

699 Bultman Dr.

8.976% Cap Rate
Investment Opportunity



Sumter, SC

CONTACT BRADHAM @ 803.309.4709
BRADHAM@ERAWILDERREALTY.COM



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Unit	Tenant	Lease Rate	SF	Type	Term	Options	Commencement Date
A	Mac' Spirit	\$15/SF	3,400	NNN	5yr	2/5yr	5/1/18
B	Mac's Party Shop	\$12/SF	3,400	NNN	5yr	2/5yr	5/1/18
C	Wilder Mngmt.	\$12/SF	1,700	NNN	5yr	-	5/1/18

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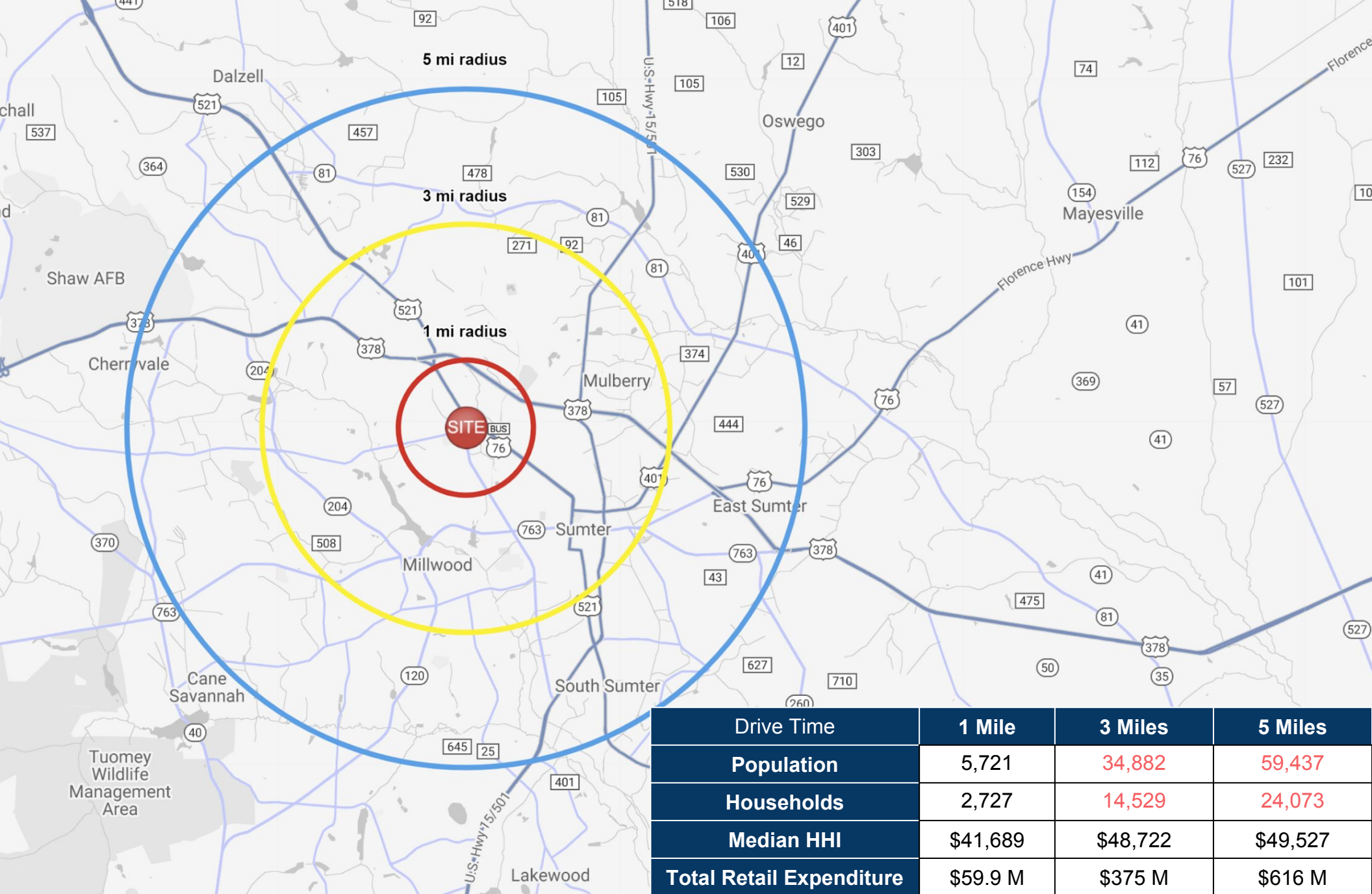
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Floor Plans

