



COMMERCIAL SPACE FOR LEASE BESIDE SHAW AIR FORCE BASE

1230 Peach Orchard Road
Sumter, SC 29154

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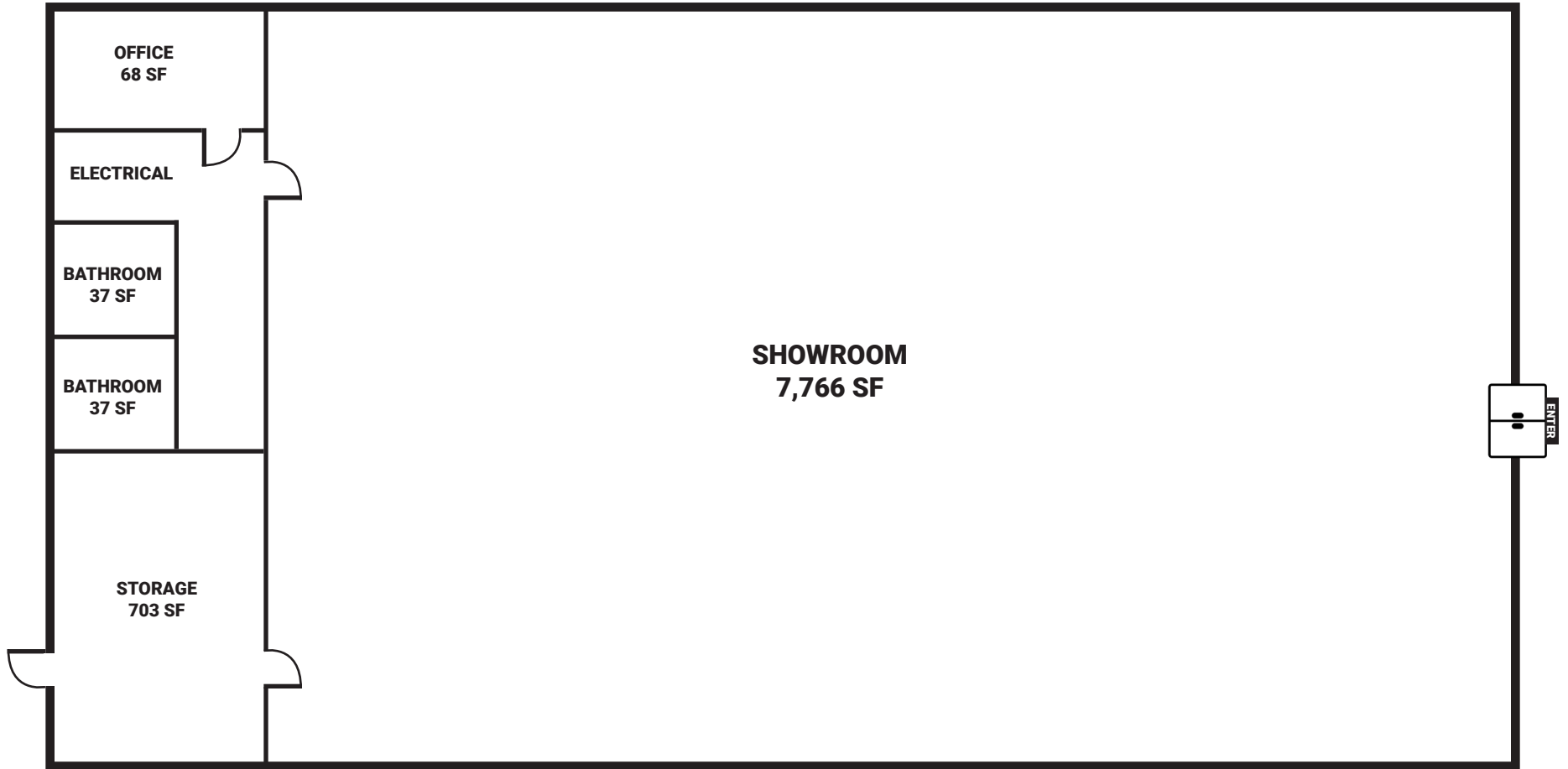


OFFERING SUMMARY

PROPERTY OVERVIEW

Lease Rate:	\$9.00 PSF
Total Available:	9,180 SF
Lease Type:	\$2.27 NNN
Tax ID:	132-09-02-059
Zoning:	GC - General Commercial

