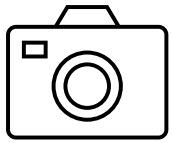


Pocalla Crossing (2,062 SF Vacancy)

1813 Highway 15 South
Sumter, SC 29150





Shopping Center



Pocalla Crossing

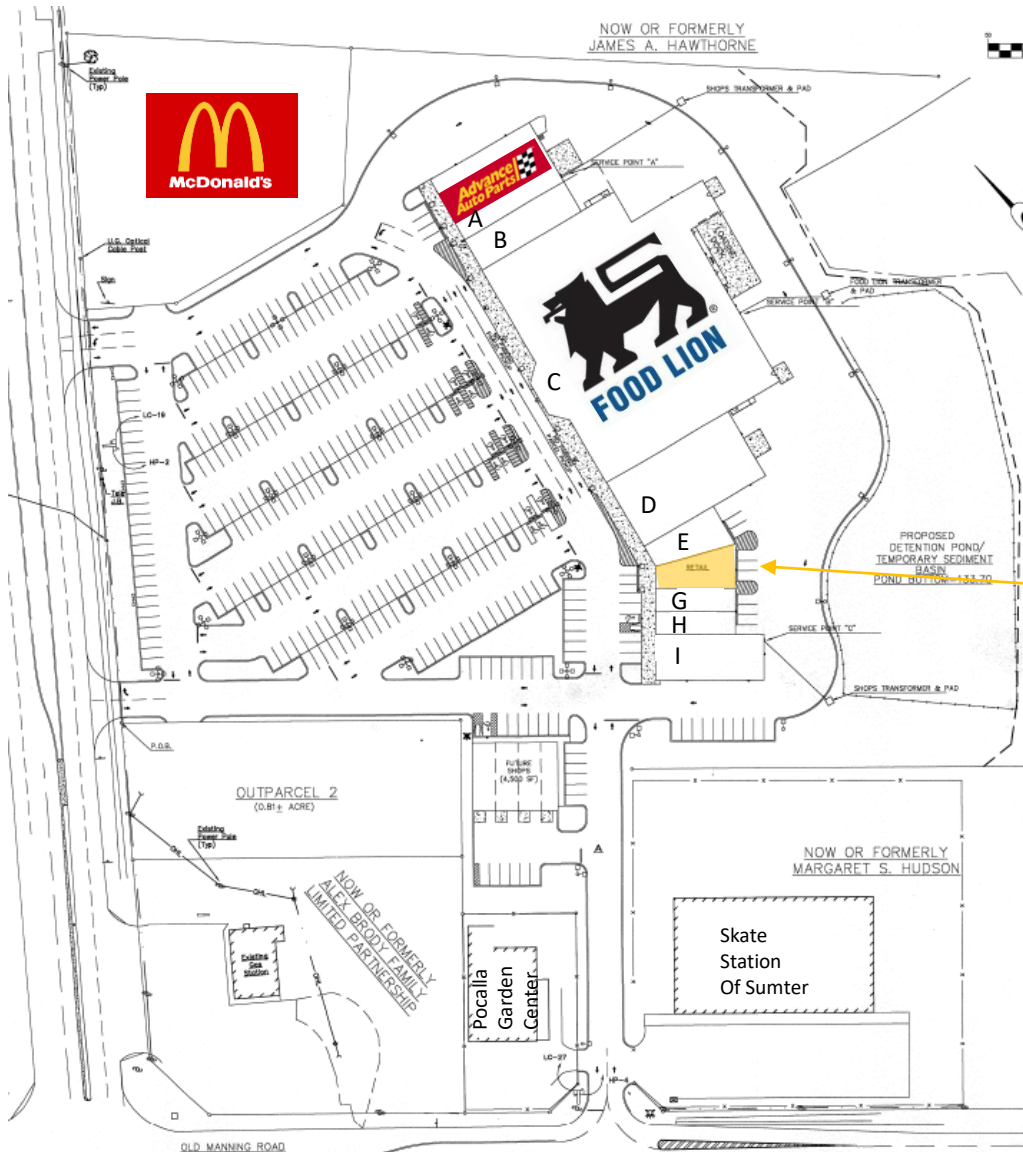



Store Front: 1813 Highway 15 South

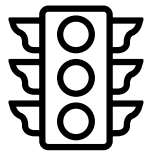




