




±1.81 AC | ±2,124 SF FORMER C-STORE
Deed Restricted Against Competitive Uses

- \$650,000 | \$359,116/Acre
- Signaled Corner | 25,000 VPD
- Large Redevelopment Site | Ideal QSR Site
- 3 Mile Pop. 20,326 | 3 Mile Median HHI \$57,330

OFFERING MEMORANDUM
2995 Broad Street
Sumter, SC, 29150



±1.81 AC | ±2,124 SQFT FORMER C-STORE SITE

 **\$650,000**
Asking Price

ADDRESS

2995 Broad Street
Sumter, Sc

TAX ID

01870002015

SIZE

±1.81 Acres
±2,124 Sqft Building

TRAFFIC COUNTS

25K VPD Broad St
5K VPD Stamey Rd

ACCESS

Full Motion - Corner
Deceleration Lane

ZONING

GC
General Commercial

OFFERING OVERVIEW

Meybohm Commercial in partnership with Cushman & Wakefield is proud to present this property for sale in Sumter, SC exclusively. The property is a 1.85-acre corner lot, a former C-Store with 2,124 sq. ft. of space, and 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 quick-service development, promising high visibility, access, and traffic flow.



OFFER SUBMISSION GUIDELINES

LOI Overview

The Owner will only review and respond to offers that are submitted via their approved LOI format. The LOI can be downloaded by clicking the link below or by requesting the broker. To the right are notes for each section of the LOI. The property is being sold fully restricted against competitive uses with C-Stores. See exhibit B for use restrictions, QSR's will be allowed for this specific site.

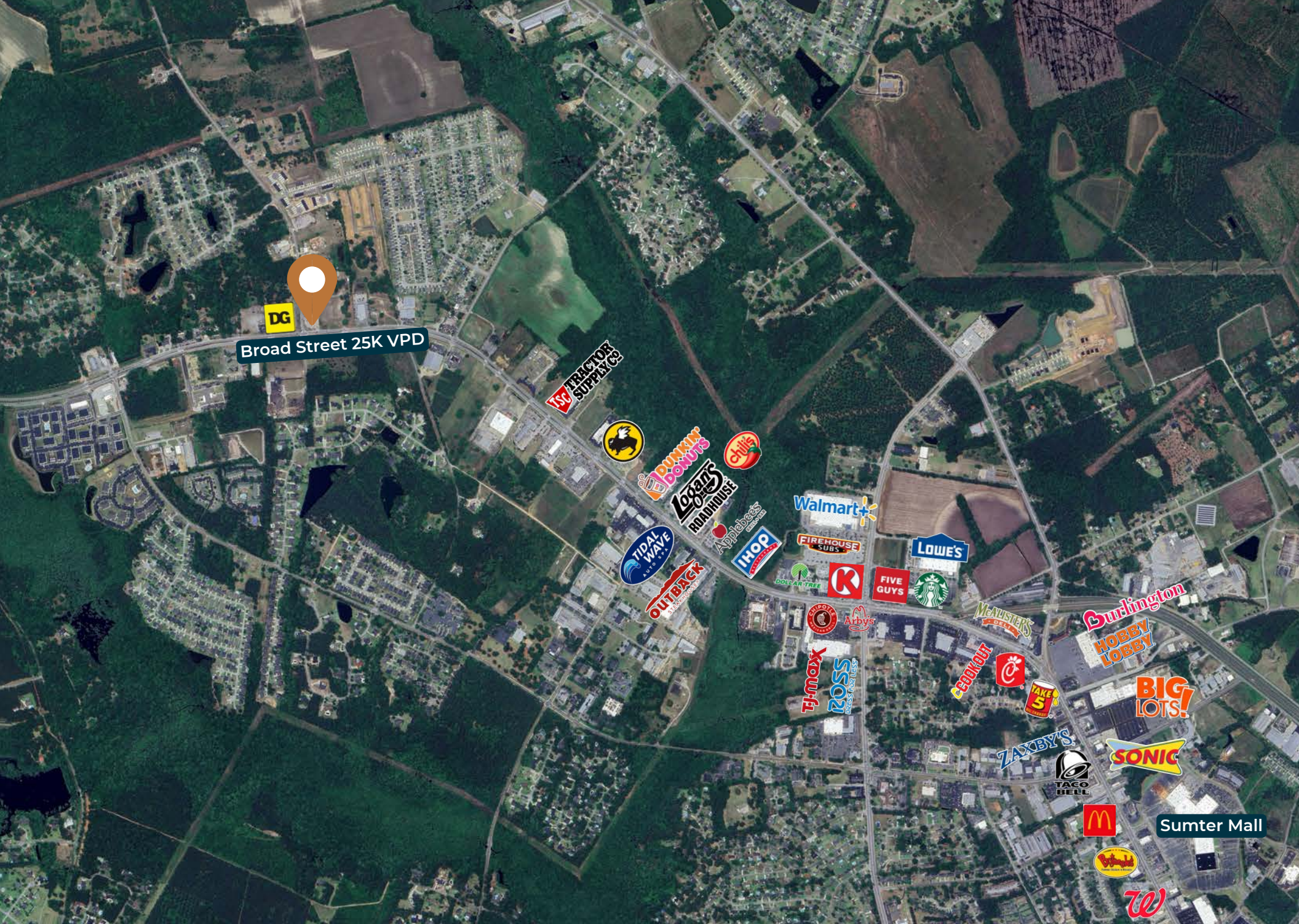
[Click to Download Template LOI](#)

