

FOR SALE

18.73 ACRES NEAR I-95



4 BUFF BLVD, SUMMERTON, SC 29148

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PROPERTY DESCRIPTION

4 Buff Boulevard is a nearly 19 acre tract with three entrances onto the property. This site was formerly a 120-room Knights Inn with an approximate half acre pond as well as a former car wash which is in the process of being operational with three self serve washbays and a stand alone building.

Located at 4 Buff Road, this property boasts an exceptional location at the intersection of Buff Road (State Road S-14-102) and US-15 / US-301. The site offers excellent visibility, situated next to Lawson's Service Center, K&H Resource Center, and Cornerstone Wealth & Insurance. It sits directly across the highway from the Deluxe Inn and Backyard Barns Plus. Ideal for a variety of uses, the property is conveniently located just one mile from I-95. At the I-95 corridor is Love's Travel Stop, McDonald's, 7-Eleven and Bank of Clarendon.



PROPERTY SPECS

LISTING PRICE	\$2,100,000
LOT SIZE	18.73 AC
TAX ID/APN	077-09-01-002-00
COUNTY	Clarendon
ZONING	General Commercial
UTILITIES	Available
TRAFFIC (VPD)	5,067 VPD

SITE MAP

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LOCATION MAP

ORANGEBURG

SUMMERTON



4 BUFF BLVD
SUMMERTON, SC 29148

WALTERBORO

CHARLESTON

DEMOGRAPHICS

4 Buff Blvd, Summerton, SC 29148

	One mile	Five mile	Ten mile
 POPULATION	320	1,455	7,457
 TOTAL BUSINESSES	87	143	407
 MEDIAN AGE	50.9	51.5	53.7
 MEDIAN HOUSEHOLD INCOME	\$27,500	\$38,989	\$51,000



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