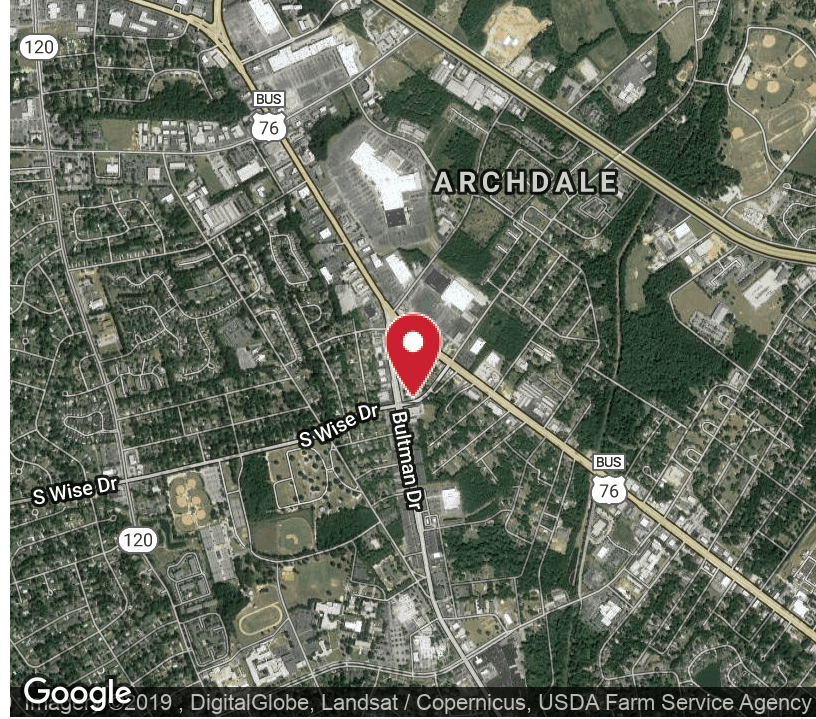


Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,250,000
Available SF:	1,700 SF
Lot Size:	0.2 Acres
Year Built:	2008
Building Size:	8,500 SF
Price / SF:	\$147.06

PROPERTY OVERVIEW

8,500 SqFt Office/Retail space located on the corner of Bultman Drive and S. Wise Drive

High visibility, exposure and access from both Bultman Drive/S. Wise Drive signalized intersection

Located 9 miles from Shaw Air Force Base

Positioned between Mall of Sumter and Walmart Neighborhood Market

Steps away from USC Sumter and Central Colina Tech

Onsite parking

PROPERTY HIGHLIGHTS

- 8.976% Cap Rate
- Fully leased Multi-Tenant Retail building located in the heart of Sumter
- Front 3400 sq ft has 5 year lease at \$15/sf NNN (\$51,000)
- Middle 3400 sq ft has 5 year lease at \$12/sf NNN (\$40,800)
- Back 1700 sq ft has 5 year lease at \$12/sf NNN (\$20,400)