Use Restrictions

The Property shall not be used for any of the following: (a) for the sale of any food or food products, dairy products, coffee or coffee based products, and soft drinks, except as may be sold through vending machines or as may be sold by a sit-down restaurant or bar, (b) as a convenience store, (c) for retail sale of gasoline or motor fuels, (d) for retail sale of electronic cigarettes, cigarettes, and tobacco products, (e) for the retail sale of beer and wine for off-premises consumption, (f) for the sale of food, drinks and/or snacks utilizing a mobile or "food truck" type use, including, without limitation, a moveable trailer, van or truck, (g) for the sale of lottery tickets, (h) as a self-service or full-service car wash, (i) for the operation of a national discount variety, including but not limited to, Dollar General, Dollar Tree, 99 Cents Only or Family Dollar and (j) for any use ancillary (including, but not limited to, a parking lot, stormwater drainage retention pond or other stormwater purposes) to a business engaged in the restricted activities referred to in subclauses (a) through (i) above. As used herein, the phrase "sale of gasoline or motor fuels" shall include the sale or lease of any other energy source for motor vehicles as may hereafter be used in conjunction with or as an alternative to gasoline.

LOI Instructions

1. LOI must be in Word version.
2. EM: they like to see 5% of the sales price here.
3. Enter all buyer information
4. Complete property information, including county
5. Enter the purchase price
6. USE – MUST BE ENTERED!
7. Financing – if you are getting financing, they prefer to know the lender upfront.
8. No changes to this section
9. No changes to this section
10. No changes are allowed to this section
11. Inspection Period – 60 days, maybe 90 with a good reason for needing that long.
12. Environmental – no changes allowed to this section
13. Survey – no changes allowed to this section
14. No changes
15. No changes
16. Fees – the way the fees are set up is the preferred fee structure and we will push back every time. The buyer needs to pay for everything marked in the list.
17. Complete this section. If no conditions, put NONE
18. Closing – MUST close 30 days after inspection and/or permitting period. Any longer will not work.
19. No changes
20. Commission
21. No changes are allowed here
22. No changes are allowed here



Broad Street 25K VPD

DG

Tractor Supply Co.



