



OFFERING MEMORANDUM

VALUE-ADD COMMERCIAL OPPORTUNITY ALONG I-95

500 BLUFF BLVD.
SUMMERTON, SC 29148

1.9 ACRE
COMMERCIAL

LISTED BY

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01

PROPERTY OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

This 1.9-acre commercial property in Summerton, SC is strategically located directly off Interstate 95 at Exit 108, offering exceptional visibility and access along a high-traffic corridor with over 64,400 vehicles per day. Positioned near major national operators including Love's Travel Stops, the site benefits from substantial Interstate traffic and strong demand for fuel, food, and travel-oriented businesses. The property features an operational gas station, 8 Tesla EV charging stations, and two additional vacant buildings, creating a prime redevelopment opportunity for truck stops, quick-service restaurants (QSR), fast food concepts, travel centers, interstate restaurants, highway retail users and more. Located just minutes from Lake Marion, this highly visible I-95 commercial property is ideally positioned to capture both local and interstate traffic, making it a huge opportunity for developers, investors or operators seeking commercial real estate near I-95 with strong exposure and long-term upside. Call today to learn more and lock this opportunity into your portfolio.

PROPERTY ADDRESS

500 Bluff Blvd.
Summerton, Sc.
29148

ACRE

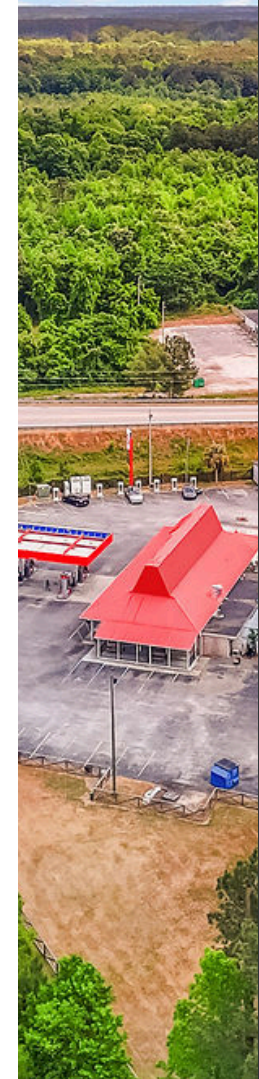
1.9

PROPERTY TYPE

Commercial

ASKING PRICE

\$1,375,000





PROPERTY SUMMARY

Located directly off Interstate 95 with over 64,400 vehicles per day, this 1.9-acre commercial site is ideally positioned for quick-service restaurants (QSR), fast food, and interstate-oriented businesses seeking high visibility and accessibility. Situated just down the street from major national operators including Love's Travel Stop and more, the property benefits from extremely high traffic counts and proven demand for fuel, food, and travel services. With direct access at Exit 108, strong frontage second to none, and existing infrastructure in place, the site presents an exceptional redevelopment opportunity like you haven't seen before for developers, investors or even operators looking to capitalize on one of the Southeast's busiest interstates.

Property Highlights

- 1.9-Acre Commercial Site with strong frontage and access
- Directly Off I-95 (Exit 108) with immediate on/off ramp connectivity
- 64,400+ Vehicles Per Day along one of the Southeast's busiest corridors
- High Visibility from both northbound & southbound lanes
- Located Near National Operators including RaceTrac & Love's Travel Stops
- Proven Interstate Commercial Corridor with established traffic patterns
- Operational Gas Station with existing fuel infrastructure
- 8 Tesla EV Charging Stations on-site
- Two Vacant Buildings ready for repositioning or lease-up
- Ideal for QSR, Fast Food, or Travel-Oriented Retail
- Perfect for Redevelopment with multiple value-add strategies
- Positioned to Capture Tourism Traffic near Lake Marion
- Established Stop for Interstate & Regional Travelers



