

For Lease
±1336 - ±6749 SF
Retail Building

480 apartments 100% occupied
within the master development



NAI Columbia

Yampa Street at Broad Street

Sumter, SC

CONTACT THE BROKERS

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PROPERTY Features

Yampa Street at Broad Street, Sumter, SC

Description: The new construction building fronts on Broad Street's retail corridor in Sumter, SC. It's proximity to Shaw Airforce Base and the Sumter market allows it to capture the abundant amount of visibility produced by daily vehicles traveling via Broad Street. The building is situated at the Broad Street entrance to a 40-acre, 480 unit fully occupied apartment complex residing directly behind the building.

Shaw Airforce Base: The base's population consists of 7,140 active duty military members, 14,000 family members and 730 civilians.

Building SF: ±15,000 SF

Available Suites:

- Suite 135 - 1,336 SF
- Suite 140 - 1,336 SF
- Suite 145 - 1,336 SF
- Suite 150 - 1,336 SF
- Suite 155 - 1,405 SF

Zoning: GC (General Commercial)

2022 Traffic Counts: Broad Street - 25,500 VPD

Population: 46,123

Households: 17,908

Average Household Income: \$62,494

Lease Rate: \$21.00/SF (\$6.42/SF, NNN)

807 Gervais Street, Suite 200
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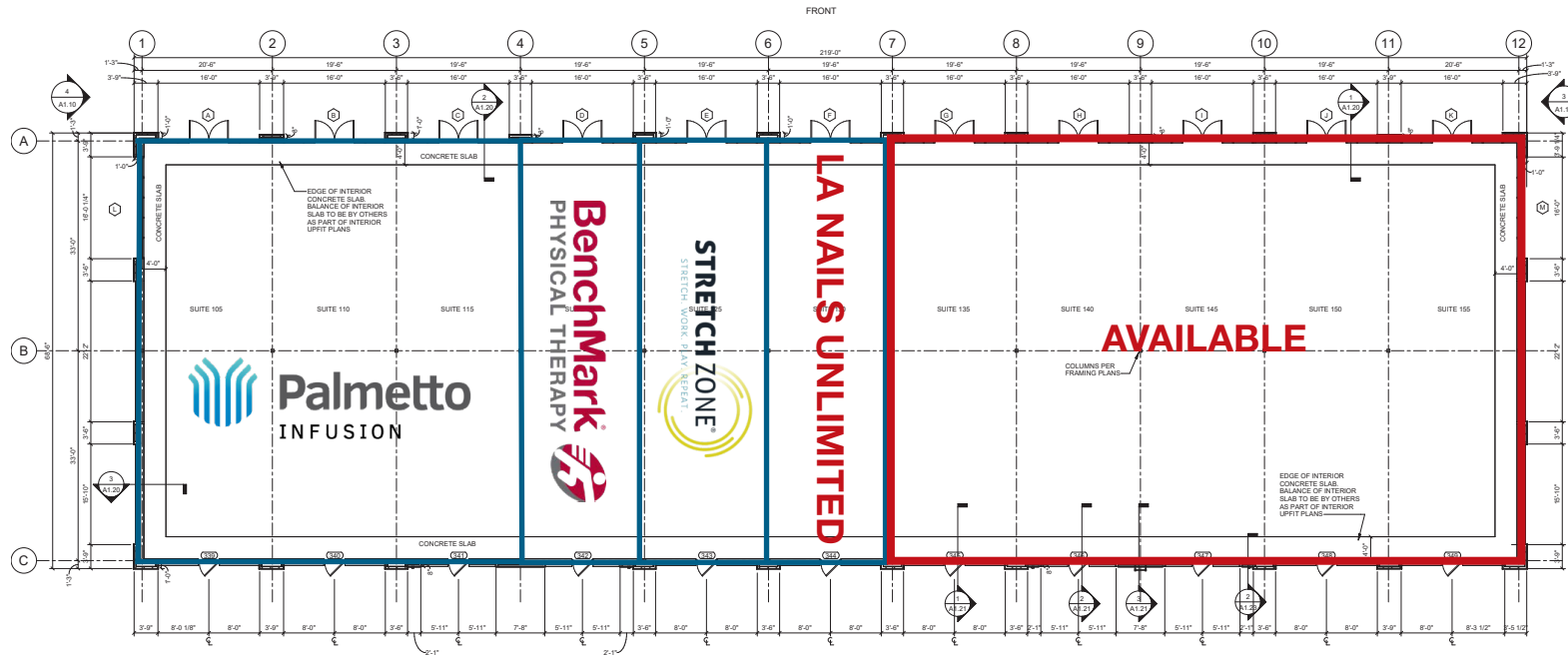
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FLOOR Plan

