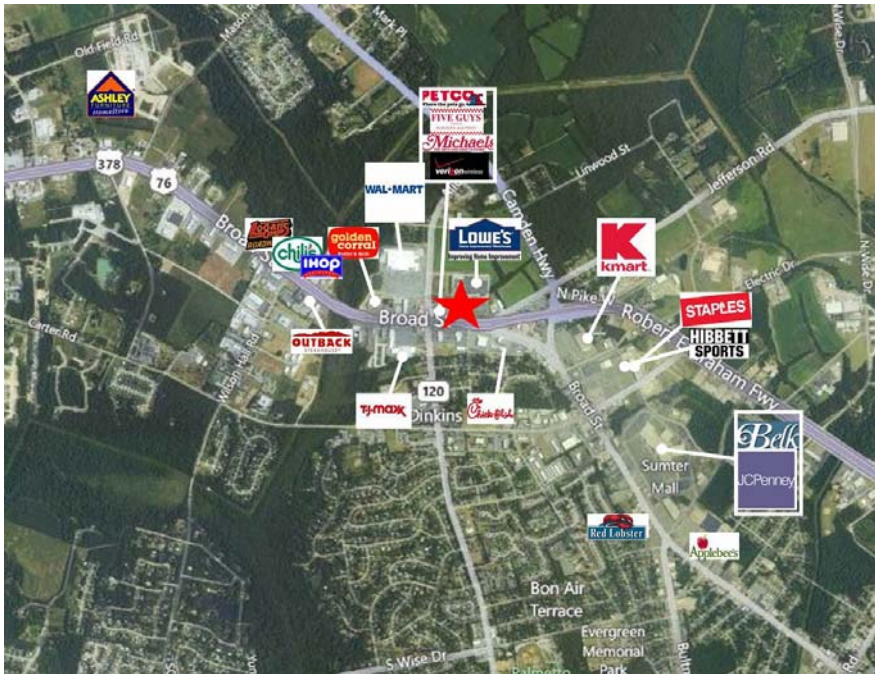


1251 Broad Street – Sumter, SC



LOCATION: In front of Lowe’s on Broad Street (Hwy 76/378) and Alice Drive, with access from both roads.

FACTS:

- Parcel
- Size: .74 acres
- GLA: Up to 6,100 SF
- Year Built: 2013 Delivery
- Parking: 51 spaces (10/1000)
- Traffic: Broad St. – 21,500 ADT
Alice Dr. – 13,100 ADT
- Tenants: Aspen Dental, Starbucks

COMMUNITY:

- Broad Street is the main retail corridor for the greater Sumter area.
- Alice Drive is a primary residential arterial.
- Sumter County’s population is projected to exceed 115,000, with the scheduled expansion of Shaw Air Force Base.
- It is estimated that with the addition of the Third Army to Shaw Air Force Base, the economic impact to Sumter will grow to \$1.74 billion per year.
- Continental Tire plans to build a new \$500 million tire manufacturing plant in Sumter. The plant will create 1,700 new jobs over the next 10 years.

NEIGHBORHOOD:

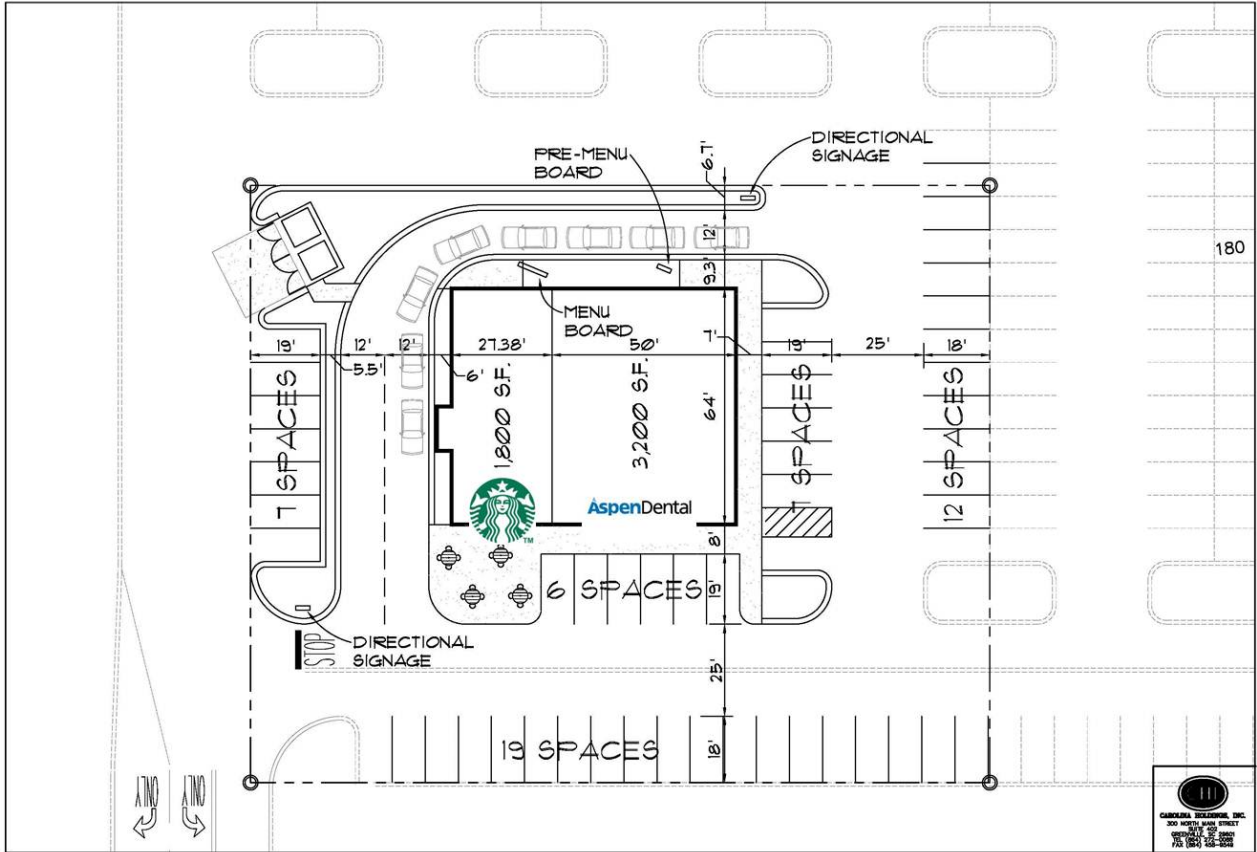
Wal-Mart	Lowe’s	Petco	Sears
Home Depot	Staples	Verizon Wireless	JCPenney
Michael’s	Belk	AT&T	TJ Maxx
Outback	Red Lobster	Logan’s	Chick-fil-A
Chili’s	Golden Corral	Five Guys	

DEMOGRAPHICS:

2013 Estimates	10 Mile Radius
Population	94,312
Avg. Household Income	\$42,661
Household Growth 2000 – 2010	7%



SITE PLAN:



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