

FOR LEASE

Sumter, SC 29150

BRADHAM WILDER

803.309.4709

BRADHAM@ERAWILDERREALTY.COM



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

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Additional Photos



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Floor Plans



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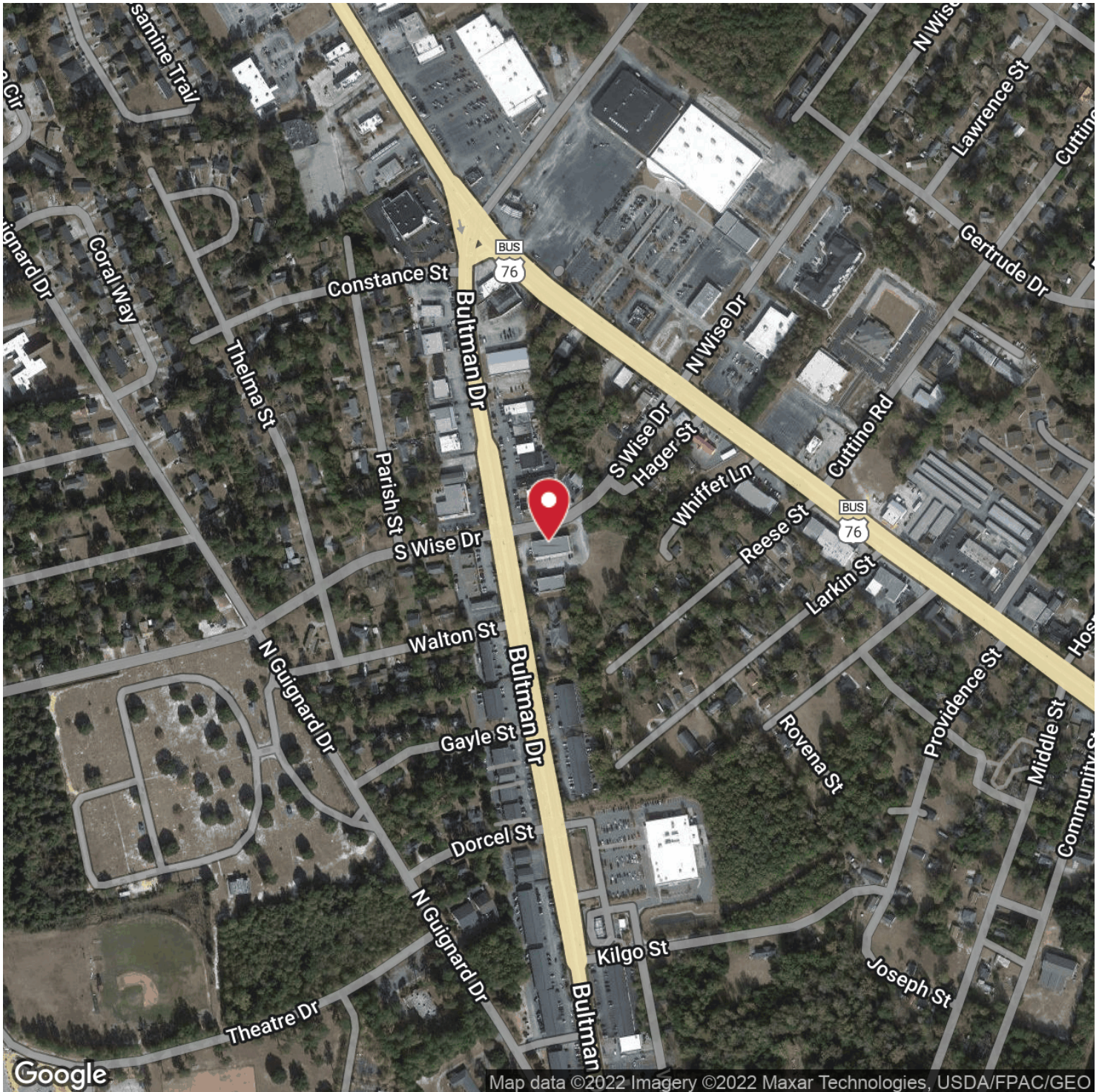
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Location Map