BRADHAM WILDER

803.309.4709

BRADHAM@ERAWILDERREALTY.COM



699 Bultman Drive Sumter, SC 29150

Additional Photos



BRADHAM WILDER

803.309.4709

BRADHAM@ERAWILDERREALTY.COM



699 Bultman Drive Sumter, SC 29150

Additional Photos



BRADHAM WILDER

803.309.4709

BRADHAM@ERAWILDERREALTY.COM



699 Bultman Drive Sumter, SC 29150

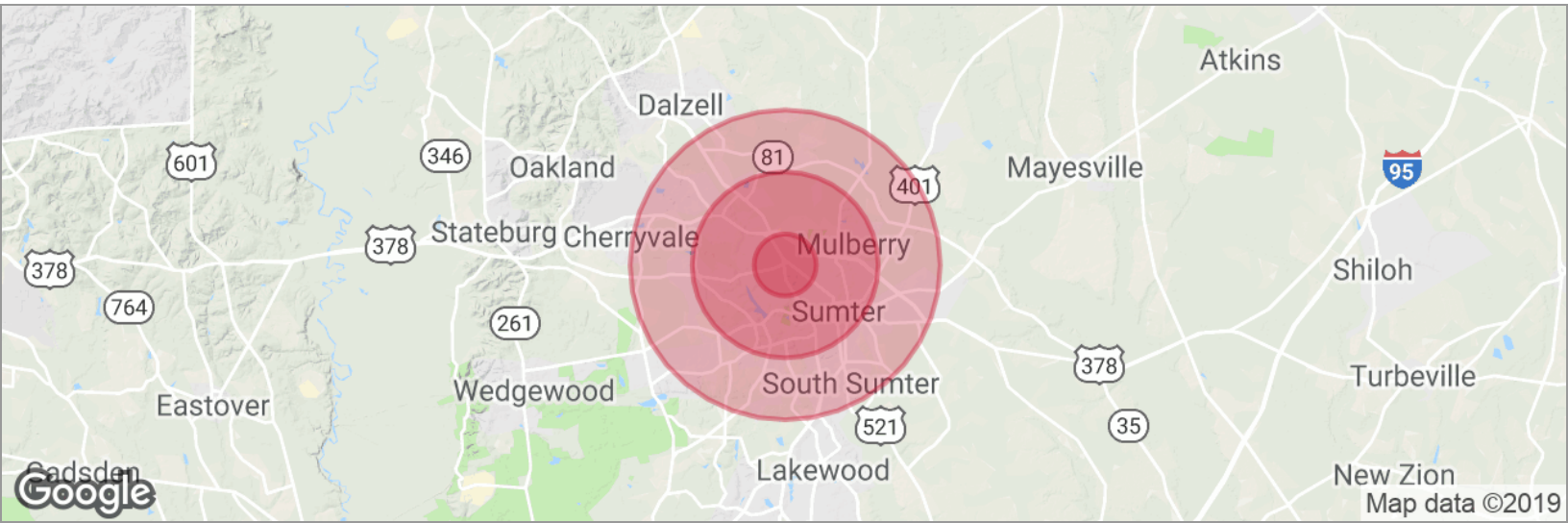
Location Maps



BRADHAM WILDER
803.309.4709
BRADHAM@ERAWILDERREALTY.COM



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,077	32,384	58,437
Median age	37.1	37.0	36.9
Median age (Male)	33.0	33.7	34.1
Median age (Female)	41.6	39.2	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,131	12,442	21,844
# of persons per HH	2.4	2.6	2.7
Average HH income	\$46,394	\$51,755	\$52,181
Average house value	\$69,465	\$140,571	\$149,512

