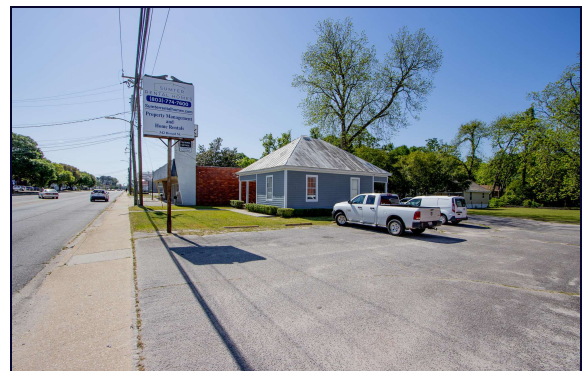


FOR **LEASE** \$1,500.00 PER
MONTH (NNN)

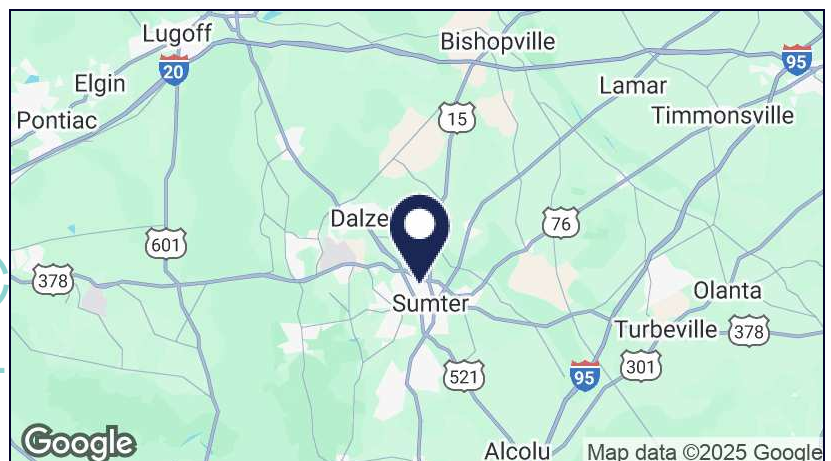
**342 BROAD
STREET**
SUMTER, SC 29150

Standalone Office Building for Lease

- ±,1200 SF standalone office building
- 3 large offices and a kitchenette/breakroom
- Abundant parking
- Recently renovated
- Great visibility along Broad St. (15,700 VPD)
- Zoned Commercial by the City of Sumter



