

7 N. GUIGNARD DR.

7 N. GUIGNARD DR., SUMTER, SC 29150

PROPERTY SUMMARY



LOCATION DESCRIPTION

Situate your retail or strip center business in the heart of Sumter, SC, at 7 N. Guignard Dr. Embrace the opportunity to thrive in a vibrant commercial district surrounded by an array of retail establishments and dining options. The area's close proximity to local attractions such as Swan Lake Iris Gardens and the Sumter County Museum enhances its appeal, drawing in a diverse range of potential customers. With its charming storefronts and welcoming atmosphere, the area presents an inviting environment for businesses aiming to make a notable impact. Immerse yourself in the energetic vibe of Sumter and establish your retail presence in this lively location, known for its strong community spirit and bustling commercial activity.

PROPERTY HIGHLIGHTS

- Strategic high-visibility location on Guignard Dr.
- Ample parking for customers and tenants.
- Responsive management services.
- Ideal for single retail storefront or larger strip center.

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	5,280 SF
Building Size:	5,280 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,907	16,456	24,980
Total Population	5,145	35,065	53,865
Average HH Income	\$40,254	\$47,330	\$54,972

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	5,280 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
7 N. Guignard Dr.	Available	5,280 SF	Gross	Contact Broker for Pricing	-

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RETAILER MAP



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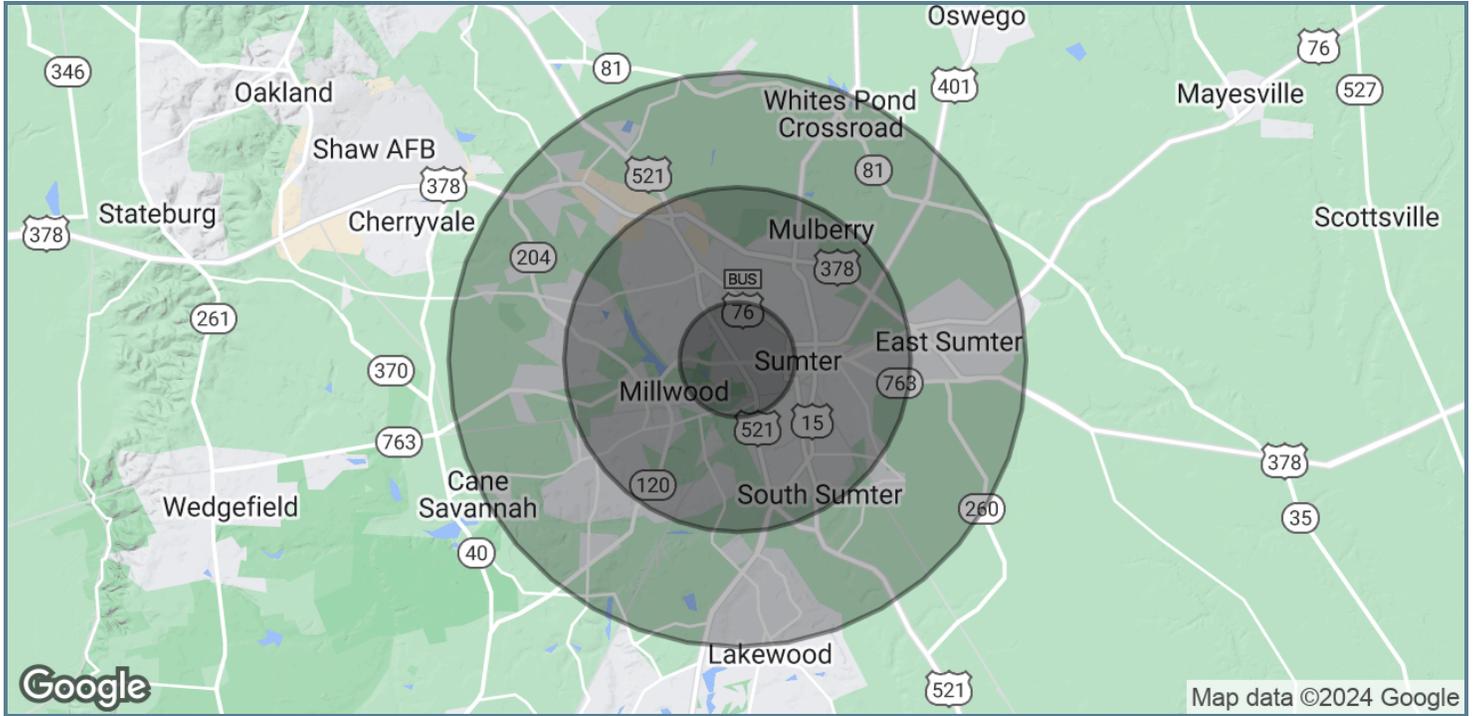
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,145	35,065	53,865
Average Age	43.0	37.6	38.1
Average Age (Male)	38.0	34.9	35.2
Average Age (Female)	46.0	39.9	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,907	16,456	24,980
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$40,254	\$47,330	\$54,972
Average House Value	\$116,857	\$104,411	\$121,613

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

