FOR SALE

699 Bultman Dr
Sumter, SC 29150

BRADHAM WILDER

803.309.4709

BRADHAM@ERAWILDERREALTY.COM
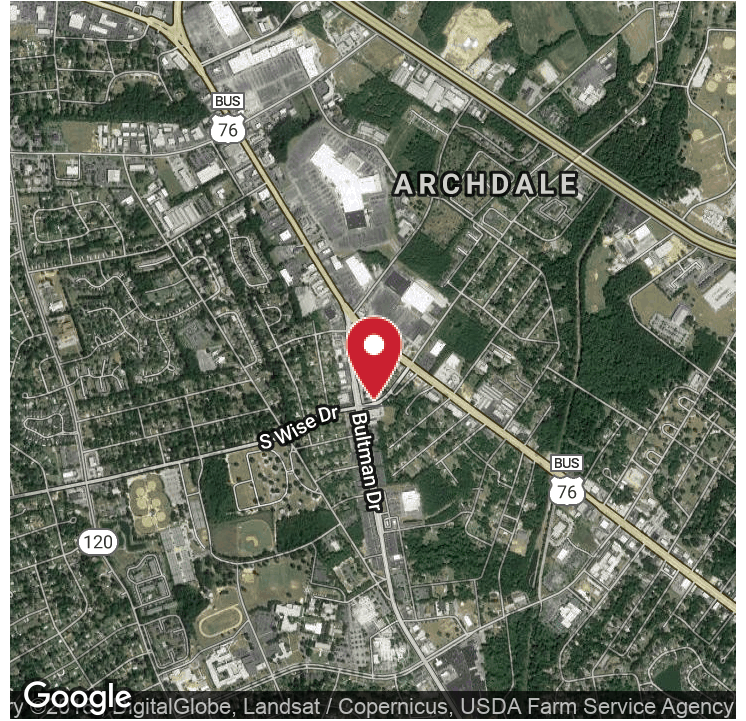
ERA Wilder
REAL ESTATE **REALTY, INC**
COMMERCIAL

699 Bultman Drive Sumter, SC 29150

Executive Summary

OFFERING SUMMARY

Sale Price:	$1,250,000
Available SF:	1,700 SF
Lot Size:	0.2 Acres
Year Built:	2008
Building Size:	8,500 SF
Price / SF:	$147.06

PROPERTY OVERVIEW

8,500 SqFt Office/Retail space located on the corner of Bultman Drive and S. Wise Drive

High visibility, exposure and access from both Bultman Drive/S. Wise Drive signalized intersection

Located 9 miles from Shaw Air Force Base

Positioned between Mall of Sumter and Walmart Neighborhood Market

Steps away from USC Sumter and Central Colina Tech

Onsite parking

PROPERTY HIGHLIGHTS

- 8.976% Cap Rate
- Fully leased office building located in the heart of Sumter
- Front 3400 sq ft has 5 year lease at $15/sf NNN ($51,000)
- Middle 3400 sq ft has 5 year lease at $12/sf NNN ($40,800)
- Back 1700 sq ft has 5 year lease at $12/sf NNN ($20,400)

