



**COLDWELL
BANKER
COMMERCIAL**
CORNERSTONE

FOR SALE

WEDGEFIELD ROAD & LYNAM ROAD

\$2,036,875

Wedgefield Road & Lynam Road
Sumter, SC 29150

AVAILABLE SPACE

10.15 Acres

FEATURES

- Parcel A: \$550,000 +/- .8 acres
- Parcel B: \$3,000,000 +/- 8 acres
- Parcel C: \$286,875 +/- 1.3 acres



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

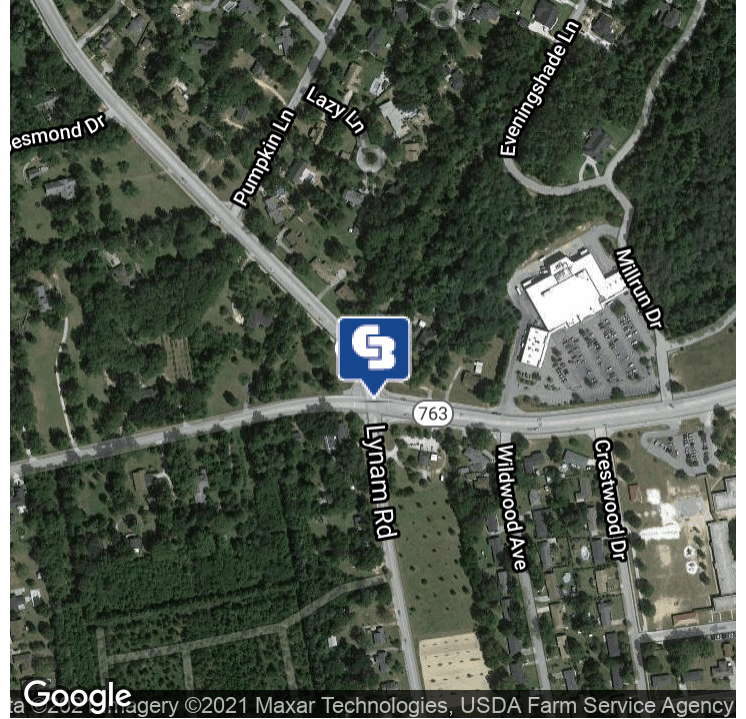
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SALE

WEDGEFIELD ROAD & LYNAM ROAD

Wedgefield Road & Lynam Road, Sumter, SC 29150



OFFERING SUMMARY

Sale Price: \$2,036,875

Lot Size: 10.15 Acres

Zoning: Planned Development

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PROPERTY OVERVIEW

Property located on a busy intersection in a rapidly expanding area of Sumter. Excellent site for mixed use development. Has frontage on Wedgefield Road, West Oakland Avenue, and Lynam Road. Property is currently zoned residential.