02

AREA OVERVIEW

AREA OVERVIEW

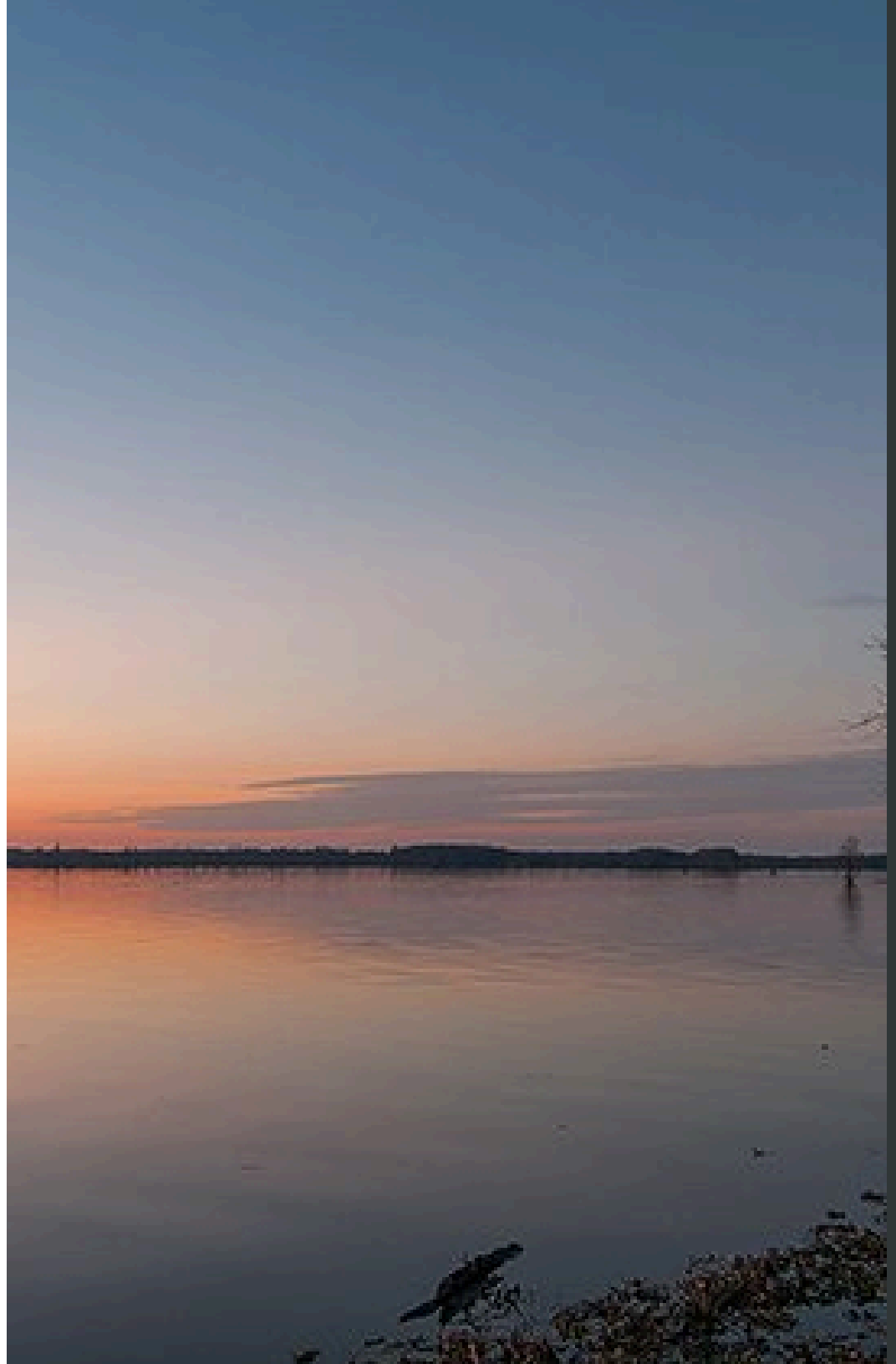
NEARBY AMENITIES



LOCATION OVERVIEW

SUMMERTON, SC

Summerton, South Carolina is strategically positioned along the Interstate 95 corridor, serving as a key stop for both regional and long-distance travel along the East Coast. Located within this high-traffic corridor, 500 Buff Blvd benefits from direct access at Exit 108, allowing it to capture a steady flow of interstate travelers, commercial trucking activity, and local demand. The area is further supported by its proximity to Lake Marion, one of the largest lakes in the Southeast, which attracts year-round visitors for boating, fishing, and outdoor recreation. This combination of tourism and highway traffic drives consistent demand for fuel services, dining, and travel-oriented retail, positioning the property as an ideal site for redevelopment. Additionally, Summerton provides convenient access to surrounding markets such as Columbia, Charleston, and Florence, while offering a cost-effective environment for commercial investment compared to larger metropolitan areas.





7 Eleven



Loves Travel Stop

I-95

Buff Blvd.