BRADHAM WILDER

803.309.4709

BRADHAM@ERAWILDERREALTY.COM

ERA Wilder REALTY, INC
REAL ESTATE
COMMERCIAL

699 Bultman Drive Sumter, SC 29150

Additional Photos

BRADHAM WILDER

803.309.4709

BRADHAM@ERAWILDERREALTY.COM

ERA Wilder
REAL ESTATE   REALTY, INC
COMMERCIAL

699 Bultman Drive Sumter, SC 29150

Location Maps

BRADHAM WILDER

803.309.4709

BRADHAM@ERAWILDERREALTY.COM

ERA Wilder REALTY, INC
REAL ESTATE
COMMERCIAL

699 Bultman Drive Sumter, SC 29150

Demographics Map
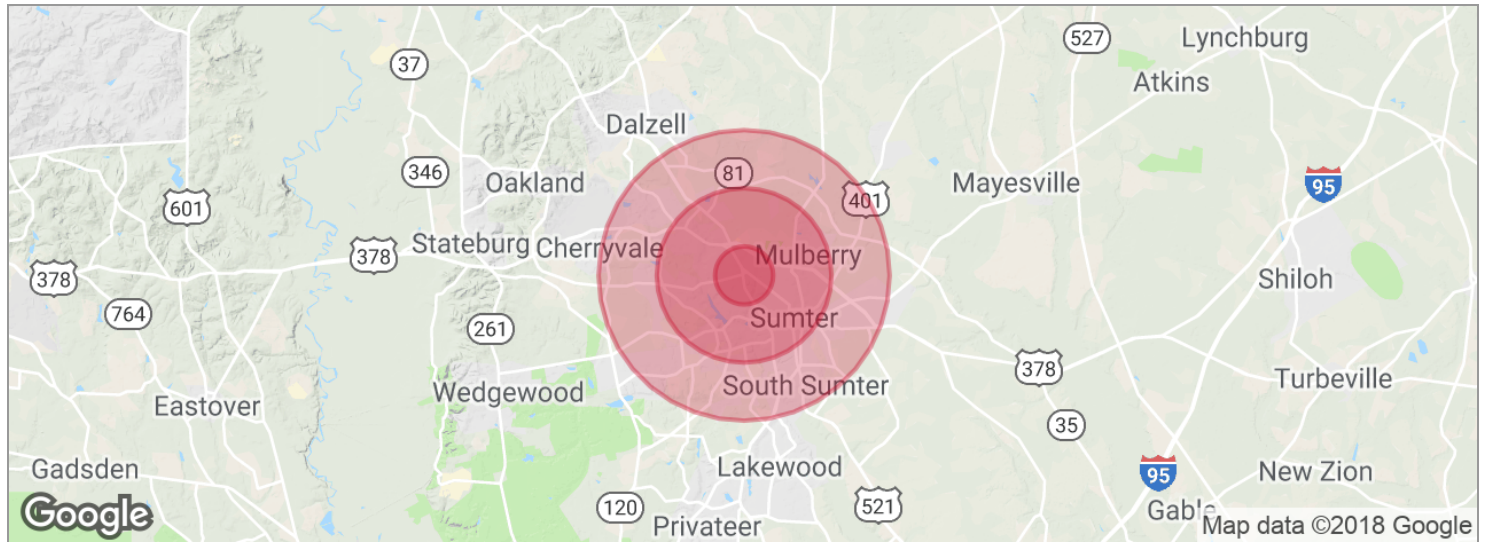
POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,077	32,384	58,437
Median age	37.1	37.0	36.9
Median age (Male)	33.0	33.7	34.1
Median age (Female)	41.6	39.2	38.7

| HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,131	12,442	21,844
# of persons per HH	2.4	2.6	2.7
Average HH income	$46,394	$51,755	$52,181
Average house value	$69,465	$140,571	$149,512