Excellent retail opportunity adjacent to Shaw Air Force Base. This 9,180sf standalone building, formerly a successful dollar store, offers an open layout in great condition. Perfect for retail chains, convenience stores, fitness centers, liquor stores, and more. With 4.74 parking/1000sf leased, ample parking ensures convenience for customers. Approximately 10,000 VPD on Peach Orchard Rd and over 15,000 VPD at the intersection with Broad St (Hwy 378)





SITE

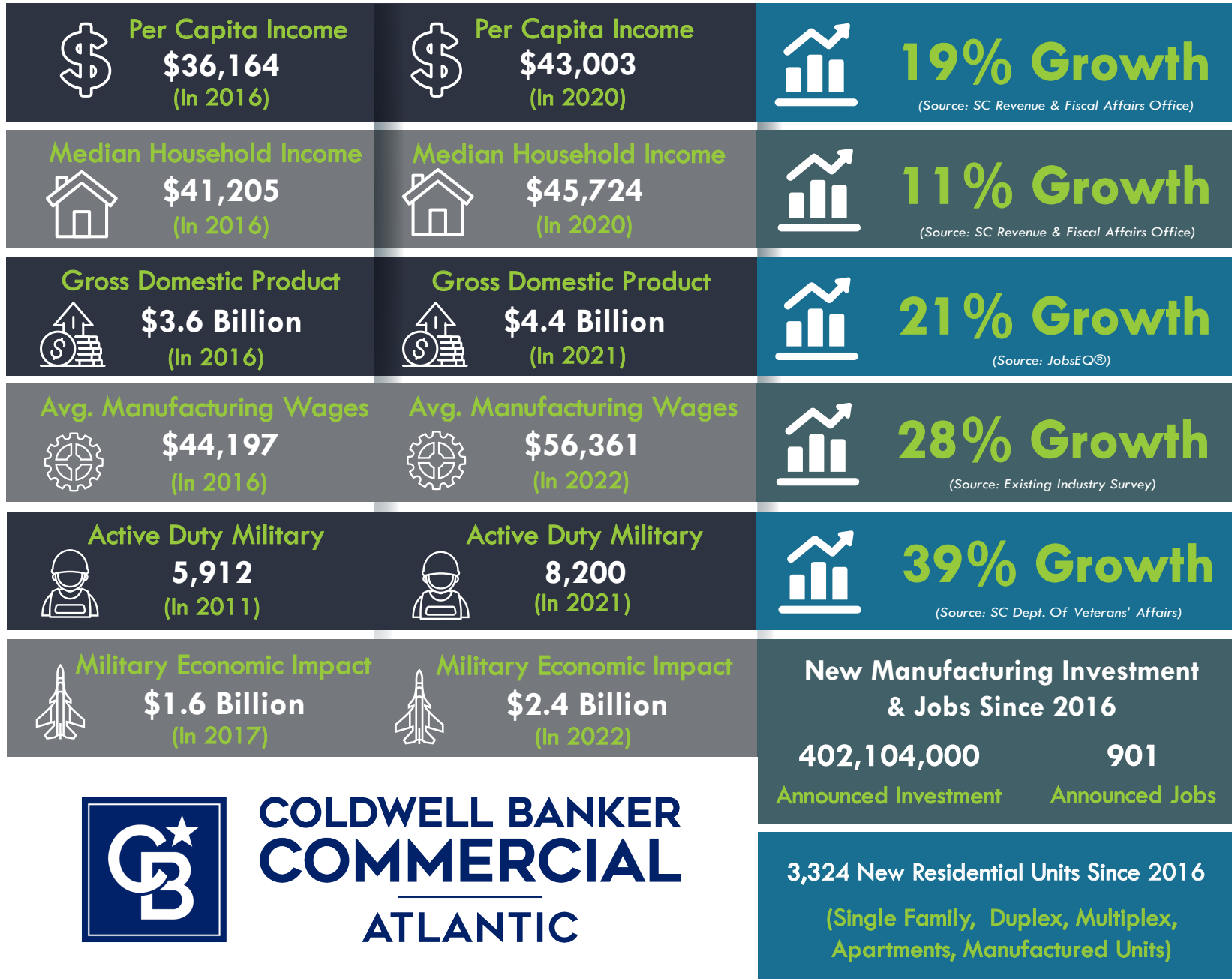
PEACH ORCHARD ROAD 10,100 VPD 2022

AREA RETAILERS



- 1 Food Lion
Advance Auto Parts
Subway
Salvation Army Thrift Store
- 2 McDonald's
- 3 Jeffrey Lampkin's Country Kitchen
- 4 Scooter's Coffee
- 5 O'Reilly's Auto Parts
- 6 Dollar General
- 7 Papa John's Pizza
- 8 Teppanyaki Cafe
- 9 Shaw Air Force Base

Our Community is located in the heart of South Carolina and is matched with an exceptional quality of life. With forward momentum in median household income and continued growth in exports, we are moving ahead and making a difference.



