

Executive Summary



Sale Price

\$399,000

OFFERING SUMMARY

Building Size:	3,228 SF
Available SF:	3,228 SF
Lot Size:	1.43 Acres
Price / SF:	\$123.61
Year Built:	1997
Zoning:	GC
Market:	Sumter
Submarket:	Dalzell

PROPERTY OVERVIEW

Formerly operated as a licensed childcare center, this 3,200± SF one-story pre-engineered metal commercial building is situated on approximately 1.43± acres and offers exceptional flexibility for a variety of commercial uses. Zoned GC (General Commercial), the property is well suited for daycare, educational, medical, professional office, nonprofit, religious, or other service-oriented businesses. The site is served by public water, two on-site septic systems, and electricity provided by Black River Electric Cooperative. Conveniently located along Thomas Sumter Highway (US Highway 521), just 2.5 miles from Shaw Air Force Base, the property offers excellent accessibility and an outstanding opportunity for an owner-user or investor seeking a versatile commercial facility.

PROPERTY HIGHLIGHTS

- 3,200± SF one-story pre-engineered metal commercial building
- Situated on 1.43± acres
- Formerly operated as a licensed childcare center
- GC (General Commercial) zoning allows for a variety of commercial uses
- Ideal for daycare, medical, professional office, educational, religious, nonprofit, or service-oriented businesses
- Public water service with two on-site septic systems
- Electricity provided by Black River Electric Cooperative
- Functional existing floor plan with the flexibility to accommodate a variety of commercial users

David Brock

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Additional Photos



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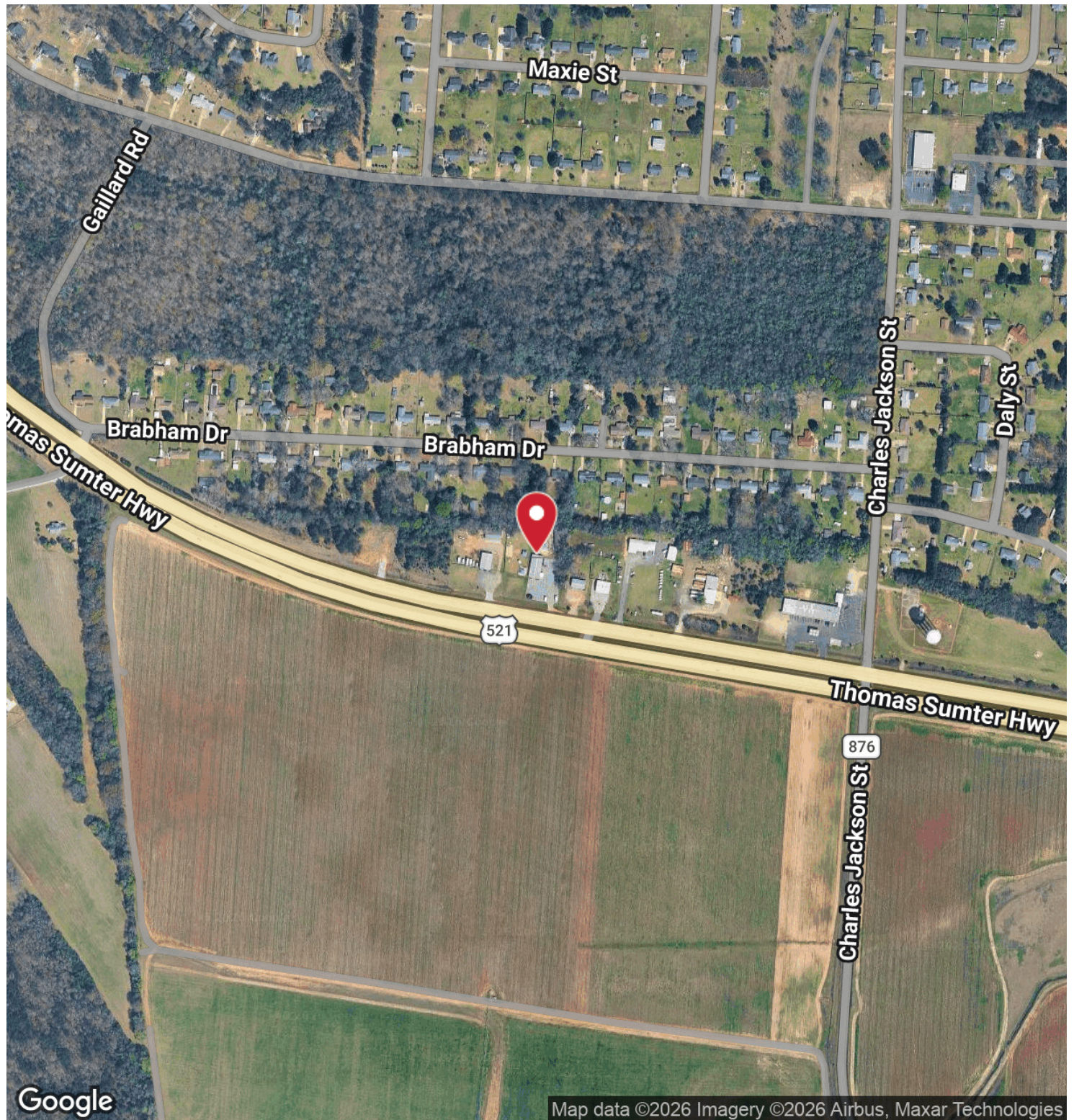
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Location Map