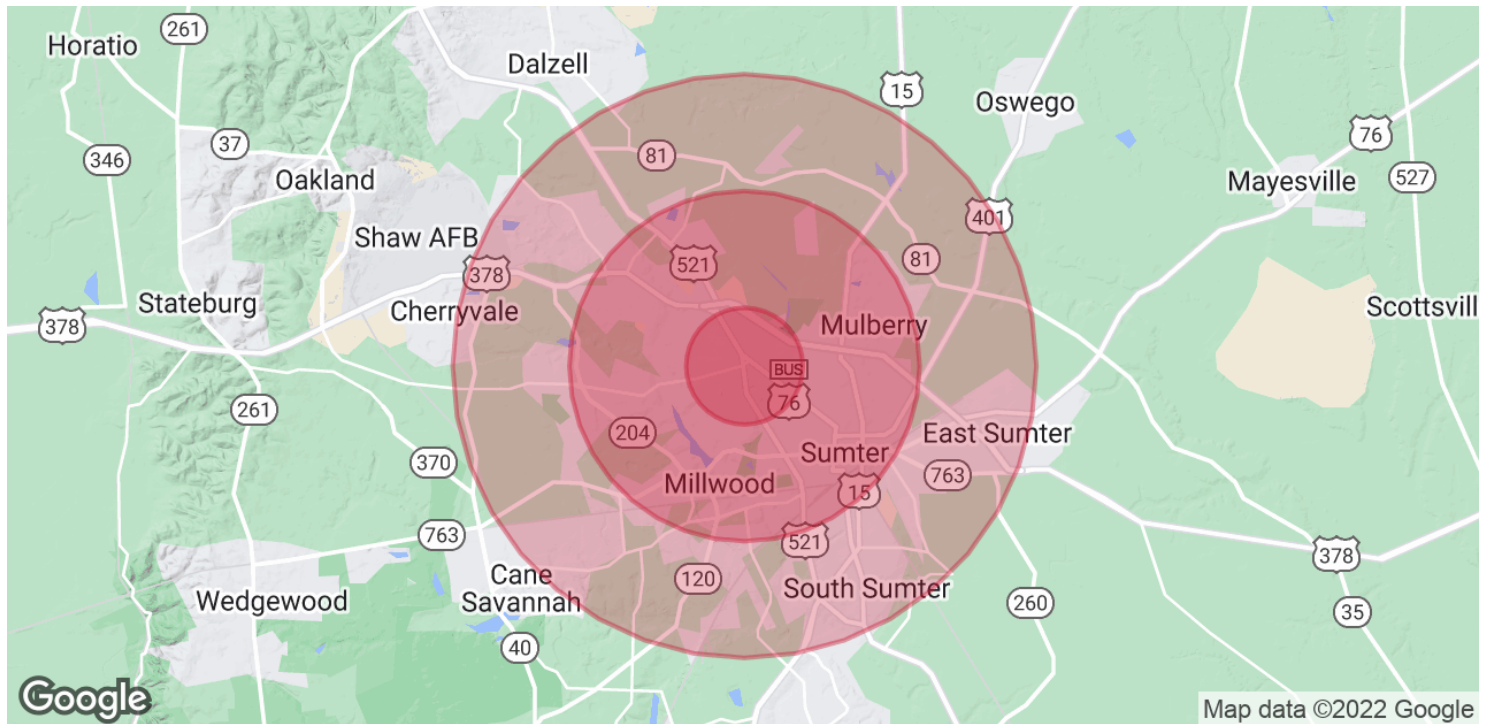
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
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
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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

