



LOCATION:

On Broad Street (Hwy 76/378) next to the newly opened SpringHill Suites by Marriott

FACTS:

- Parcel Size: 3.2 acres
- GLA: 8,300 SF
- Built: 2015
- Parking: 120 spaces (15/1,000)
- Traffic: Broad Street - 28,300 ADT

COMMUNITY:

- Broad Street is the main retail corridor for the greater Sumter area.
- 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 is building a new \$500 million tire manufacturing plant in Sumter. The plant will create 1,600 new jobs over the next 10 years.**

NEIGHBORHOOD:

| | | | |
|------------|---------------|------------------|-------------|
| Wal-Mart | Lowe's | Petco | Starbucks |
| 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 | Aspen Dental | Five Guys |

DEMOGRAPHICS:

| | |
|------------------------------|-----------------------|
| 2016 Estimates | 10 Mile Radius |
| Population | 94,576 |
| Avg. Household Income | \$57,662 |
| Household Growth 2000 – 2016 | 10% |

Featuring



SITE PLAN:



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