* Demographic data derived from 2010 US Census

BRADHAM WILDER

803.309.4709

BRADHAM@ERAWILDERREALTY.COM

ERA Wilder
REAL ESTATE REALTY, INC
COMMERCIAL

699 Bultman Drive Sumter, SC 29150

Retailer Map

BRADHAM WILDER

803.309.4709
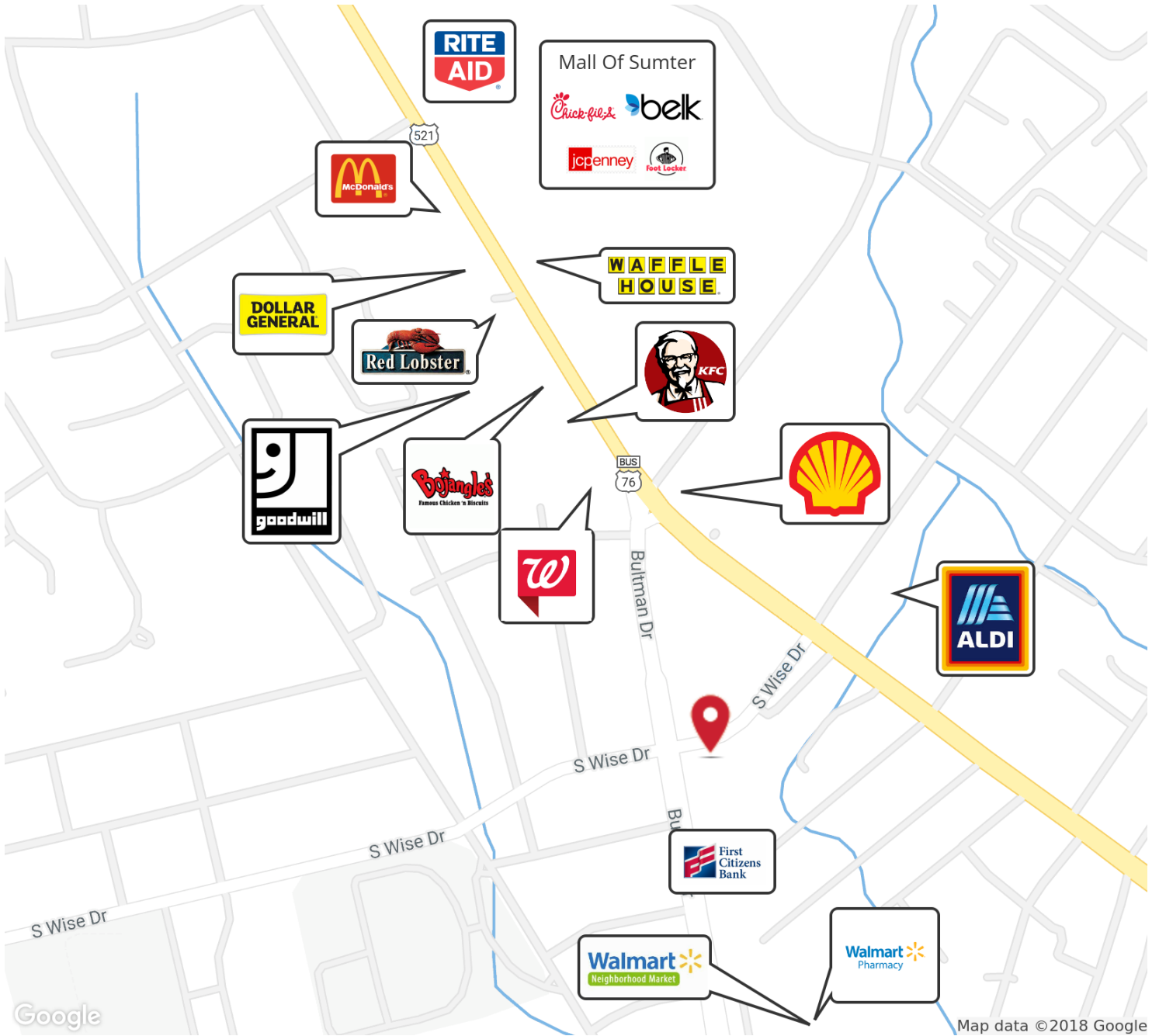
BRADHAM@ERAWILDERREALTY.COM

ERA Wilder REALTY, INC
REAL ESTATE
COMMERCIAL

Rent Roll
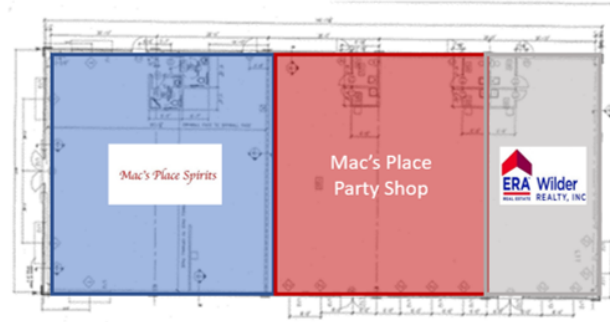
TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Mac's Place Spirits		3,400	05/01/2018	04/30/2018	$51,000	40.0	$15.00
Mac's Place Party Shop		3,400	05/01/2018	04/30/2018	$40,800	40.0	$12.00
ERA Wilder Realty		1,700	05/01/2018	04/30/2018	$20,400	20.0	$12.00
Totals/Averages		**8,500**			**$112,200**		**$13.20**