

# WESMARK PLAZA

1121 Broad Street  
Sumter, SC 29150

## AVAILABLE FOR LEASE

**8,000 SF - 2nd Generation Restaurant Space**

More Information:



### PROPERTY FEATURES

Centrally located in Sumter's primary retail corridor adjacent to Sumter Mall and other dominant retailers.

Strong economy dominated by Shaw Air Force Base, home of the largest F-16 squadron. Shaw is also home to the new Third US Army Headquarters, which added another 3,000 jobs to the area.

Excellent visibility and circulation with streets on three boundaries - Excellent frontage on Broad Street and easy access from US Highway 378/76.



### DEMOGRAPHICS

(2023 estimates)

	Population 	Households 	Average HH Income 	Daytime Population 
1 Mile	4,157	1,967	\$63,656	6,009
3 Miles	31,551	13,157	\$80,571	18,711
5 Miles	59,842	24,580	\$78,147	30,409

### TRAFFIC COUNTS

28,800 VPD - on Broad Street just south of the site.

28,200 VPD - on Broad Street just north of the site.

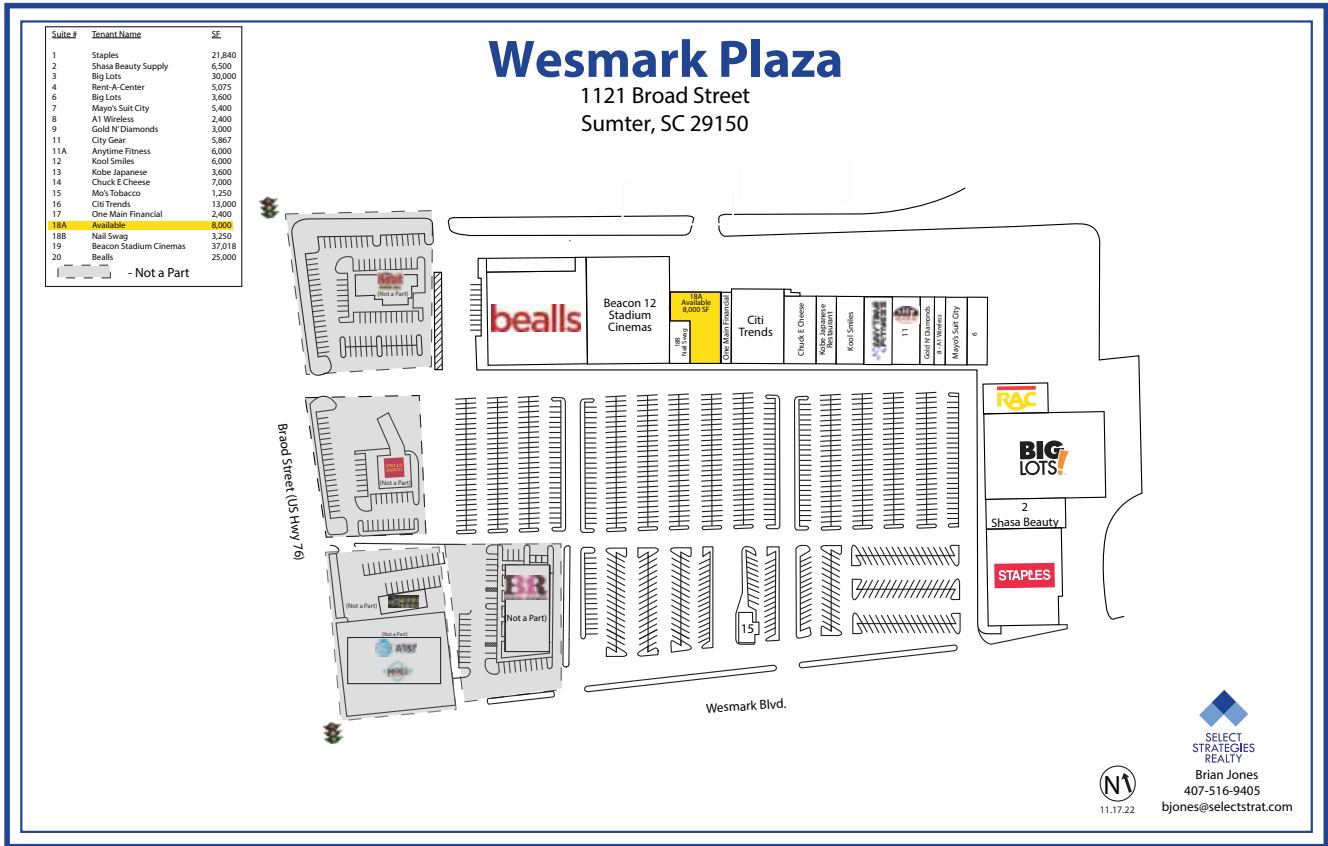
### KEY TENANTS



BRIAN JONES

708 E. Colonial Drive, Suite 203  
Orlando, FL 32803  
Direct: 407.516.9405  
bjones@selectstrat.com  
www.selectstrat.com

# SITE PLAN



# RETAIL AERIAL

