

FOR SALE

2995 Broad Street
Sumter, South Carolina, 29150



PROPERTY HIGHLIGHTS

This 1.85-acre corner lot, a former C-Store with 2,124 sq. ft. of space, sits at a signalized intersection on Broad Street, attracting a combined 30K daily vehicles. The site has full motion access on Stamey Livestock Rd and right-in right-out on Broad Street. The property is a prime candidate for a quick-service development, promising high visibility, access, and traffic flow.

BUILDING SF	2,124
LAND SF	78,884
YEAR BUILT	1990
PARKING	13 Spaces
TRAFFIC COUNTS	25,000 VPD

SIGNAGE TYPE	Pylon
1-MILE (POP.)	4,557
3-MILE (POP.)	20,326
MED. INCOME	\$57,330
SPACE USE	Retail



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Location Overview

Situated on Broad Street in Sumter, SC, this property stands on the main thoroughfare connecting downtown Sumter to Shaw Air Force Base. It also serves as a key route from Columbia, SC to Sumter, channeling coastal-bound traffic directly past this location. Just 1.5 miles from Sumter's retail epicenter, which features major outlets like Walmart, Lowe's, and Chick-fil-A, the site benefits from the synergy of high commuter and local shopper presence.



LEGAL INFORMATION

TAX PARCEL ID	1870002015
2022 RE TAXES	\$12,950
ZONING	GC General Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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