**500 Buff Boulevard
1.9 Acres**

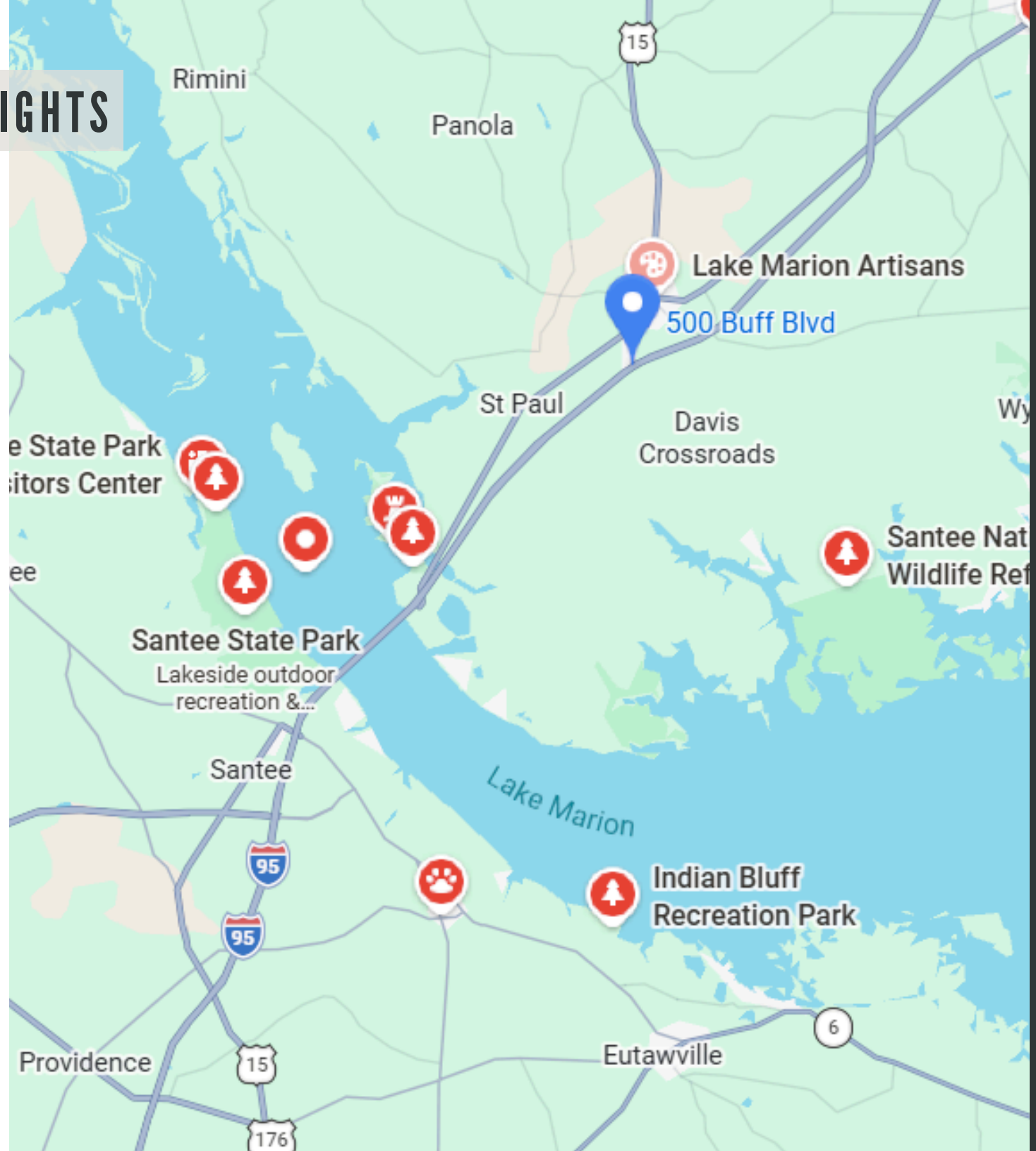


Citgo

NEARBY AMENITIES

LOCATION HIGHLIGHTS

The property is strategically located directly off Interstate 95 at Exit 108, offering immediate access and exceptional visibility along a major East Coast travel corridor with over 64,400 vehicles per day. Positioned in close proximity to established national operators including RaceTrac and Love's Travel Stops, the site benefits from proven demand and consistent traffic driven by interstate travelers, trucking routes, and regional commuters. Located just one exit from Lake Marion, a major tourism destination, the property is ideally situated to capture both local and transient traffic. With strong frontage, easy on/off access, and placement within a high-performing commercial node, the site is perfectly suited for QSR, fast food, or other interstate-oriented business uses, as well as long-term redevelopment.



03

PROPERTY PHOTOS



PROPERTY PHOTOS



03

AERIALS



AERIALS



**500 Buff Blvd.
1.9 Acres**



CONTACT

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