



**COLDWELL
BANKER
COMMERCIAL**
CORNERSTONE

540 CONSTITUTION DR.

\$450,000 (building and .7 acres)

\$765,000 (building and 3 acres)

540 Constitution Dr.
Sumter, SC 29150

AVAILABLE SPACE
3,420 SF

AREA

Office/Medical building for sale or lease at 540 Constitution Dr. off Patriot Parkway in Sumter West Planned Development.



FOR SALE

CBCWORLDWIDE.COM

OFFICE

Jay Davis

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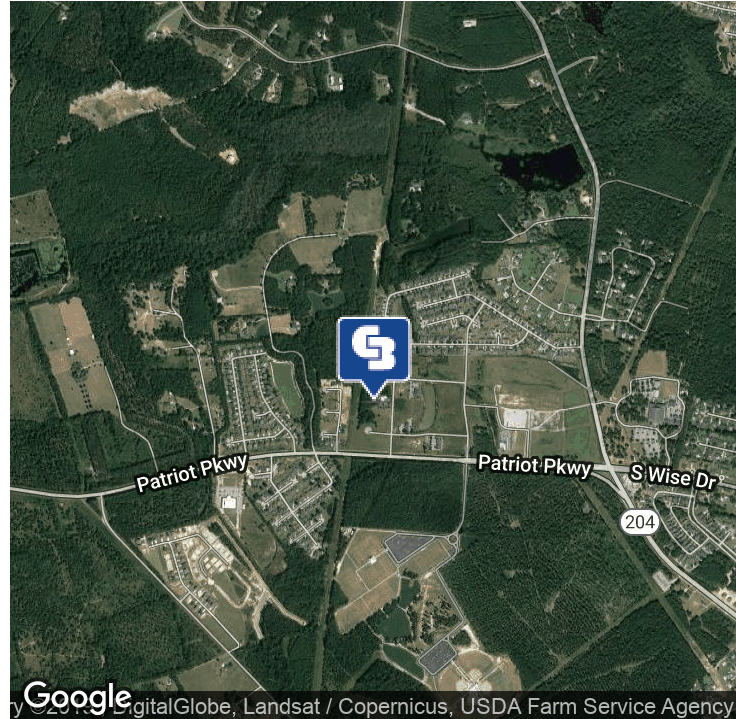
2 N. Main Street, Sumter, South Carolina 29150
555.555.5555



540 CONSTITUTION DR.

540 Constitution Dr. , Sumter, SC 29150

SALE



OFFERING SUMMARY

Sale Price:	\$450,000 (building and .7 acres)
	\$765,000 (building and 3 acres)
Lot Size:	3.0 Acres
Year Built:	2008
Building Size:	3,420 SF
Zoning:	Planned Development

PROPERTY OVERVIEW

Office/Medical Building is 3420 square feet and has 8 offices and large reception area. 3 lots also available with the building.

PROPERTY HIGHLIGHTS

- Located 1.7 miles from new East Gate at Shaw Air Force Base.
- Located in Sumter West planned development.
- Sumter's largest mixed use planned development.
- Across the street from Patriot Park Sports Complex.

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Google

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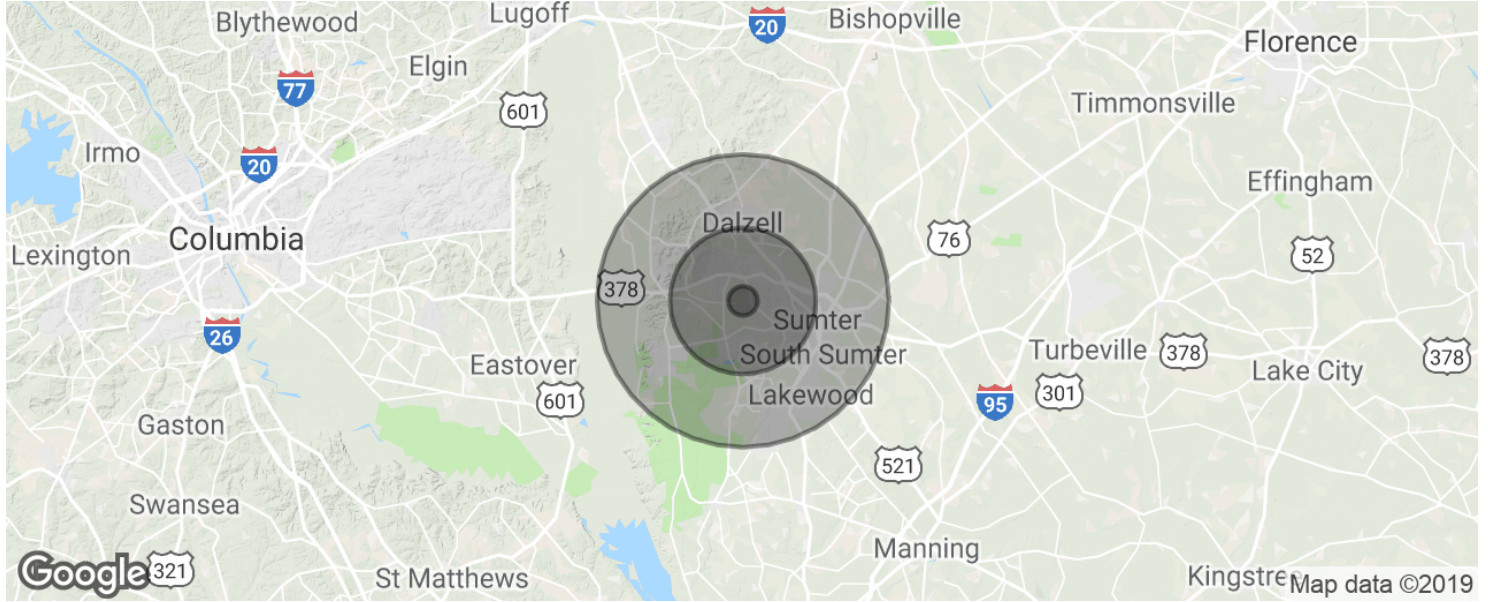
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SALE

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,491	40,946	93,654
Median age	38.2	36.5	35.6
Median age (Male)	39.7	34.7	33.3
Median age (Female)	36.8	37.8	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	528	15,351	34,528
# of persons per HH	2.8	2.7	2.7
Average HH income	\$81,759	\$61,828	\$50,995
Average house value	\$191,710	\$159,959	\$135,283

* Demographic data derived from 2010 US Census

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