



**COLDWELL
BANKER
COMMERCIAL**
CORNERSTONE

SALE / LEASE

BROADS STREET 15

\$175,000
\$2,500/MO

15 Broad Street
Sumter, SC 29150

AVAILABLE SPACE
2,727 SF

FEATURES

- 4 private offices, 1 with personal restroom
- New Roof, HVAC + Water Heater
- LED lights
- Camera + Security system
- 15 parking spaces

AREA

Located on Broad Street before turning into Washington Street in Downtown Sumter.



OFFICE

Jay Davis
803 934 6597
jdavis@cbccornerstone.com

Heather Tickel
803 778 1139
htickel@cbccornerstone.com

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**COLDWELL BANKER COMMERCIAL
CORNERSTONE**
2 N. Main Street, Sumter, SC 29150
803.778.1139

CBCWORLDWIDE.COM



SALE /
LEASE

BROADS STREET 15

15 Broad Street, Sumter, SC 29150



SALE PRICE **\$175,000**

OFFERING SUMMARY

Lease Rate: \$2,500.00

Lot Size: 0.26 Acres

Building Size: 2,727 SF

Zoning: Limited Commercial

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PROPERTY OVERVIEW

Located in Sumter's historic downtown area, this property is across the street from Sumter Pediatrics and neighbors Synovus Bank. Surrounded by many more administrative offices, Tuomey Healthcare System and local owned restaurant favorites . Four private offices, one including a personal bathroom, two open work areas with reception, conference room, kitchen and storage room. Prime location for a professional office.

PROPERTY HIGHLIGHTS

- 4 private offices, 1 with personal restroom
- New Roof, HVAC + Water Heater
- LED lights
- Camera + Security system
- 15 parking spaces

