

FOR SALE

KW COMMERCIALSM



2122 CAINS MILL RD, SUMTER, SC 29154

- 2.07 Acres
- 9,183 sqft
- Zoning: R-9

Orie Brown, MBA, MS, PMP

Managing Director

803.830.6418

obrown@kwcommercial.com

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EXECUTIVE SUMMARY

KW Commercial | The Praedium Group is pleased to exclusively present 2122 Cains Mill Road, a well positioned commercial asset located in Columbia, South Carolina within the expanding Columbia Metropolitan Statistical Area. The property is situated along an active commercial corridor that continues to benefit from strong population growth, favorable demographics, and sustained investment momentum throughout the region.

Strategically located with convenient access to major transportation arteries and minutes from established retail, residential, and employment centers, the property offers excellent regional connectivity and visibility. Its location allows it to draw from a broad and diverse trade area, serving nearby suburban neighborhoods as well as commuter and destination traffic. The surrounding area is supported by a stable employment base anchored by healthcare, education, government, logistics, and professional services, providing a consistent and reliable demand base for office and event driven uses.

The Columbia Metropolitan Statistical Area, home to approximately 850,000 residents, continues to demonstrate steady population and employment growth driven by business friendly policies, ongoing capital investment, and in migration from higher cost metropolitan markets. These dynamics have reinforced the region's long term economic resilience and positioned Columbia as one of South Carolina's most durable and diverse commercial markets.

The submarket surrounding Cains Mill Road benefits from established residential density, ongoing infill development, and sustained commercial demand. Household incomes and homeownership levels in the broader trade area support discretionary spending and community engagement, making the location well suited for professional office users, medical or service oriented tenants, training facilities, and event or flex gathering concepts. Favorable demographic trends, including household growth, stable residency patterns, and low vacancy, further strengthen the area's fundamentals.

In addition to its strong location and market fundamentals, 2122 Cains Mill Road presents a compelling value add opportunity through repositioning as an office or event center asset. The property offers meaningful upside through targeted capital improvements, flexible interior reconfiguration, and leasing strategies designed to capture demand from owner users, professional tenants, and event focused operators. As reinvestment along the corridor continues, the asset is well positioned to enhance income performance and long term market relevance.

Based on market supported assumptions and comparable repositioned assets within the Columbia market, the property carries an estimated stabilized after repair value of approximately 2.5 million. Positioned to capitalize on both local demand and regional accessibility, 2122 Cains Mill Road offers investors and owner users an opportunity to create durable cash flow and long term value appreciation within a resilient Columbia submarket.

PROPERTY HIGHLIGHTS



OFFERING PRICE

- \$900,000

ADDRESS

- 2122 Cains Mill Rd,
Sumter, SC 29154,
USA

ACRES

- 2.07

SF GLA

- 40,803

ZONING

- R-9

PARCEL

- 2100602003
- 2100602001

WATER / SEWER

- Public

LAND USE

- Residential

VALUE ADD OPPORTUNITY

2122 Cains Mill Road presents a value add opportunity through repositioning as an office or event center asset. Flexible building configuration and targeted improvements support increased functionality, tenant demand, and rental upside. Based on market supported assumptions, the property offers an estimated stabilized after repair value of approximately \$2.5 million, providing a clear path to enhanced income and long term value creation.



REPOSITIONING POTENTIAL

OFFICE & EVENT CENTER USE



IMPROVEMENT UPSIDE

TARGETED UPGRADES



MARKET SUPPORT

STRONG SUBMARKET



STABILIZED VALUE

ESTIMATED ARV \$2.5M

ADAPTIVE REUSE AND IDEAL FUTURE USES

The subject property's location within a commercial corridor supported by nearby industrial and employment users positions it well for a range of adaptive reuse and redevelopment scenarios. Surrounding industrial operations, service businesses, and logistics activity create consistent daytime demand while reinforcing the site's utility for service-oriented, automotive, and light industrial-adjacent uses. When combined with the functional lot size, the property offers investors and owner-users flexibility to reposition the asset to meet evolving market demand.

SERVICE AND OPERATIONAL USES:



EVENT VENUE OR EXPO CENTER

Car shows, trade shows, craft fairs, training centers, or seasonal events.



LIGHT ASSEMBLY

Central Columbia location enables efficient same-day delivery and regional service across the Midlands.



