

FOR SALE

18.73 ACRES NEAR I-95



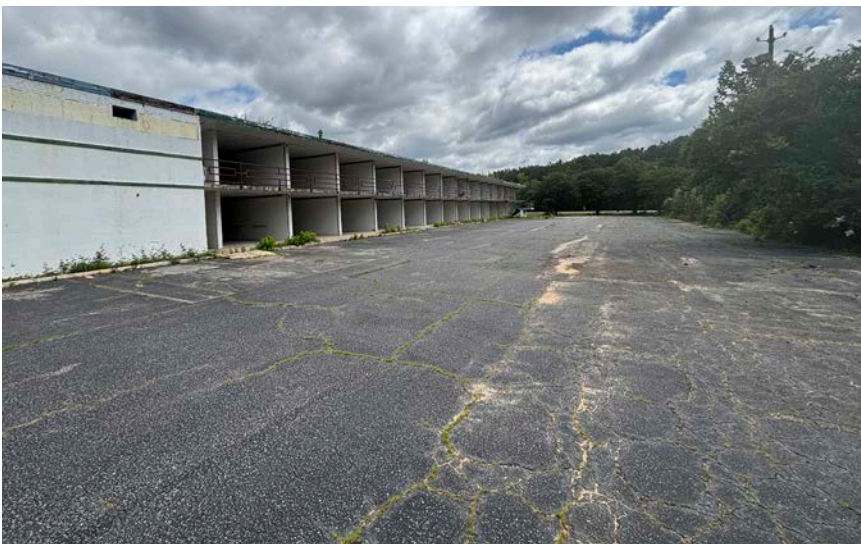
4 BUFF BLVD, SUMMERTON, SC 29148

4 Buff Blvd, Summerton, SC 29148

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.

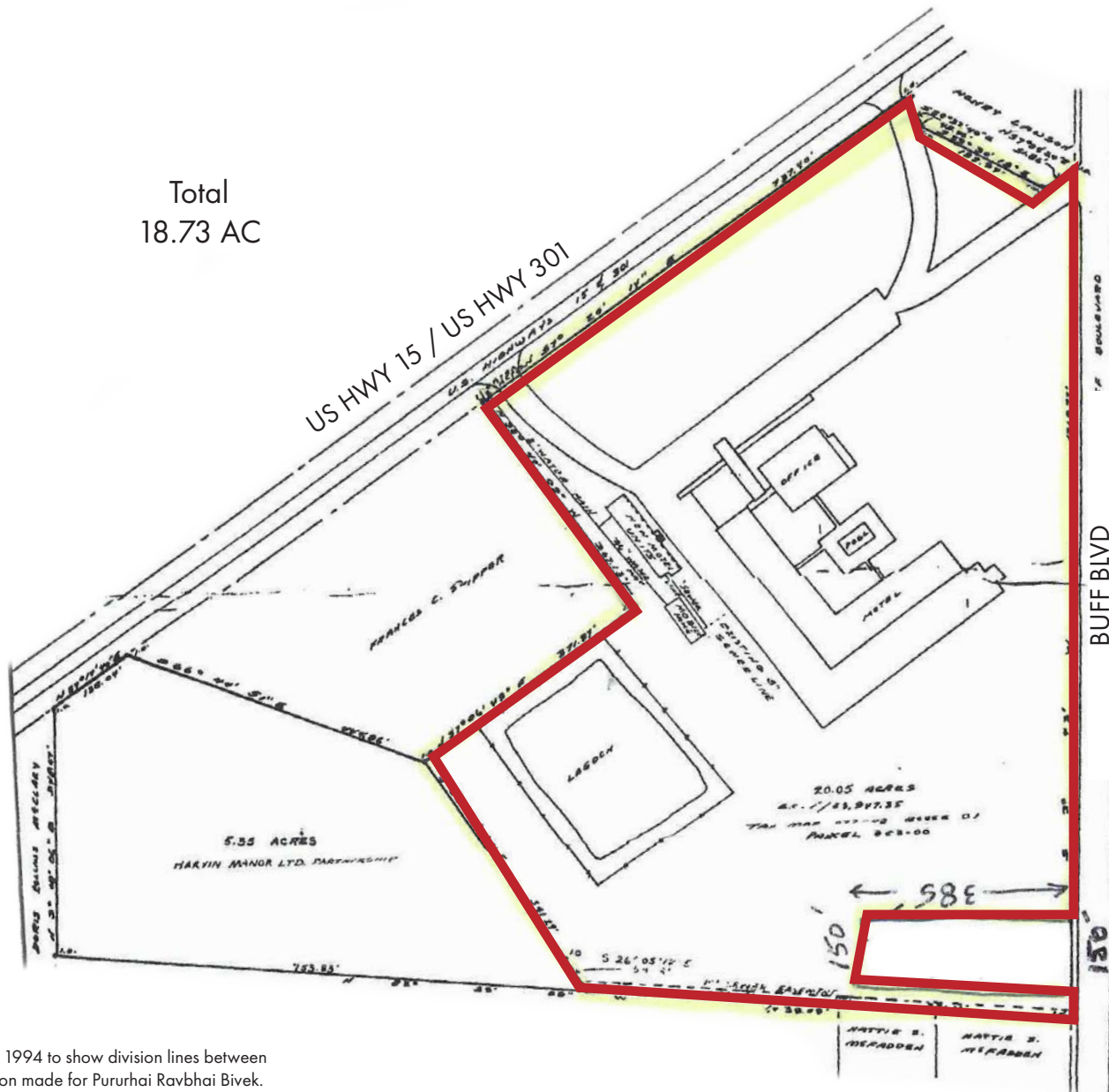
Located at 4 Buff Road, this property boasts an exceptional location at the intersection of Buff Road (State Road S-14-102) and US-15 / US-301. The site offers excellent visibility, situated next to Lawson's Service Center, K&H Resource Center, and Cornerstone Wealth & Insurance. It sits directly across 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	\$2,500,000
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