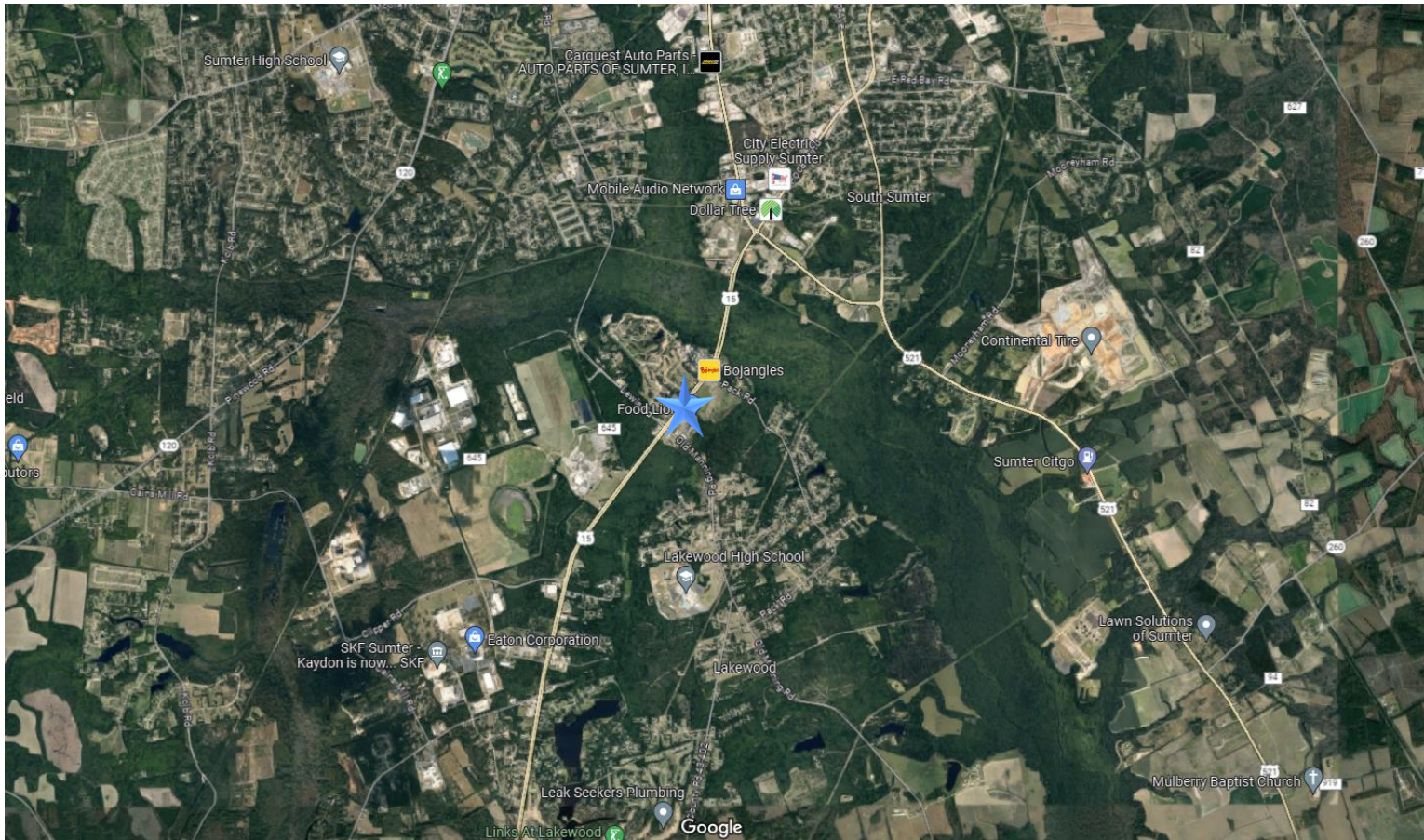
Co-Tenants



Space	Tenant
A	Advance Auto Parts
B	Seafood & Steakhouse
C	Food Lion (Anchor)
D	Shoot for the Moon Childcare
E	Mattress by Appointment
	2,062sf Available
G	LA Nails
H	China Wok
I	Roses Beauty Supply