TRADE SHOWROOMS

Combines customer-facing display space with functional storage for contractors and industrial suppliers.



BUSINESS SERVICES OR CALL CENTERS

Benefits from proximity to a stable workforce base and convenient access for employees and clients.



TRAINING FACILITIES

Strong demand driven by nearby industrial employers and growing workforce training needs in the market.

ADAPTIVE REUSE AND IDEAL FUTURE USES

AUTOMOTIVE & INDUSTRIAL-SUPPORT USES



AUTOMOTIVE SERVICE AND REPAIR

Strong demand driven by nearby industrial users, commuter traffic, and a growing vehicle base in the Midlands market.



CONTRACTOR SERVICE YARDS

Proximity to employment centers and arterial roads supports efficient dispatch, equipment storage, and daily service routes.



TIRE, BATTERY, AND SPECIALTY AUTOMOTIVE

Consistent demand from high-mileage commercial vehicles and workforce commuters ensures stable, repeat customer traffic.



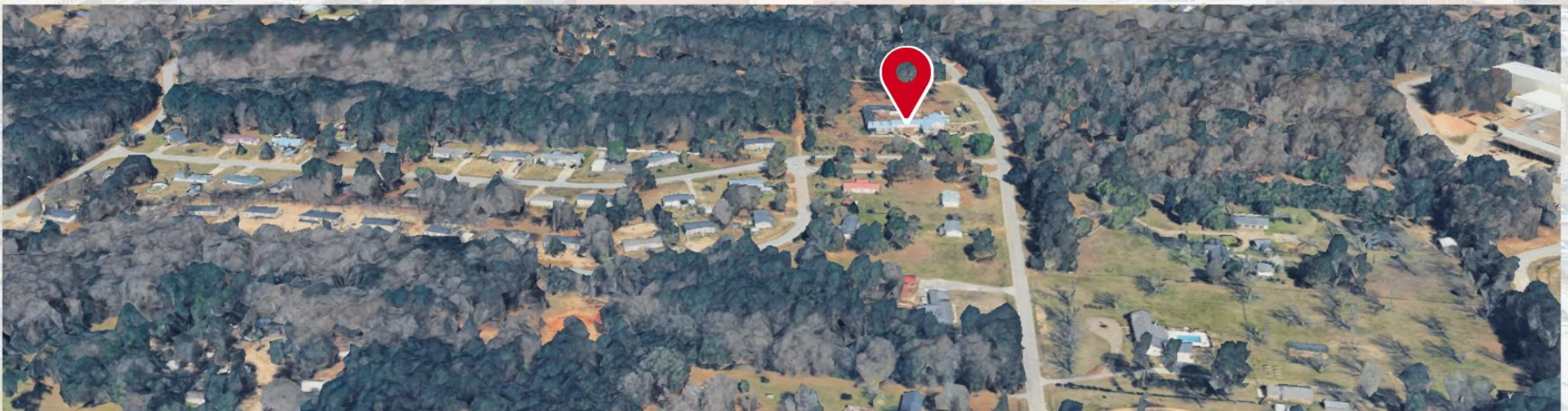
EQUIPMENT SALES, RENTAL, AND SERVICING

Well-positioned to serve construction, industrial, and municipal users requiring convenient access and outdoor storage capacity.



FLEET MAINTENANCE AND SERVICE CENTERS

Ideal for servicing local industrial, logistics, and contractor fleets operating throughout the Columbia MSA.