Located on Broad
St. on the way into
downtown Sumter



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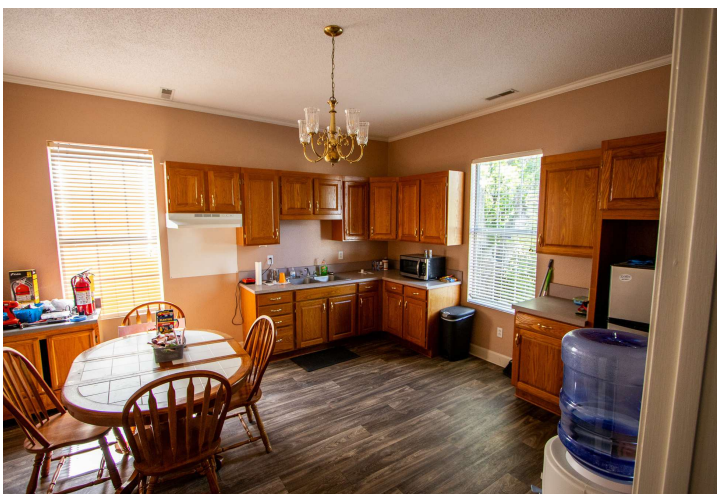
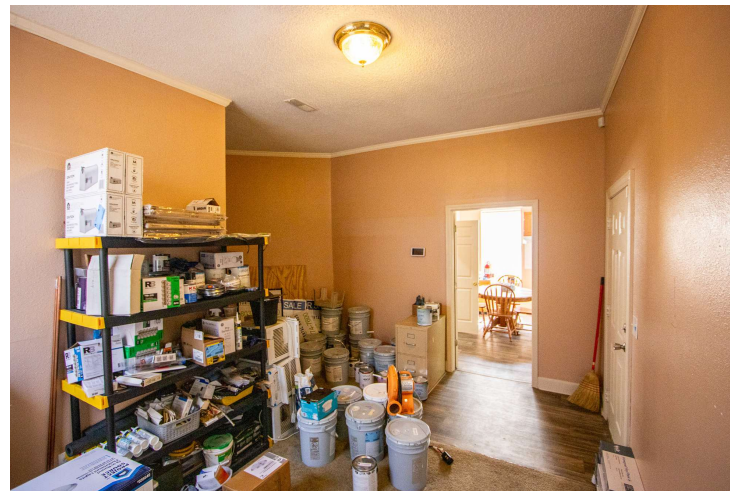
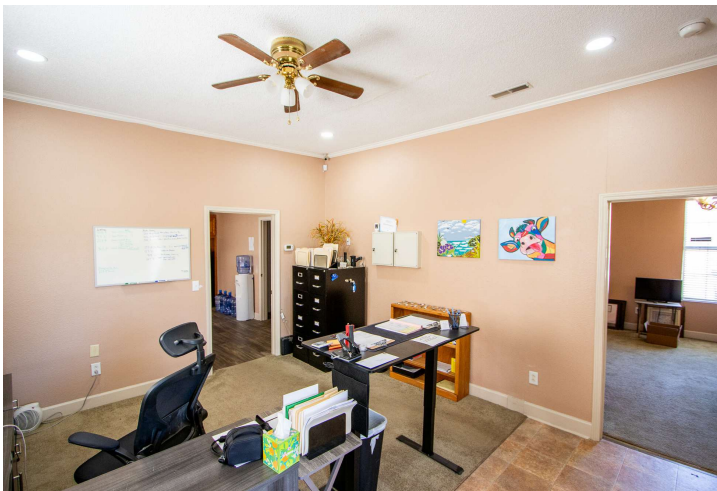
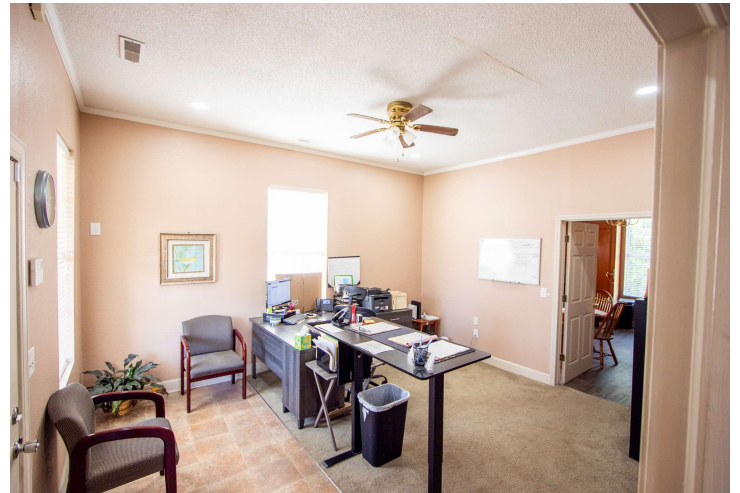
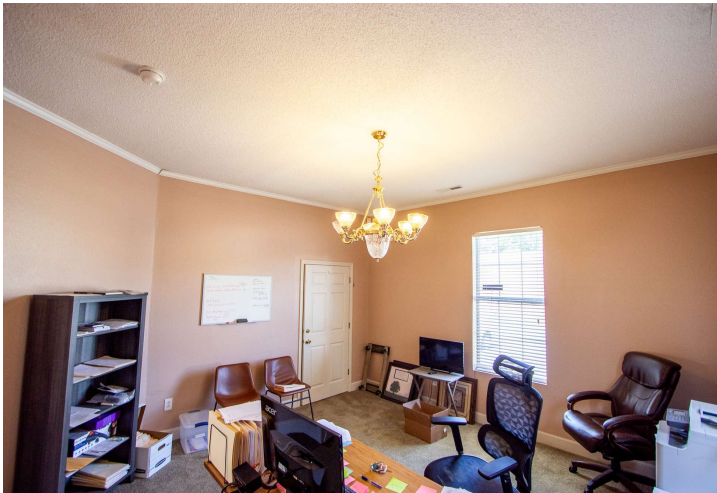
The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