Yampa Street at Broad Street, Sumter, SC



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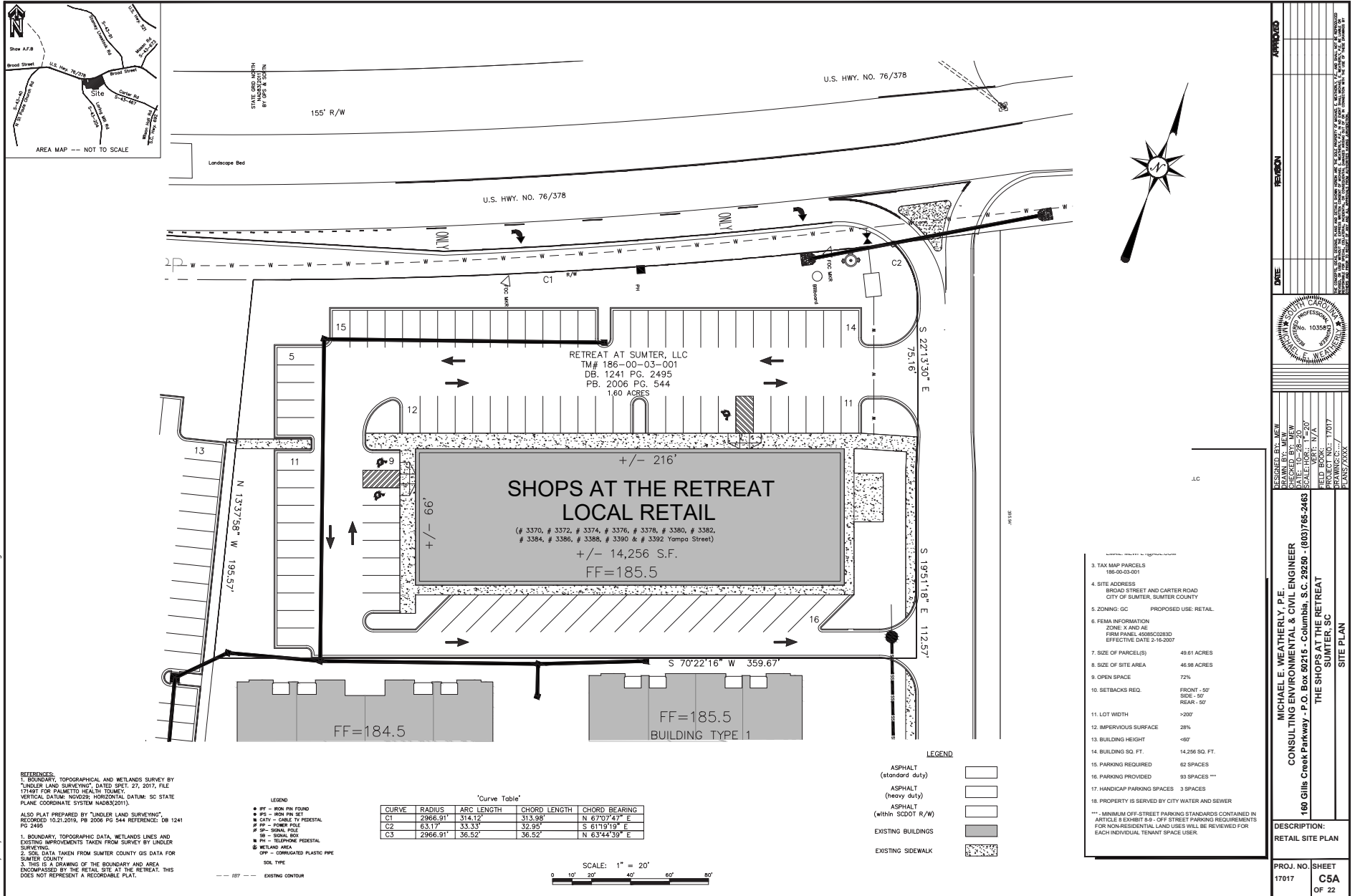
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SITE Plan