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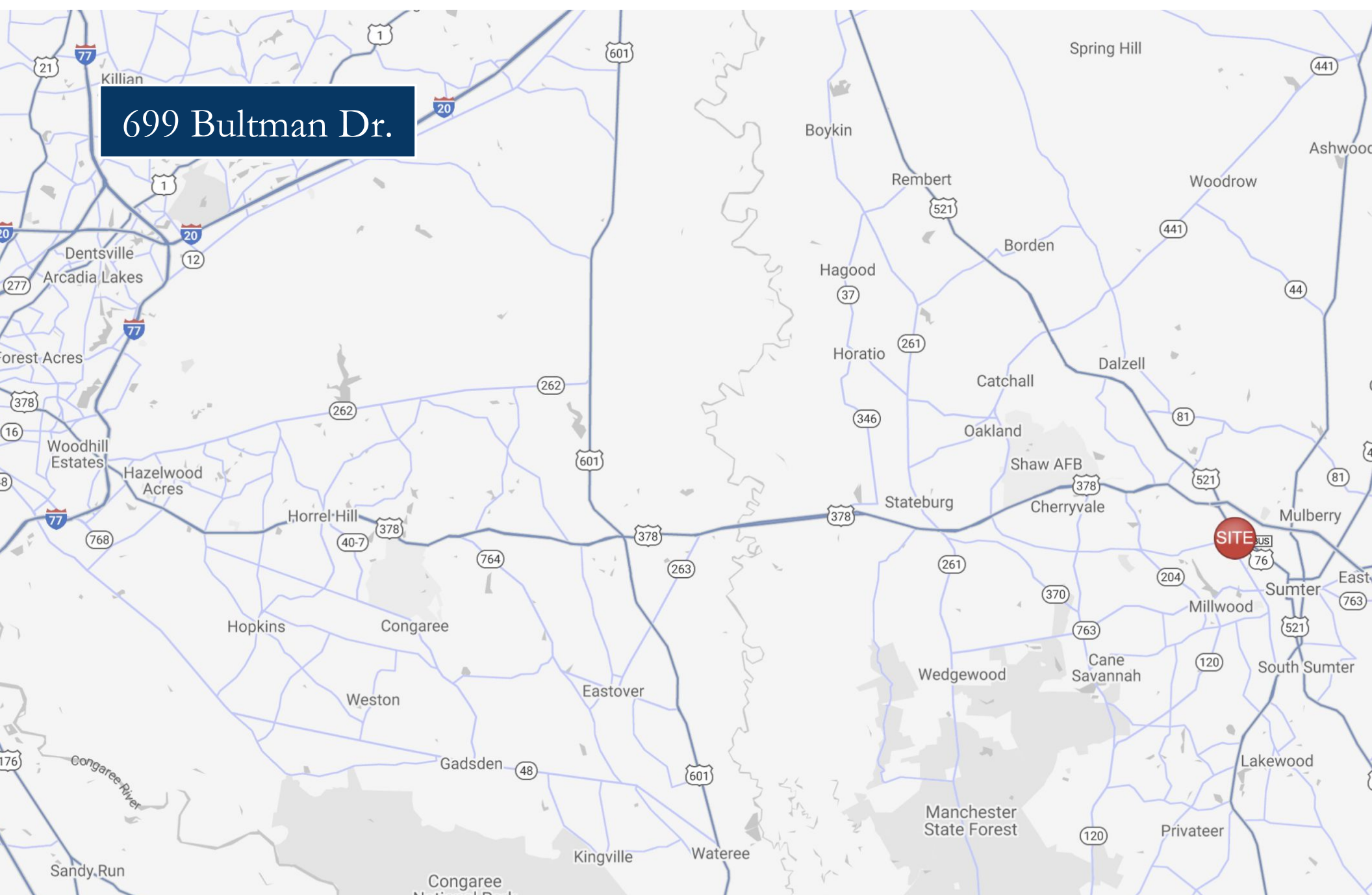
Drive Time	1 Mile	3 Miles	5 Miles
Population	5,721	34,882	59,437
Households	2,727	14,529	24,073
Median HHI	\$41,689	\$48,722	\$49,527
Total Retail Expenditure	\$59.9 M	\$375 M	\$616 M

