

# WESMARK PLAZA

1121 Broad Street  
Sumter, SC 29150

## AVAILABLE FOR LEASE

**30,000 SF - Anchor Space**  
**8,000 SF - 2nd Gen. Restaurant Space**  
**3,600 SF - Small Shop**

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

(2024 estimates)

	Population 	Households 	Average HH Income 	Daytime Population 
1 Mile	4,104	1,939	\$83,532	5,774
3 Miles	31,483	13,1120	\$92,068	18,581
5 Miles	59,689	24,527	\$87,574	29,908

## TRAFFIC COUNTS

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

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

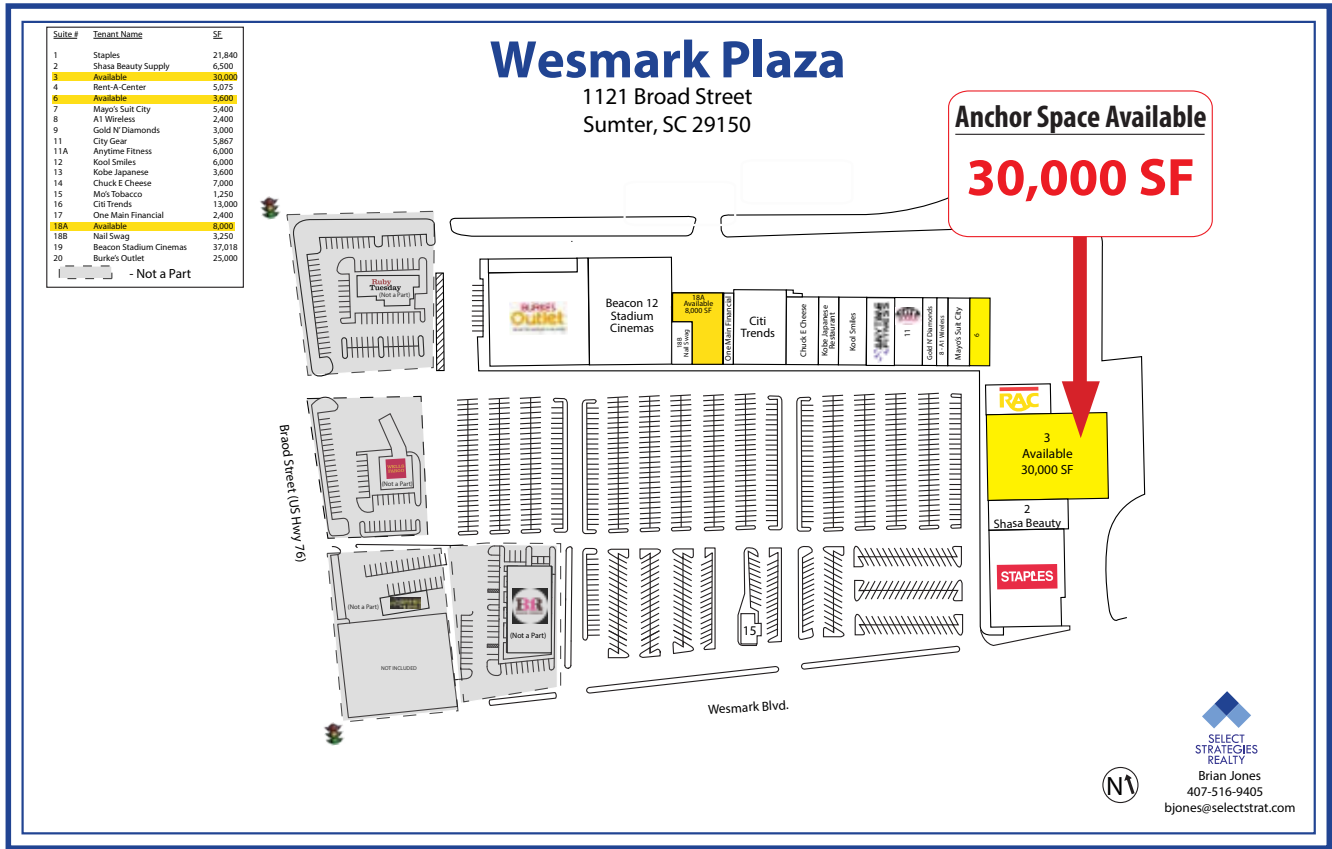
## KEY TENANTS



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# SITE PLAN



  
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# RETAIL AERIAL



  
**SELECT STRATEGIES REALTY**  