Total
18.73 AC



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





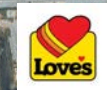
AMENITY MAP

4 Buff Blvd, Summerton, SC 29148



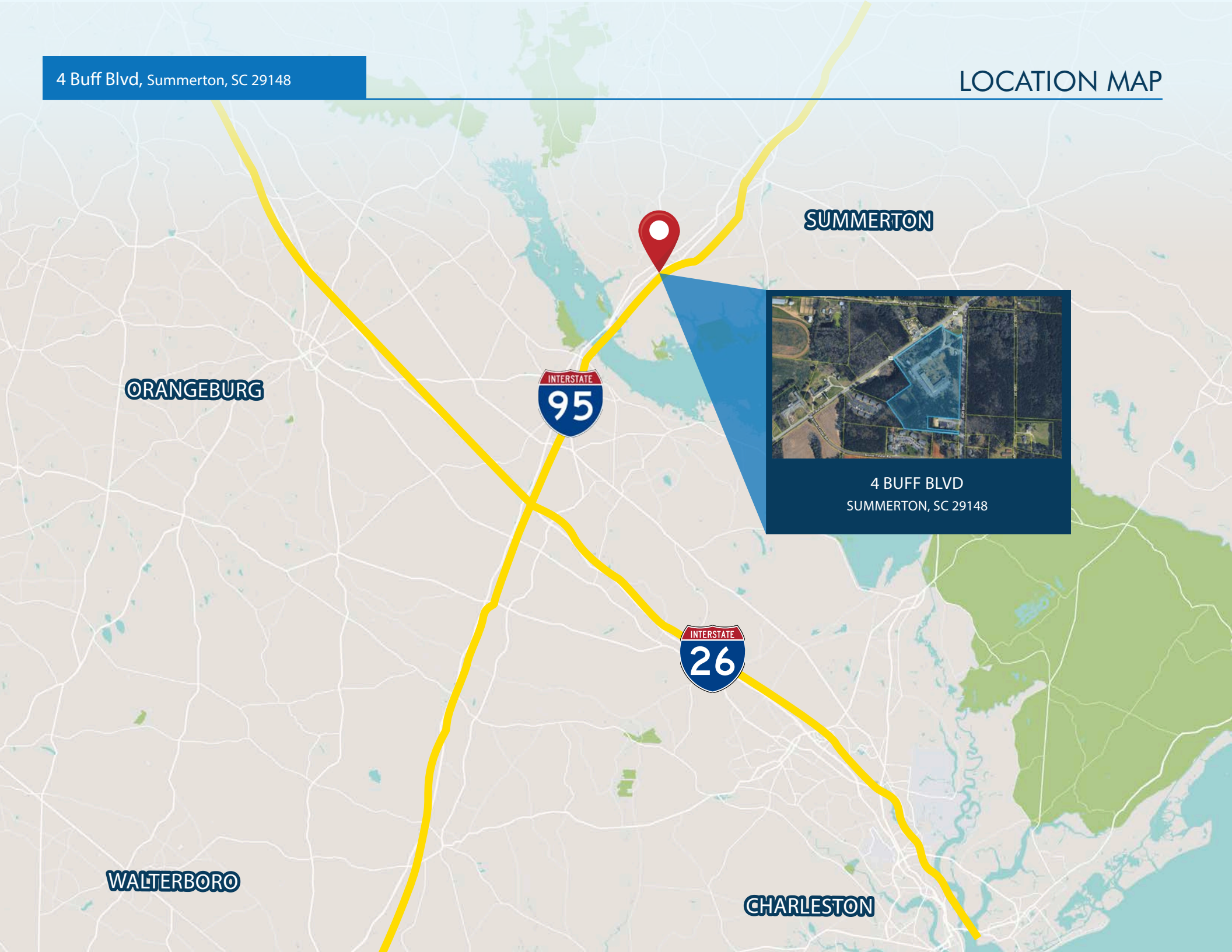
US 301/Hwy 15/Church St

Buff Blvd



4 Buff Blvd, Summerton, SC 29148

LOCATION MAP



SUMMERTON

ORANGEBURG



4 BUFF BLVD
SUMMERTON, SC 29148

WALTERBORO

CHARLESTON

DEMOGRAPHICS

4 Buff Blvd, Summerton, SC 29148



POPULATION

One mile	Three miles	Five miles	Ten miles
754	2,117	3,427	7,457



TOTAL BUSINESSES

87	110	143	407
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MEDIAN AGE

50.9	51.1	51.5	53.7
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MEDIAN HOUSEHOLD INCOME

\$27,500	\$32,999	\$38,989	\$51,000
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