Sumter Demographics

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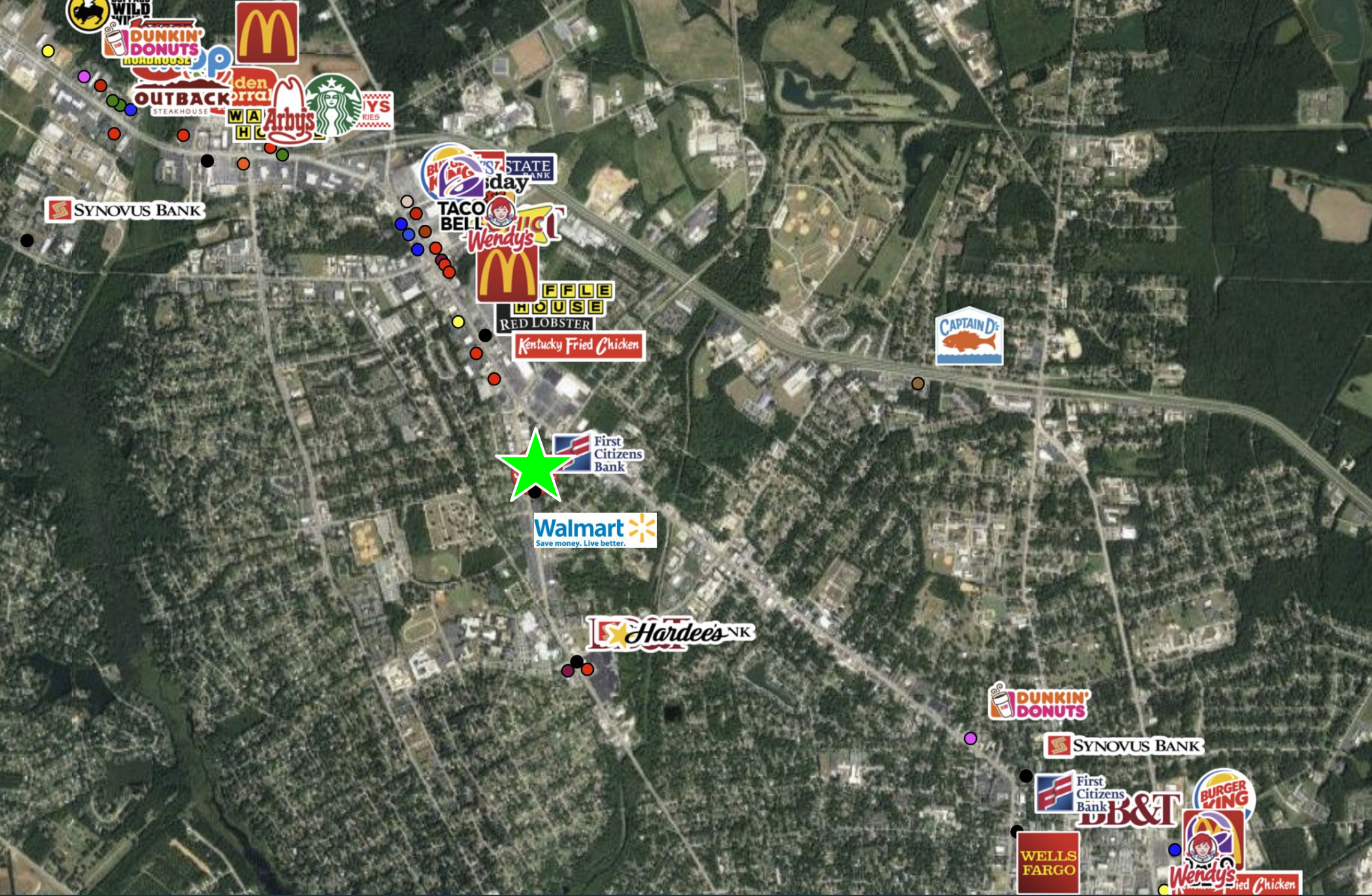
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Sumter Retail Map

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