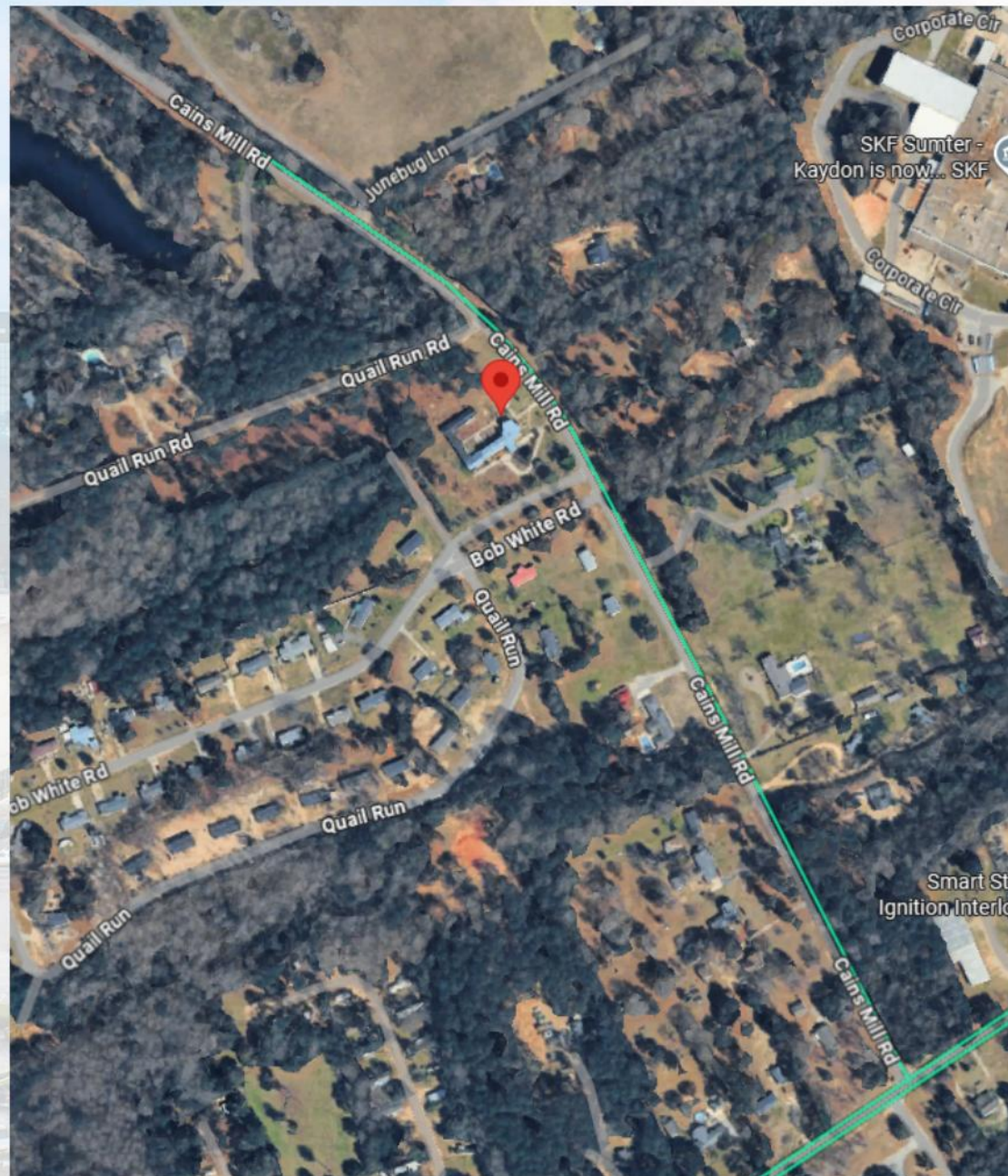


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	675	9,602	168,521
2024 Total Households	258	3,767	12,175
Median Household Income	\$80,128	\$53,984	\$46,165
Median Home Value	\$231,000	\$177,277	\$145,142



TRAFFIC COUNT & ACCESS OVERVIEW



ROAD

EST. AADT

S-106 (Taylor St to US 1)

1,900 vehicles/day

L-111 (US 21 to Wheat St)

1,950 vehicles/day

S-121 (US 76 to Bratton St)

750 vehicles/day

S-123 (Hollifield Rd to Poultry Ln)

650 vehicles/day

L-106 (I-126/US 21 to Richland St)

2,500 vehicles/day

AERIAL VIEW



AERIAL VIEW





ORIE K. BROWN, MBA, MS, PMP

Managing Director

C: 803.830.6418

O: 803.971.7329

obrown@kwcommercial.com

Area Expertise:

Land Development

Net Lease Investment Sales

Multi-Tenant Investment Sales

Key Accomplishments:

National Achievement Award: 23, 22, 21, 20

Sales Recognition Award: 23, 22, 21, 20, 19

Affiliations:

International Council of Shopping Centers (ICSC)

Orie focuses on land development, healthcare real estate, net lease properties, and retail shopping centers, building deep product knowledge and transaction expertise. He leverages a national network of more than 2,000 commercial agents and 180,000 residential agents to create active, competitive markets for every listing.

Since entering commercial real estate, Orie has closed over \$350 million nationwide for high net worth investors, developers, and private investment groups.