PROPERTY HIGHLIGHTS

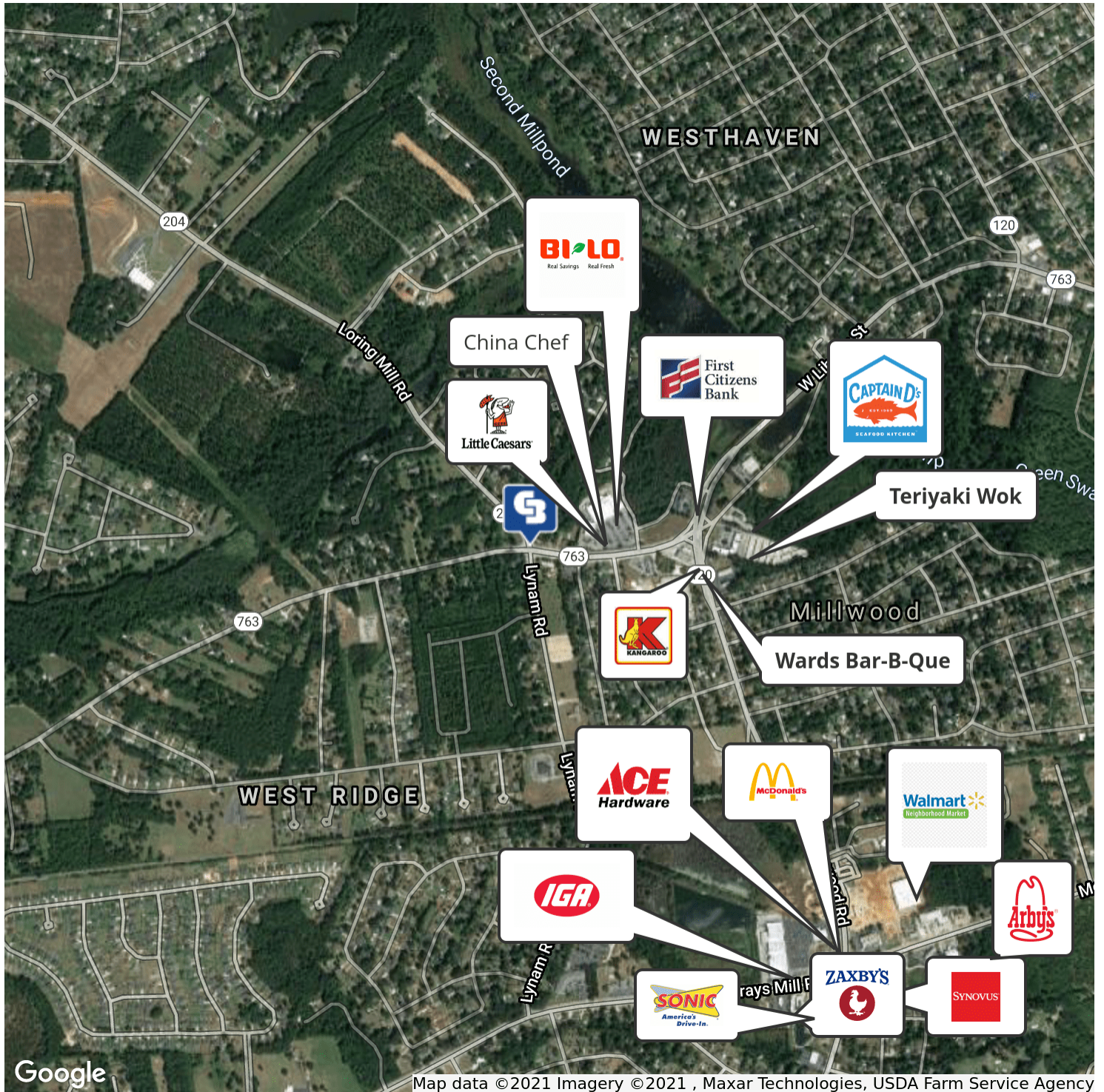
- Parcel A: \$550,000 +/- .8 acres
- Parcel B: \$1,200,000 +/- 8 acres
- Parcel C: \$286,875 +/- 1.3 acres



WEDGEFIELD ROAD & LYNAM ROAD

Wedgfield Road & Lynam Road, Sumter, SC 29150

SALE



Google

Map data ©2021 Imagery ©2021, Maxar Technologies, USDA Farm Service Agency

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 803 934 6597
 jdavis@cbccornerstone.com

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WEDGEFIELD ROAD & LYNAM ROAD

Wedgfield Road & Lynam Road, Sumter, SC 29150



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,631	59,405	95,382
Median age	40.5	37.1	35.6
Median age (Male)	39.7	34.6	33.3
Median age (Female)	40.5	38.6	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,341	22,352	35,021
# of persons per HH	2.7	2.7	2.7
Average HH income	\$80,626	\$53,271	\$50,340
Average house value	\$186,017	\$146,654	\$135,889

* Demographic data derived from 2010 US Census

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