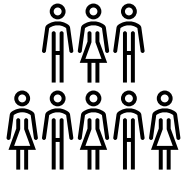
Traffic Count



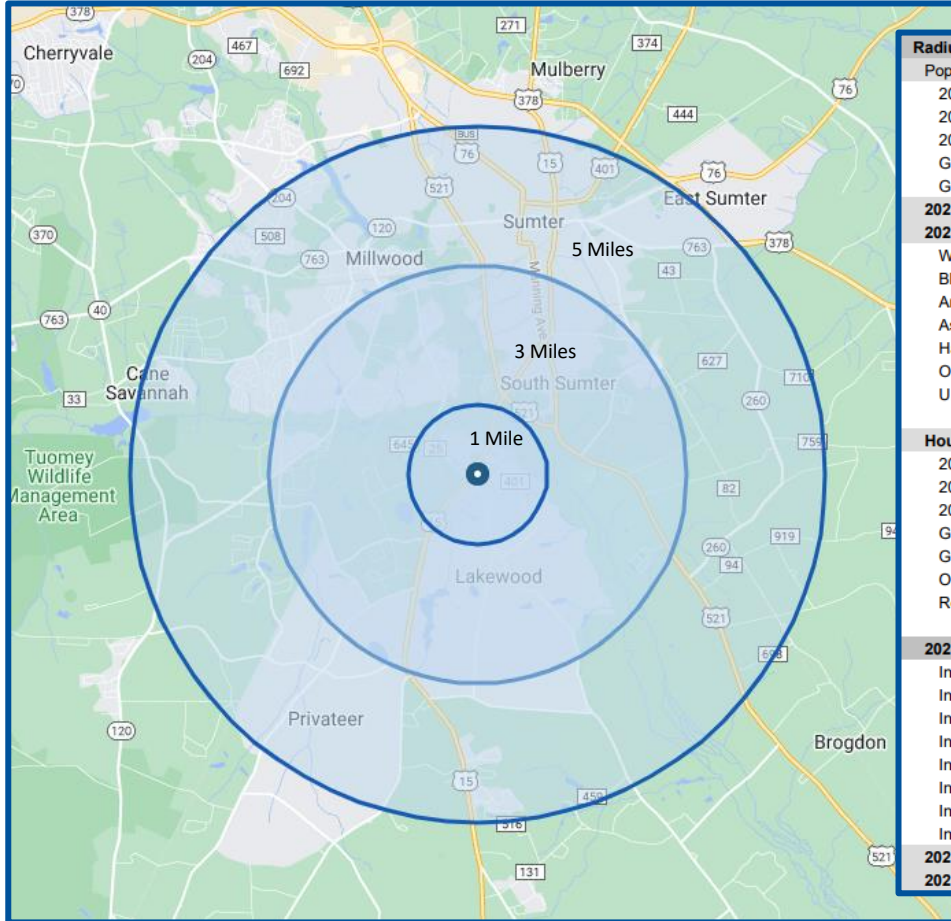
Pocalla Crossing =



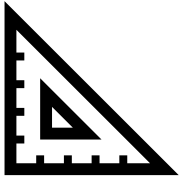
Color	Street	Vehicles Per Day
	Highway 15 South	22,429/day



Demographics



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	1,816	16,675	43,358
2023 Estimate	1,854	16,896	44,232
2010 Census	1,983	17,444	47,171
Growth 2023 - 2028	-2.05%	-1.31%	-1.98%
Growth 2010 - 2023	-6.51%	-3.14%	-6.23%
2023 Population by Hispanic Origin			
2023 Population	92	601	1,745
2023 Population			
White	1,251 67.48%	6,429 38.05%	20,413 46.15%
Black	528 28.48%	10,008 59.23%	22,333 50.49%
Am. Indian & Alaskan	8 0.43%	75 0.44%	208 0.47%
Asian	23 1.24%	102 0.60%	447 1.01%
Hawaiian & Pacific Island	3 0.16%	12 0.07%	52 0.12%
Other	40 2.16%	270 1.60%	780 1.76%
U.S. Armed Forces	12	319	758
Households			
2028 Projection	682	6,213	16,608
2023 Estimate	696	6,296	16,948
2010 Census	737	6,456	17,968
Growth 2023 - 2028	-2.01%	-1.32%	-2.01%
Growth 2010 - 2023	-5.56%	-2.48%	-5.68%
Owner Occupied	508 72.99%	4,365 69.33%	11,251 66.39%
Renter Occupied	188 27.01%	1,931 30.67%	5,696 33.61%
2023 Households by HH Income			
Income: <\$25,000	149 21.35%	1,643 26.10%	4,622 27.27%
Income: \$25,000 - \$50,000	168 24.07%	1,505 23.91%	3,564 21.03%
Income: \$50,000 - \$75,000	167 23.93%	1,466 23.29%	3,735 22.04%
Income: \$75,000 - \$100,000	129 18.48%	953 15.14%	2,318 13.68%
Income: \$100,000 - \$125,000	31 4.44%	298 4.73%	1,118 6.60%
Income: \$125,000 - \$150,000	45 6.45%	243 3.86%	646 3.81%
Income: \$150,000 - \$200,000	6 0.86%	92 1.46%	649 3.83%
Income: \$200,000+	3 0.43%	95 1.51%	297 1.75%
2023 Avg Household Income	\$58,869	\$57,777	\$61,783
2023 Med Household Income	\$53,333	\$49,981	\$51,452



Interior Dimensions (approximate) & Current Layout