**TRINITY
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ADDITIONAL PHOTOS



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RETAILER MAP



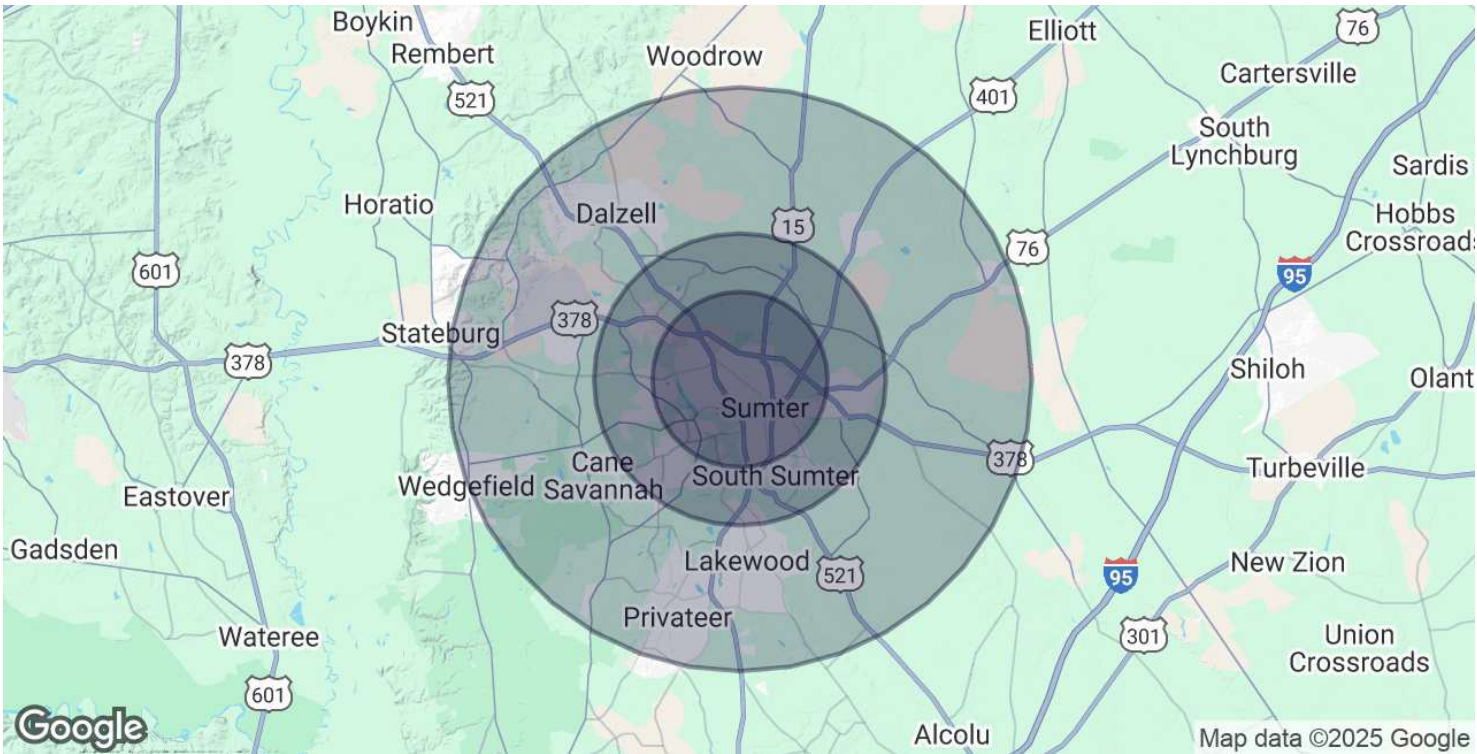
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	32,641	57,769	92,538
Average Age	41	41	40
Average Age (Male)	39	39	39
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,641	23,667	37,302
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$59,599	\$68,145	\$66,898
Average House Value	\$168,936	\$194,227	\$191,003

Demographics data derived from AlphaMap

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