** Demographic data derived from 2010 US Census*

BRADHAM WILDER

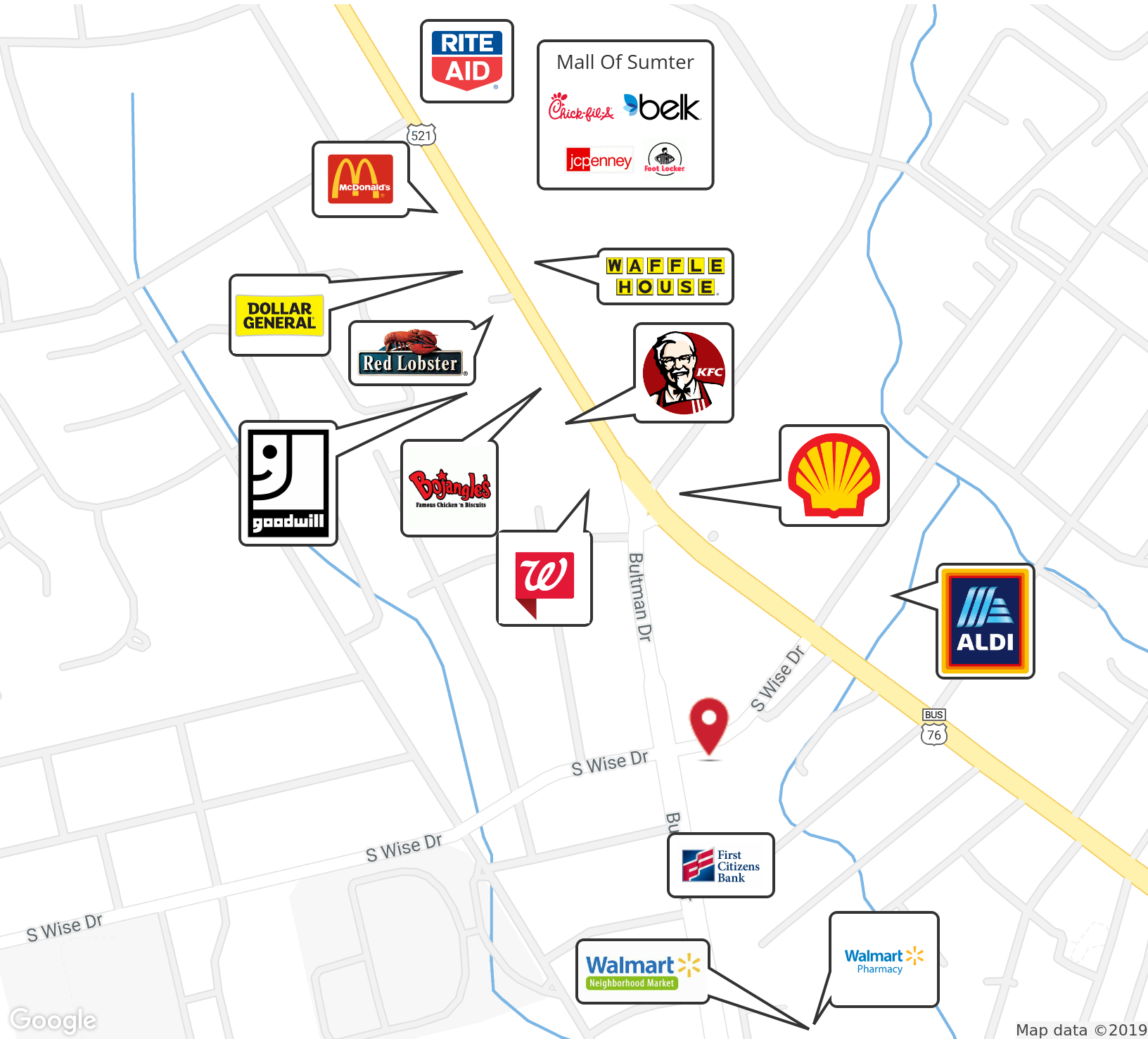
803.309.4709

BRADHAM@ERAWILDERREALTY.COM



699 Bultman Drive Sumter, SC 29150

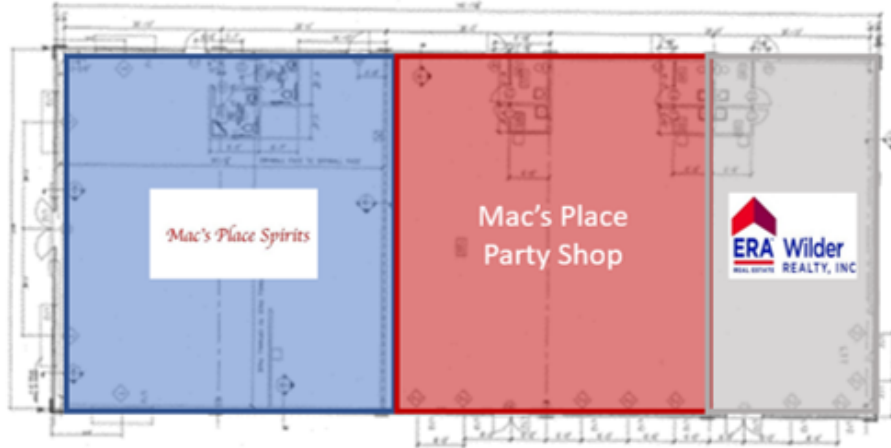
Retailer Map



BRADHAM WILDER
803.309.4709
BRADHAM@ERAWILDERREALTY.COM



Rent Roll



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Mac's Place Spirits		3,400	05/01/2018	04/30/2023	\$51,000	40.0	\$15.00
Mac's Place Party Shop		3,400	05/01/2018	04/30/2023	\$40,800	40.0	\$12.00
ERA Wilder Realty		1,700	05/01/2018	04/30/2023	\$20,400	20.0	\$12.00
Totals/Averages		8,500			\$112,200		\$13.20

Disclaimer

All data and information set forth on this brochure regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer. All rights as to photographs and graphics are reserved to Wilder Commercial. Customers should seek advice and proper legal counsel with respect to all closing costs, timing considerations, financing options, default provisions, zoning implications, renovation considerations and appropriate transfer taxes. Wilder Commercial represents and has a fiduciary duty to those sellers with respect to Wilder Commercial's exclusives. Wilder Commercial may act as a dual agent if another agent of Wilder Commercial represents the buyer or tenant. Wilder Commercial represents the buyer or tenant when showing the exclusive listings of other real estate brokerage firms.

BRADHAM WILDER

803.309.4709

BRADHAM@ERAWILDERREALTY.COM