DEMOGRAPHICS



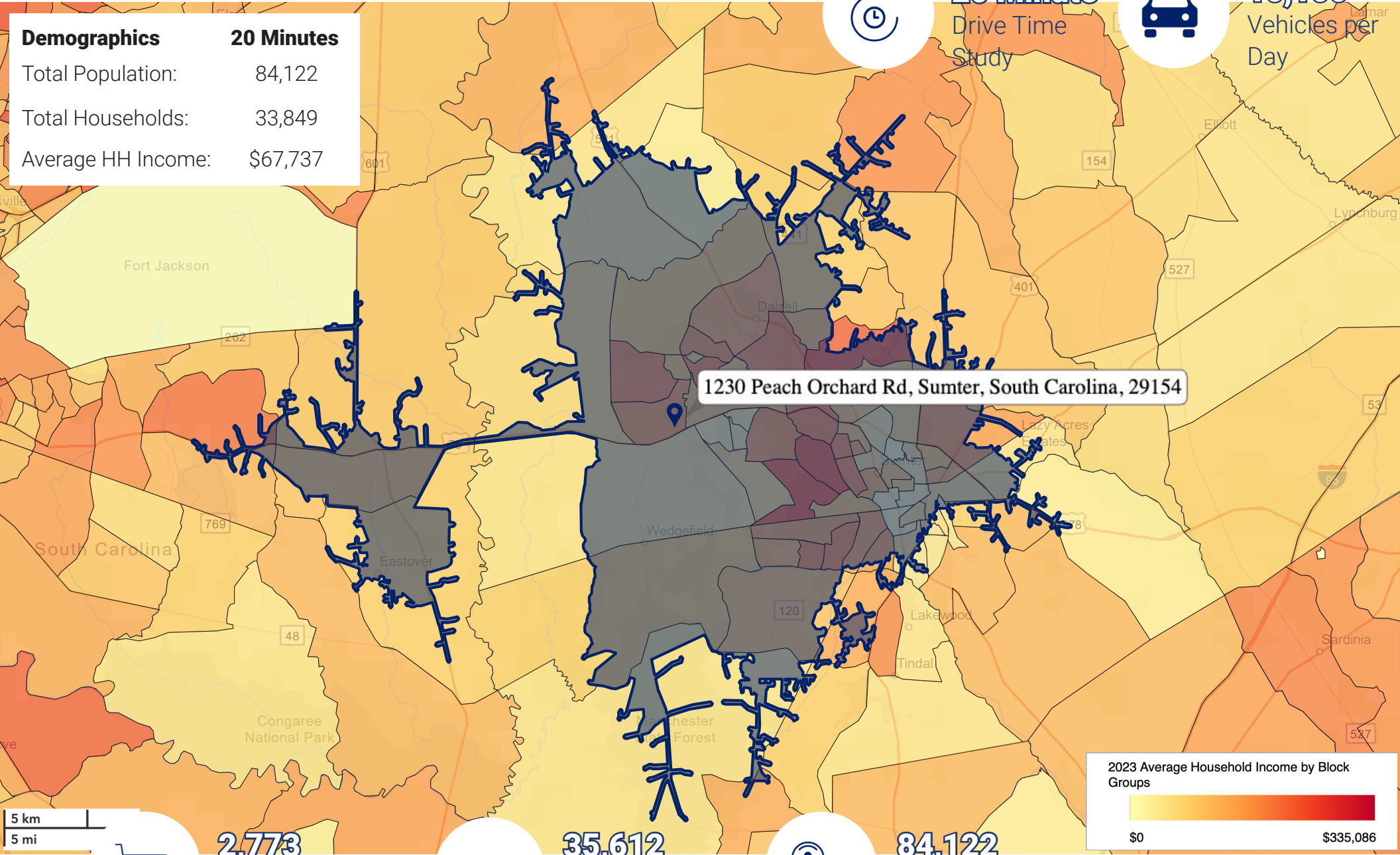
20 Minute
Drive Time
Study



10,100
Vehicles per
Day

Demographics 20 Minutes

Total Population: 84,122
Total Households: 33,849
Average HH Income: \$67,737



1230 Peach Orchard Rd, Sumter, South Carolina, 29154



5 km
5 mi



2,773
Businesses
within 20 Mins



35,612
Employees
within 20 Mins



84,122
Population
within 20 Mins

All demographics based on Esri forecasts for 2023

SCDOT AADT 2022



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