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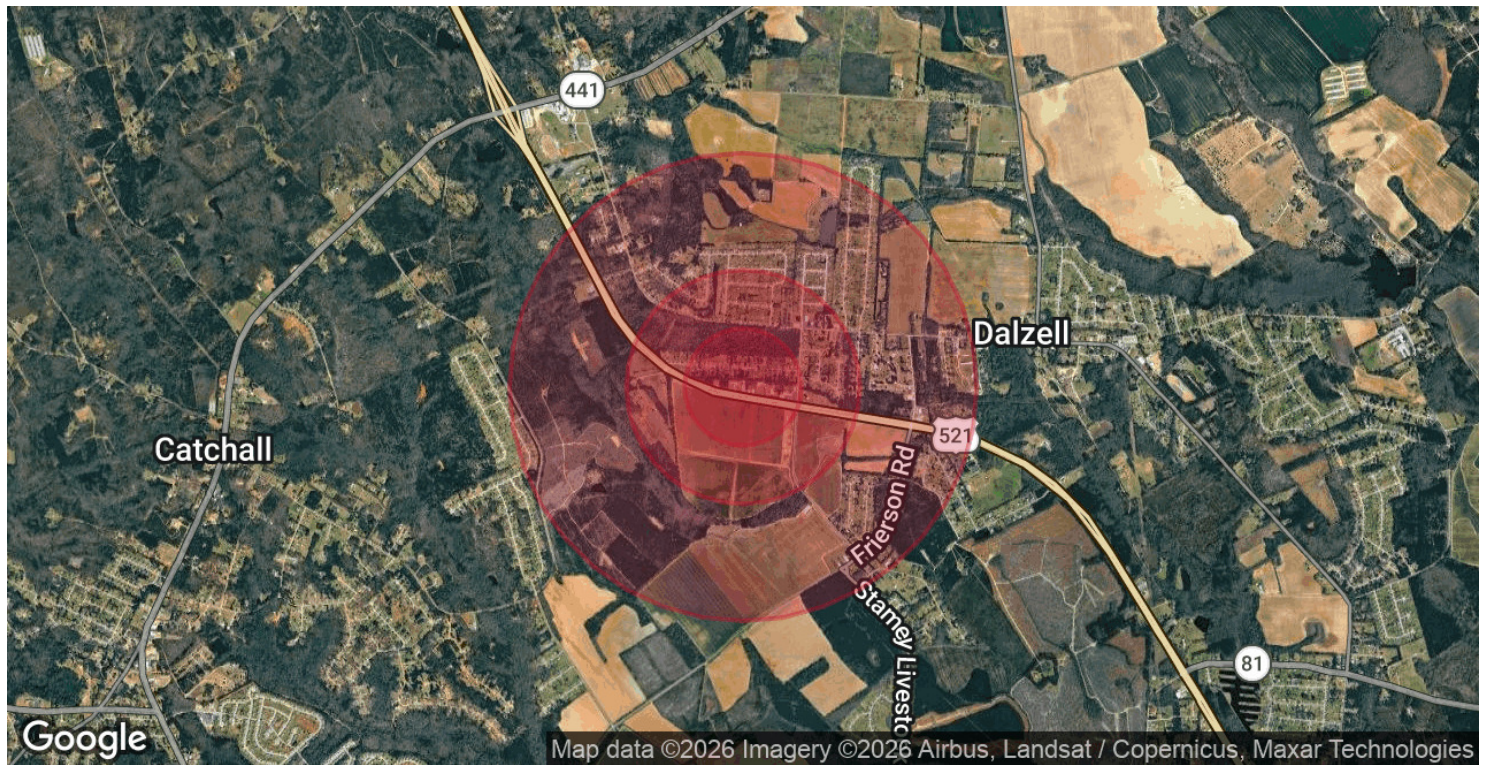
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Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	92	368	1,463
Average Age	28.1	28.1	28.6
Average Age (Male)	23.3	23.3	24.0
Average Age (Female)	30.4	30.4	30.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	31	124	496
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$70,917	\$70,917	\$73,800
Average House Value	\$180,711	\$180,711	\$185,125

2023 American Community Survey (ACS)

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