Dunkin' Donuts



Logans Roadhouse



Applebee's



IHOP

Walmart

Firehouse Subs



Five Guys

Lowe's



Mani's

Burlington

Hobby Lobby

Big Lots

Sonic

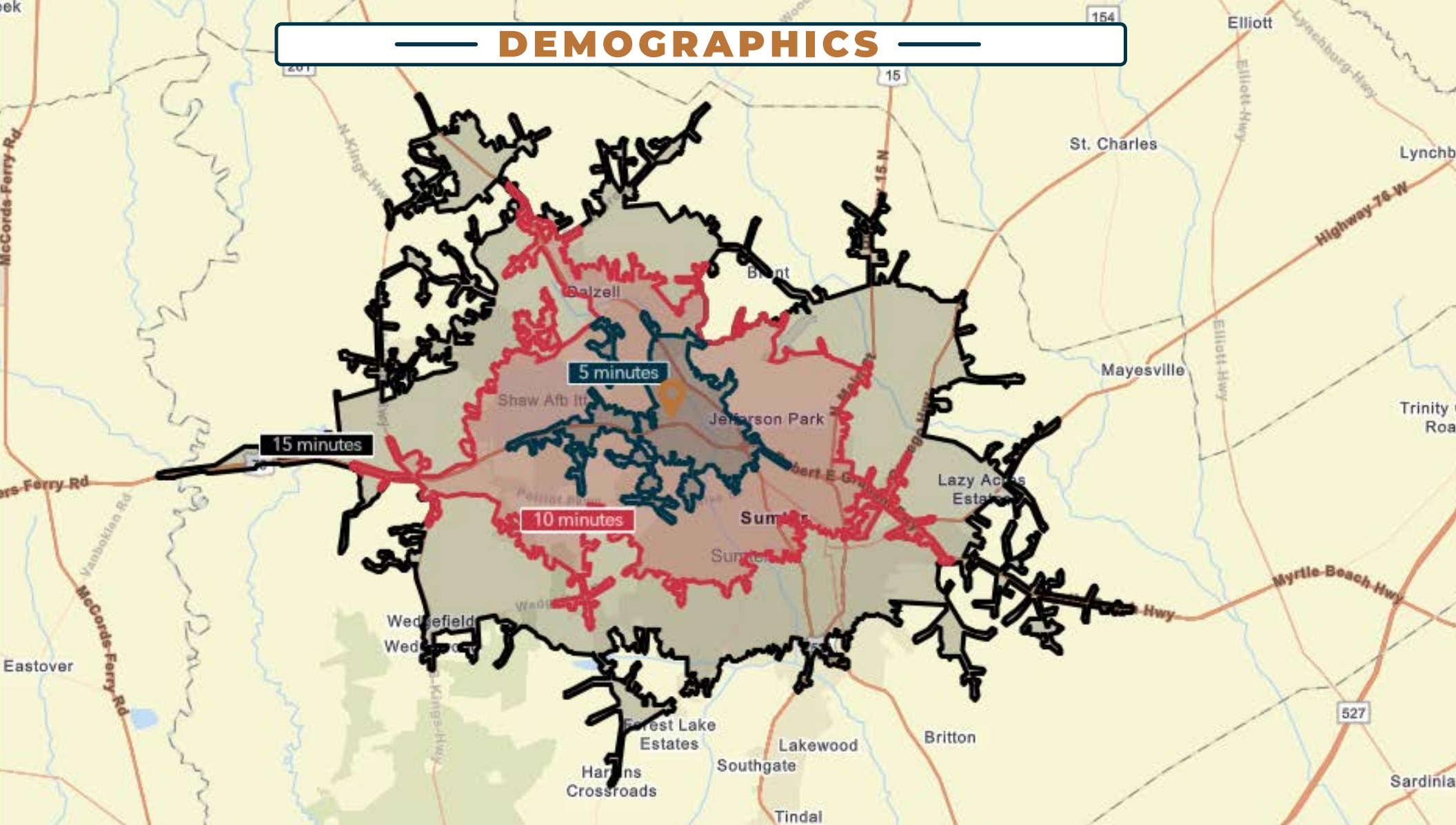


Sumter Mall



W

DEMOGRAPHICS



Drive Time Radii

	5 Min	10 Min	15 Min
Population	8,223	42,478	76,625
Median HH Income	\$55,073	\$50,430	\$47,079
Median Age	37.1 Yrs	37.2 Yrs	37.8 Yrs