PRICE IMPROVEMENT

FOR SALE

18.73 ACRES NEAR I-95



4 BUFF BLVD, SUMMERTON, SC 29148

Harbor
COMMERCIAL PARTNERS

PROPERTY DESCRIPTION

4 Buff Boulevard is a nearly 19 acre tract with three entrances onto the property. This site was formerly a 120-room Knights Inn with an approximate half acre pond as well as a former car wash which is in the process of being operational with three self serve washbays and a stand alone building.

Located at 4 Buff Road, this property boasts an exceptional location at the intersection of Buff Road (State Road S-14-102) and US-15 / US-301. The site offers excellent visibility, situated next to Lawson's Service Center, K&H Resource Center, and Cornerstone Wealth & Insurance. It sits directly across the highway from the Deluxe Inn and Backyard Barns Plus. Ideal for a variety of uses, the property is conveniently located just half a mile from I-95. At the I-95 corridor is Love's Travel Stop, McDonald's, 7-Eleven and Bank of Clarendon.

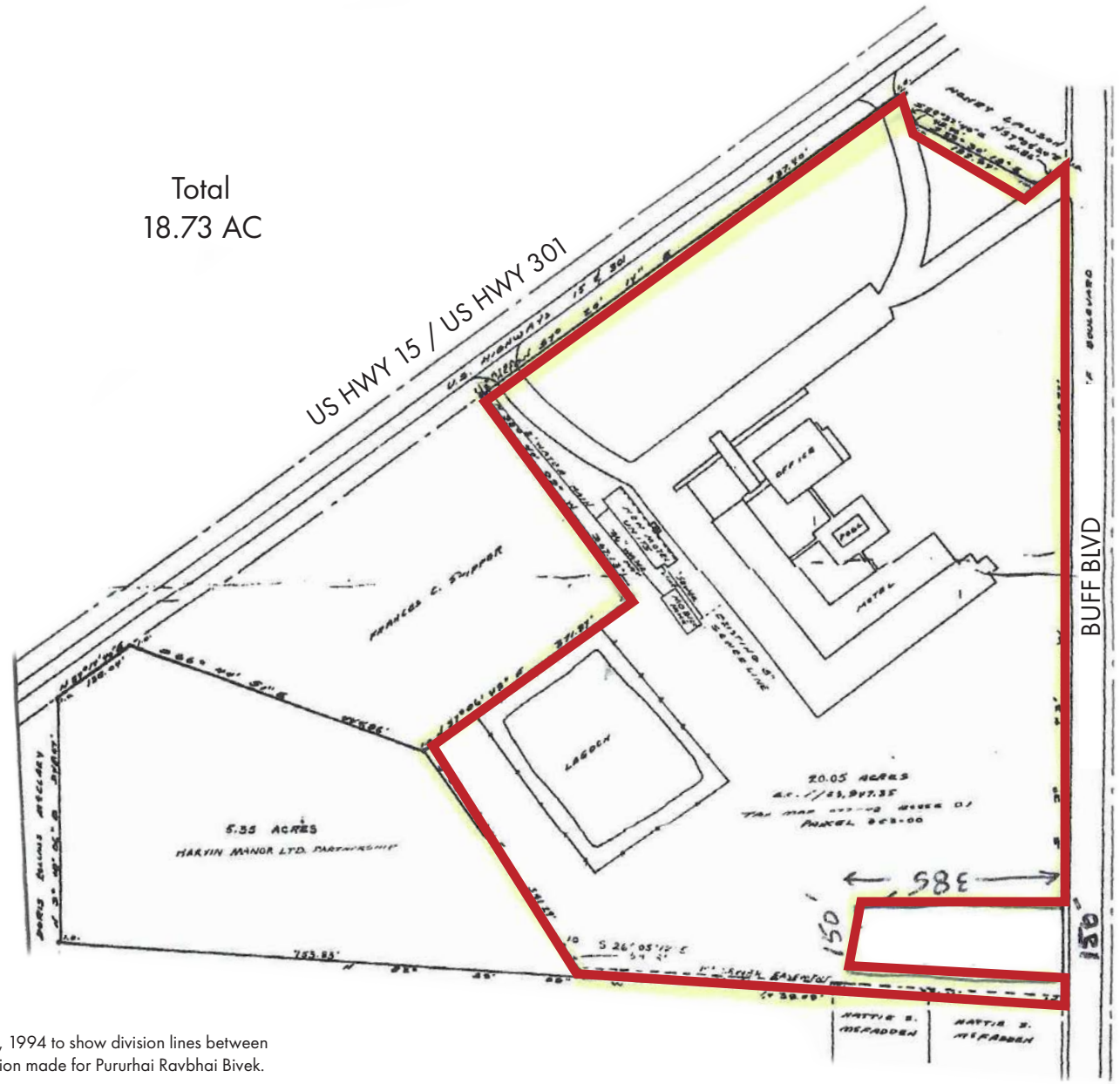


PROPERTY SPECS

LISTING PRICE	$1,900,000
LOT SIZE	18.73 AC
TAX ID/APN	077-09-01-002-00
COUNTY	Clarendon
MUNICIPALITY	Town of Summerton
ZONING	General Commercial
UTILITIES	Available
TRAFFIC (VPD)	5,067 VPD