Yampa Street at Broad Street, Sumter, SC

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10/28/2020 10:41 PM Broad Street Property - Phase2 - Model - Acad10 - 10.28.20 - Retail Site Plan.dwg



Subject →

Broad St

RaceTrac

CIRCLE K

76

Carter Rd



Map Updated: Friday, March 8, 2024. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.

Demographic Profile

Yampa Street & Broad Street | Sumter, SC

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2023 Age Dist.				Median Household Income			
2020 Census	3,063	19,585	51,238	0 - 4	6.1%	6.2%	6.5%	2023 Estimate	\$52,440	\$59,143	\$51,257
2023 Estimate	3,735	20,293	51,572	5 - 9	6.1%	6.4%	6.7%	2028 Projection	\$58,004	\$65,167	\$56,316
2028 Projection	4,008	20,795	51,812	10 - 14	5.4%	6.5%	6.5%				
% Chg. 2022-2027	7.3%	2.5%	0.5%	15 - 19	5.3%	6.1%	6.3%	Average Household Income			
				20 - 24	6.1%	5.9%	6.6%	2023 Estimate	\$85,325	\$84,986	\$72,337
Households				25 - 34	17.0%	14.4%	14.0%	2028 Projection	\$95,946	\$95,253	\$82,267
2020 Census	1,347	7,906	20,391	35 - 44	13.0%	12.9%	12.9%				
2023 Estimate	1,692	8,344	20,840	45 - 54	9.6%	10.7%	10.5%	Per Capita Household Income			
2028 Projection	1,865	8,698	21,288	55 - 64	10.1%	11.8%	11.6%	2023 Estimate	\$37,593	\$34,831	\$29,480
				65 - 74	10.3%	10.9%	10.5%	2028 Projection	\$43,370	\$39,720	\$34,061
Families				75 - 84	6.8%	5.7%	5.6%				
2010 Census	540	4,615	12,791	85+	4.2%	2.5%	2.3%	2023 Household Income Dist.			
2023 Estimate	880	5,468	13,796					Less than \$15,000	13.1%	12.8%	17.8%
2028 Projection	957	5,674	14,039	Median Age				\$15,000 - \$24,999	8.0%	8.2%	9.9%
				2010 Census	29.8	34.4	33.5	\$25,000 - \$34,999	9.1%	7.0%	8.2%
2023 Housing Data				2023 Estimate	37.8	38.4	37.5	\$35,000 - \$49,999	18.3%	14.9%	12.9%
Owner Occ. Housing Units	719	4,919	12,501	2028 Projection	40.7	39.9	39.0	\$50,000 - \$74,999	11.7%	15.7%	16.8%
Renter Occ. Housing Units	1,060	3,425	8,339					\$75,000 - \$99,999	15.9%	14.0%	12.3%
				Average Household Size				\$100,000 - \$149,999	10.8%	13.9%	11.8%
2023 Business Data				2020 Census	0.00	0.00	0.00	\$150,000 - \$199,999	6.3%	8.5%	7.3%
Total Businesses:	68	720	1,753	2023 Estimate	2.10	2.37	2.40	\$200,000 and Up	6.7%	5.0%	3.0%
Total Employees:	923	8,555	19,588	2028 Projection	2.05	2.33	2.36				