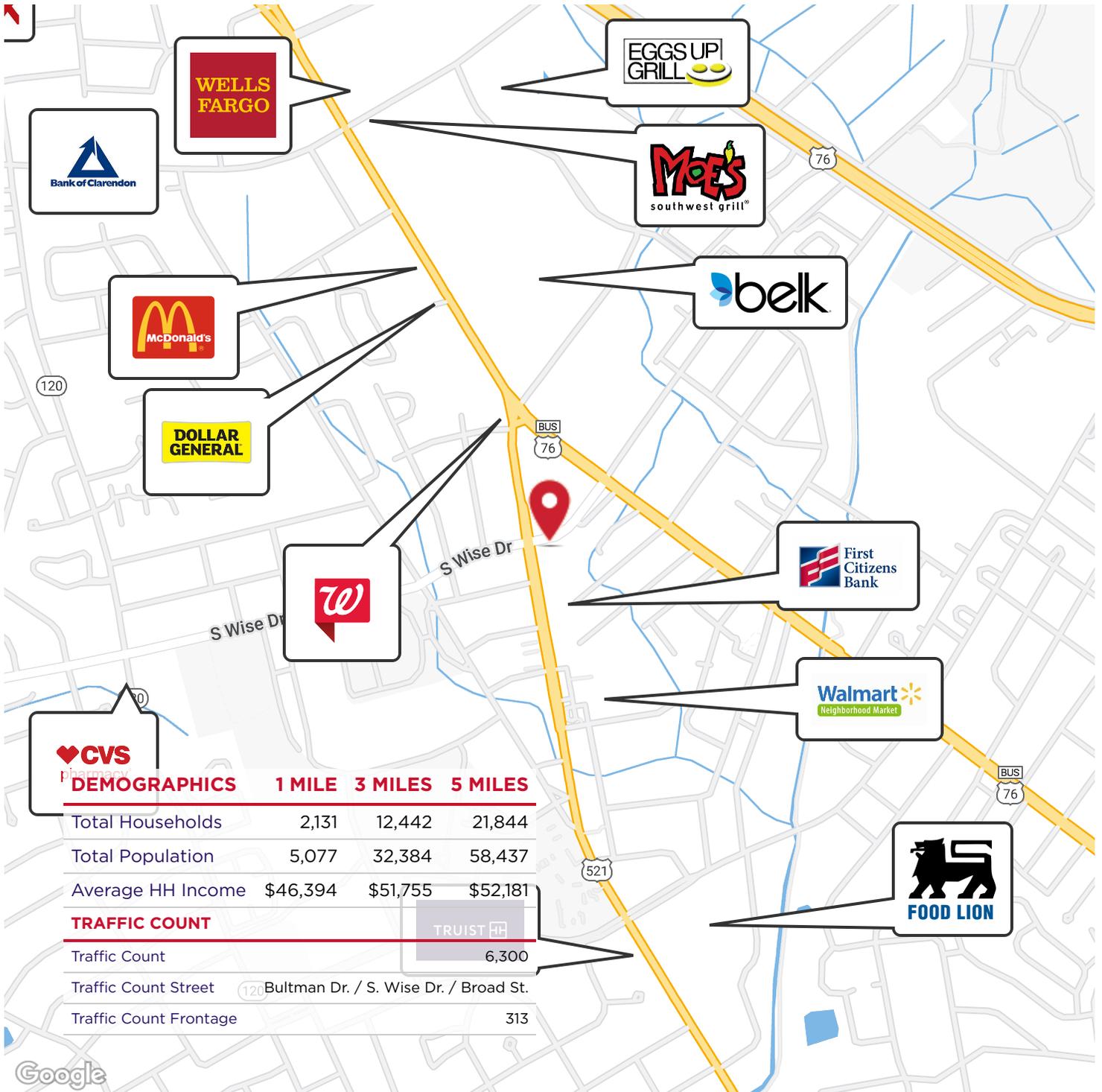


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,077	32,384	58,437
Average Age	37.1	37.0	36.9
Average Age (Male)	33.0	33.7	34.1
Average Age (Female)	41.6	39.2	38.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,131	12,442	21,844
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$46,394	\$51,755	\$52,181
Average House Value	\$69,465	\$140,571	\$149,512

\* Demographic data derived from 2010 US Census

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# Retailer Map



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