PLAT MAP

4 Buff Blvd, Summerton, SC 29148



Note: This plat revised August 22, 1994 to show division lines between 20.05 AC and 5.35 acres. Revision made for Pururhai Ravbhai Bivek.

Note: This map revised June 18, 1991 to show water meter, water main, sewer line, existing and sewer line, mobile home, and new motel units.

PHOTOS

4 Buff Blvd, Summerton, SC 29148







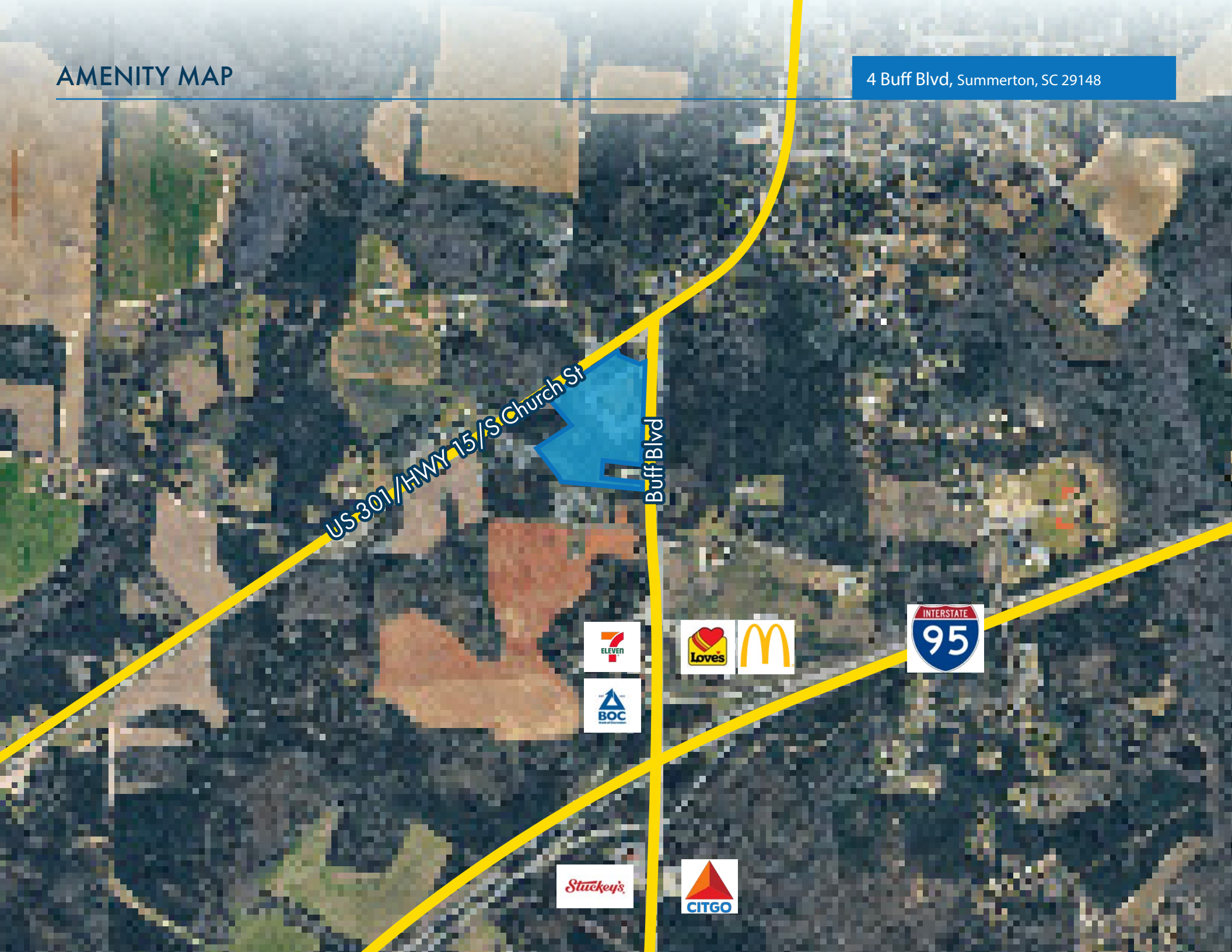


SITE MAP

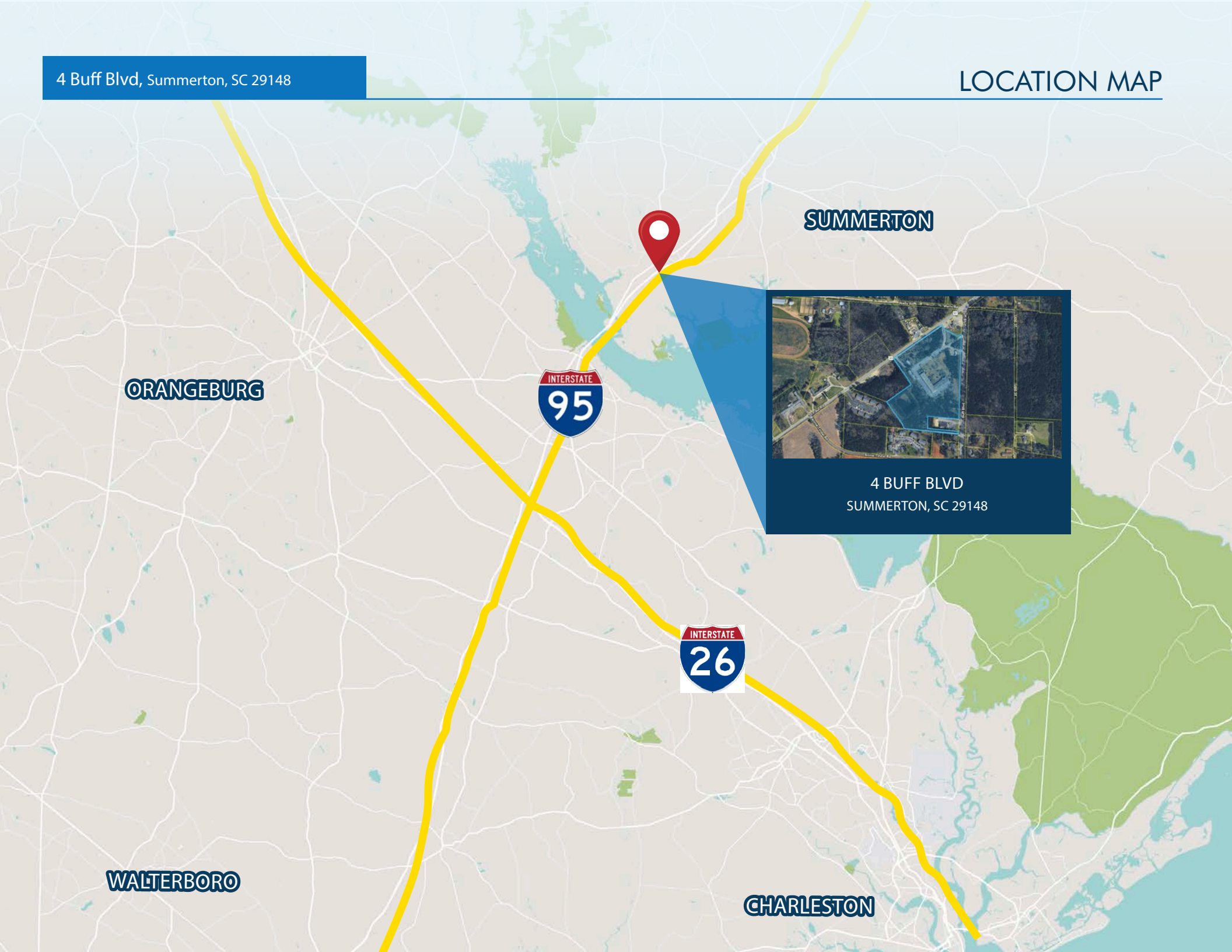

Goodfellas
STORAGE
DELUXE INN
BACKYARD BARNS PLUS
Lawson's Service
K&H
Resource Center
US - 301 / HWY 15 / S CHURCH ST
BUFF BLVD
Insurance Services
CORNERSTONE
Wealth Advisory
K & M Care

AMENITY MAP

4 Buff Blvd, Summerton, SC 29148



LOCATION MAP



DEMOGRAPHICS

4 Buff Blvd, Summerton, SC 29148

	One mile	Three miles	Five miles	Ten miles
POPULATION	754	2,117	3,427	7,457
TOTAL BUSINESSES	87	110	143	407
MEDIAN AGE	50.9	51.1	51.5	53.7
MEDIAN HOUSEHOLD INCOME	$27,500	$32,999	$38,989	$51,000



CONTACT:

Vitré Ravenel Stephens
Partner
+1.843.513.7555
vitre.stephens@harborcommercialpartners.com

Harbor
COMMERCIAL PARTNERS

harborcommercialpartners.com