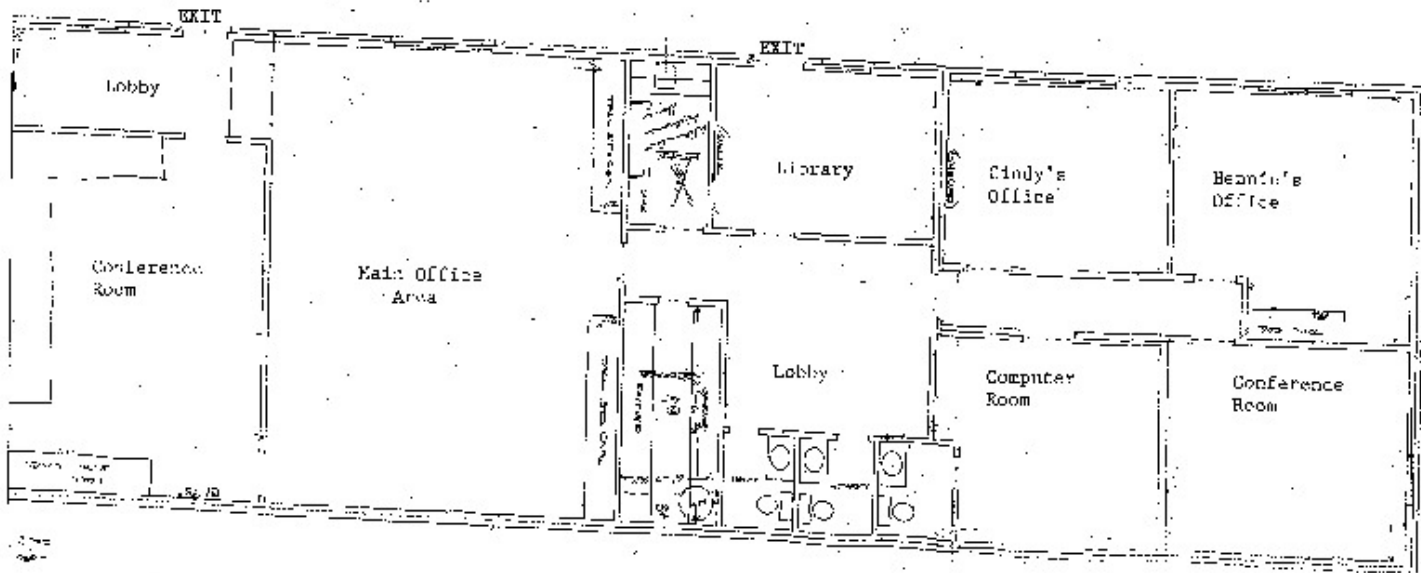




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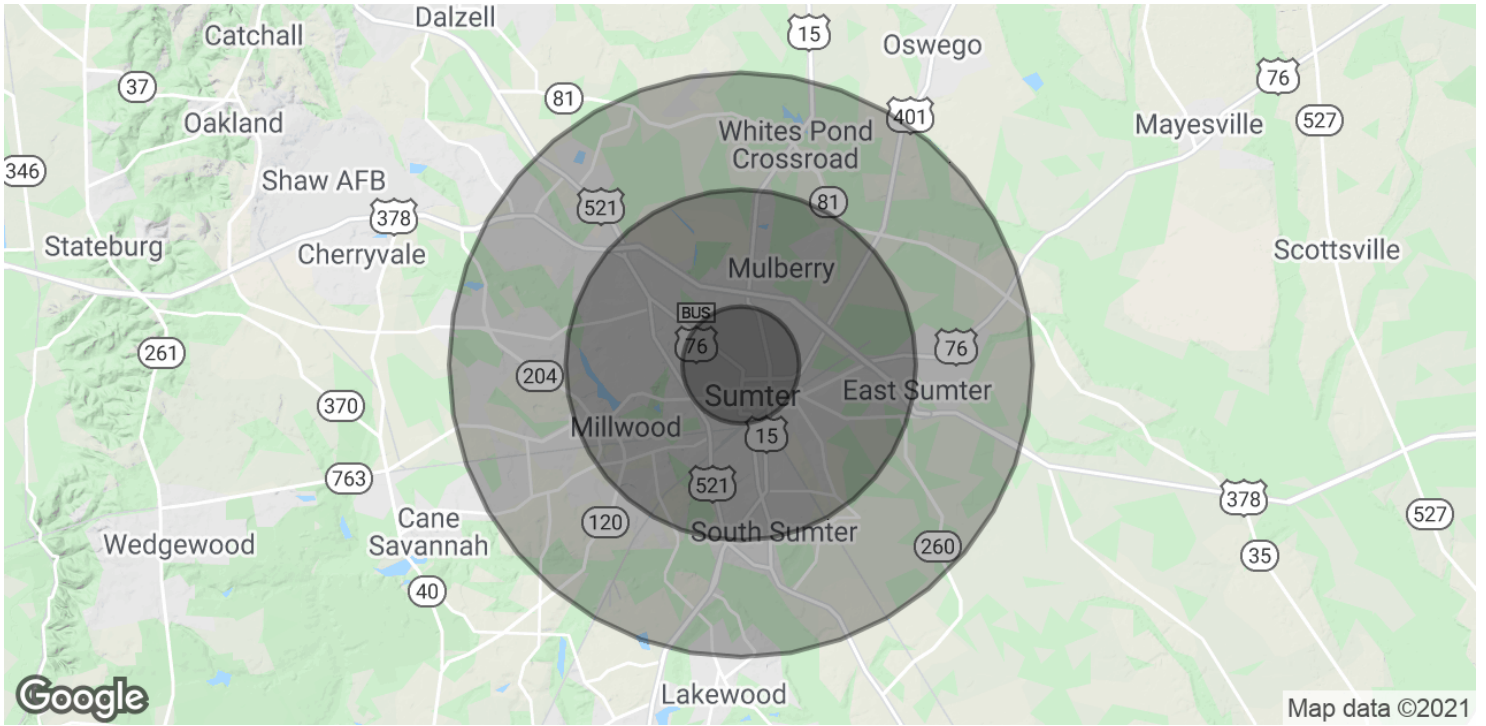




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BROADS STREET 15

15 Broad Street, Sumter, SC 29150



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,996	33,573	56,676
Average age	37.5	36.1	36.7
Average age (Male)	35.4	32.1	33.6
Average age (Female)	38.1	38.9	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,495	12,707	21,164
# of persons per HH	2.4	2.6	2.7
Average HH income	\$38,426	\$43,078	\$48,999
Average house value	\$68,140	\$88,676	\$140,158

* Demographic data derived from 2010 US Census

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