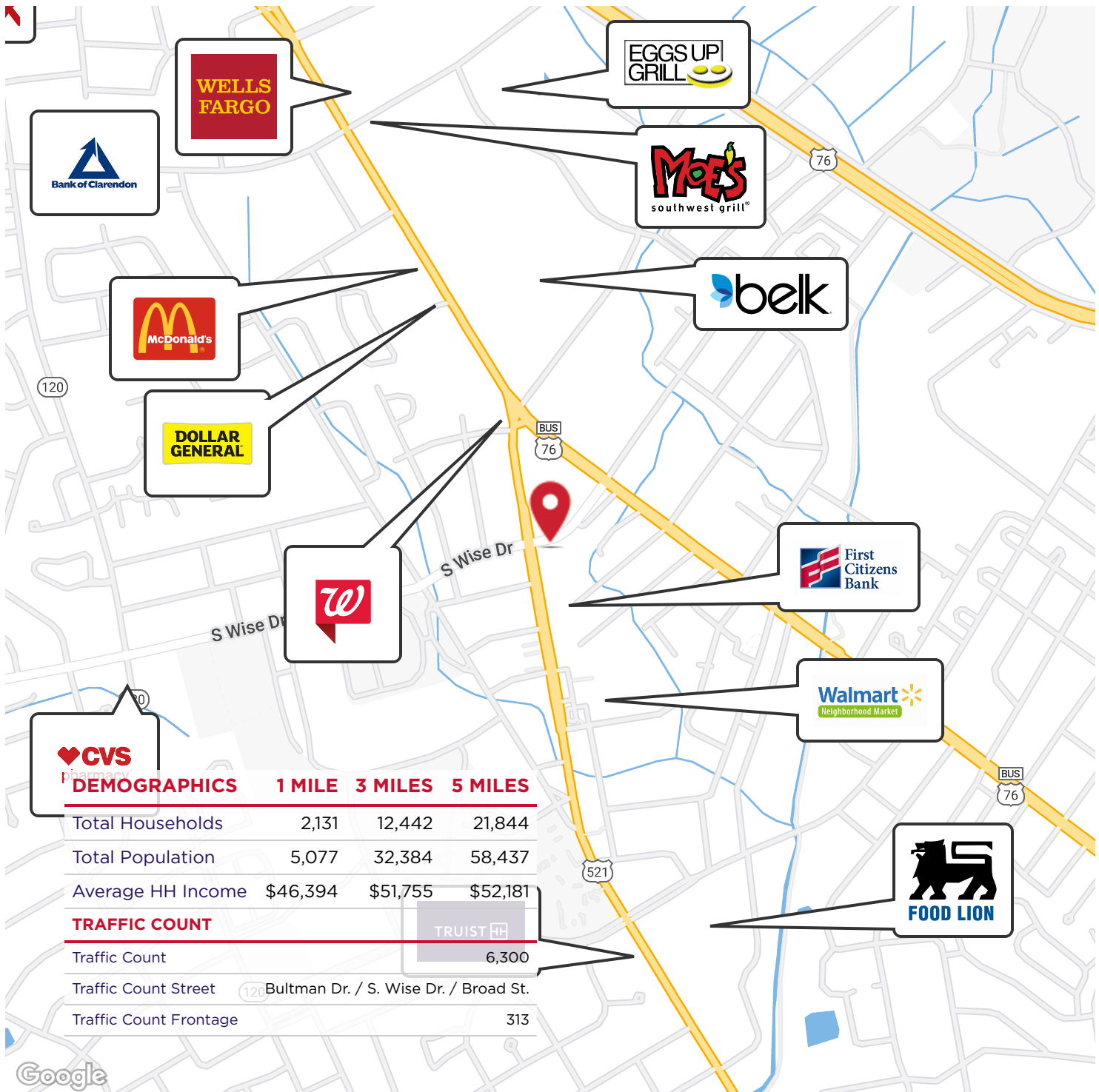
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Retailer Map

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