Interstate Outparcel Development Opportunity

±0.63 Acre For Sale

453 Sumter Highway
Camden, SC 29020

Positioned along the heavily traveled Sumter Highway (US-521) corridor in Camden, this ±0.63-acre outparcel offers a prime opportunity for retail or service-oriented development. The offers strong visibility and convenient access just off Interstate 20, with excellent ingress and egress via Sumter Highway. Surrounded by established national retailers including Starbucks, Popeyes, and Circle K, the property is well-situated within a growing commercial node that drives consistent consumer traffic.



PROPERTY HIGHLIGHTS

- Asking Price: $295,000
- Parcel Size: ±0.63 acre
- Zoning: Commercial Mixed-Use (CMU), allowing for a range of development opportunities
- Utilities: Full access to utilities with shared stormwater infrastructure in place
- Access: RO/RI/LI from Sumter Highway (US-521)
- Visibility: Strong visibility from Interstate 20

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XTEAM RETAIL ADVISORS

SITE PLAN Outparcel Development Opportunity



SURROUNDING AREA Immediate Interstate Connectivity



DEMOGRAPHICS *(2026)*	3 MILES	5 MILES	7 MILES
POPULATION	8,750	19,519	28,196
AVERAGE HH INCOME	$100,904	$106,891	$105,396
BUSINESS ESTABLISHMENTS	499	946	1,166
DAYTIME POPULATION	5,793	10,206	12,190

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