

for sale

cre.

## ~144 acres commercial site available

us highway 378 & one mile road | sumter county, sc 29051

blank canvas with over 1/2 mile frontage on us highway 378

- ~144 Acres situated at the southwest quadrant of US Highway 378 and One Mile Road
- Strategically positioned along I-95 between Columbia and Florence along a major retail corridor
- Excellent Regional access and proximity to Exit 135 on I-95
- Zoned Commercial, water and sewer available
- Purchase Opportunity



### traffic counts

64,200 VPD | I-95

8,000 VPD | Highway 378

Source: SCDOT 2025

carolina  
retail  
experts  
concept to  
community

John Orr, CCIM

854 900 3390

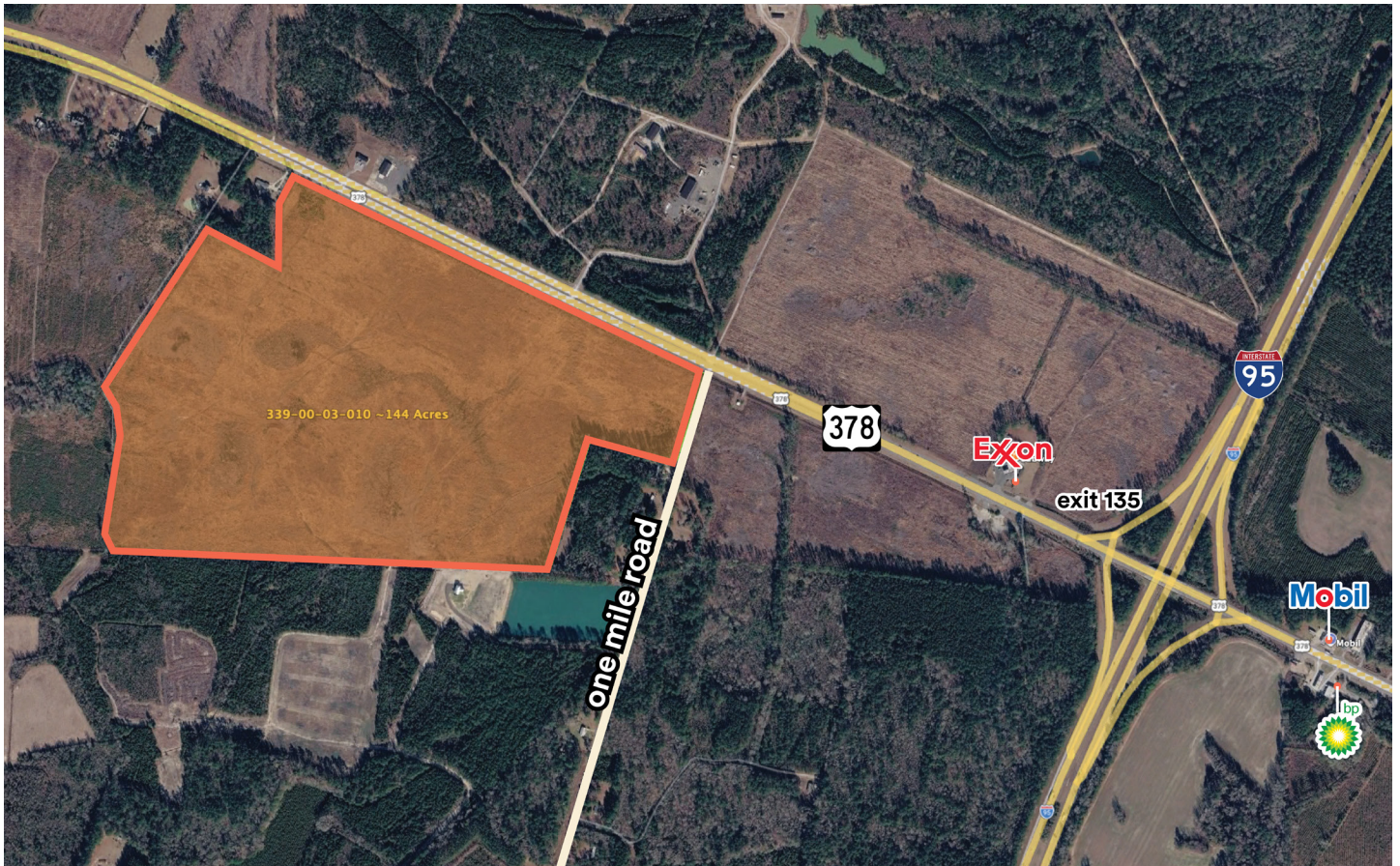
john@cre.expert

Braden Jones

404 844 7044

braden@cre.expert


463 king street suite b. charleston, sc 29403 | cre.expert





## demographics


30 minutes

 164,817  
2025 Population

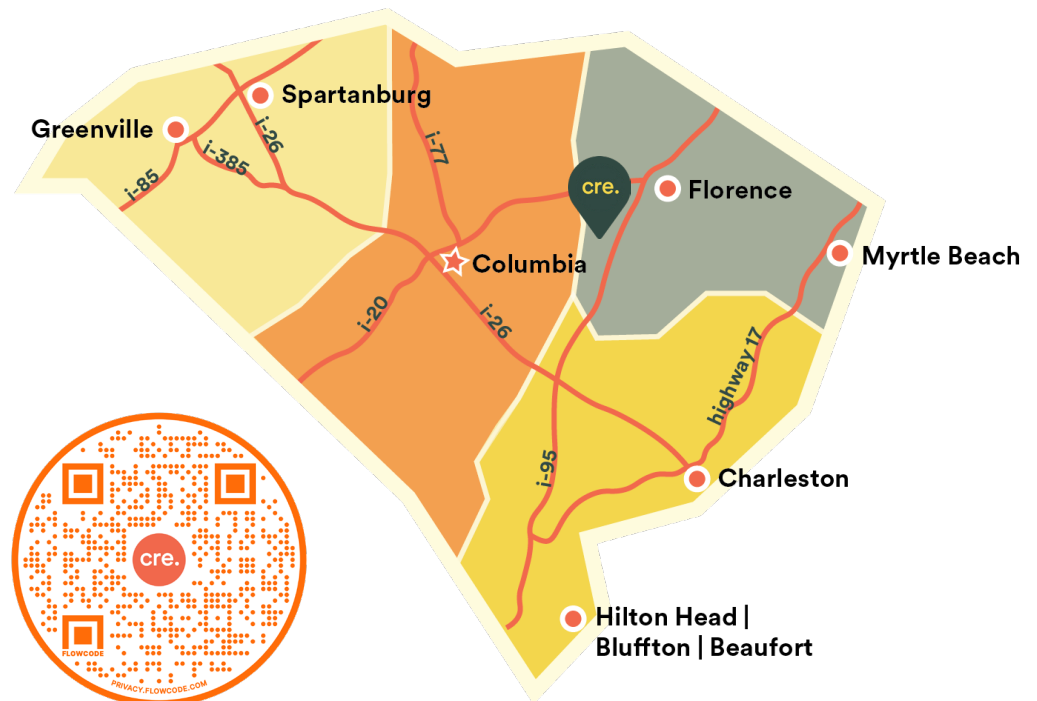
 163,243  
2030 Population

 162,337  
Daytime Population



 \$58,302  
Average Household Income

 41.4  
Median Age

Source: ESRI 2025



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