

Thomas Collision Center

1200 S Guignard Drive | Sumter, SC 29150

Automotive
Investment Opportunity

Offering Memorandum



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INVESTMENT HIGHLIGHTS

Property Highlights

- **Brand New, Purpose-Built Facility** – Purchased and fully remodeled in early 2025 specifically for collision repair operations. Outfitted with top-of-the-line equipment, including two new Accudraft Titan downdraft paint booths, within a fully fenced yard.
- **Prime Corner Location with Strong Traffic Visibility** – Positioned on a corner lot in Sumter, SC with 17,000+ VPD passing the site daily, offering strong visibility and easy ingress/egress — a meaningful advantage for both walk-in/drive-by business and future leasing appeal to a credit tenant.
- **Built for Volume** – The ±2 acre, fully fenced site can accommodate 120-130 vehicles on paved lot space, giving a buyer the physical capacity to scale RO volume well beyond current throughput without relocating.



Financial Overview

\$2,840,556

List Price

14,000 SF

GLA

\$202.89

Price Per SF

±2.06 AC

Lot Size

Property Summary

Address 1200 S Guignard Drive

City, ST Sumter, SC

GLA ±14,000 SF

Lot Size ±2.06 AC

Coverage 15.6%

Zoning General Commercial (GC)



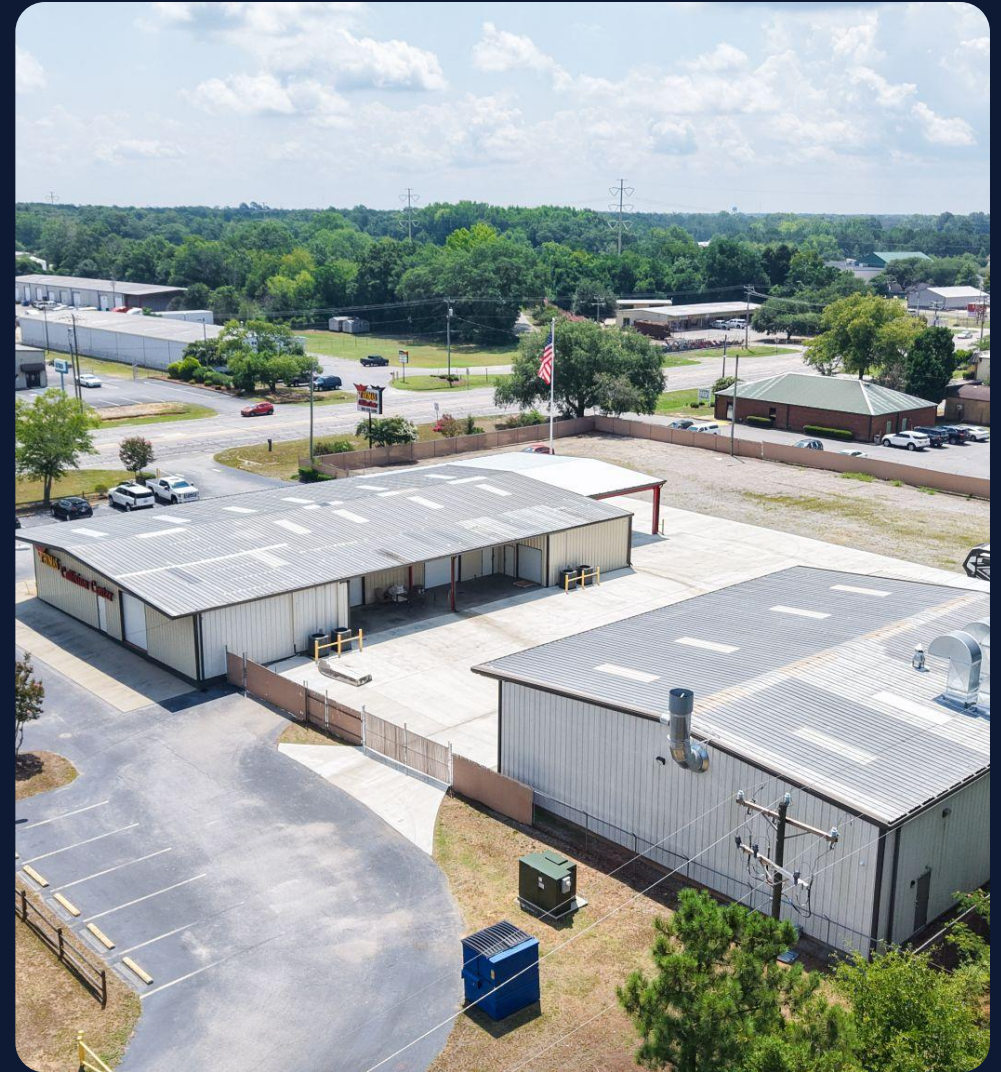
Equipment Overview

Equipment	Est. Value
Inductor Promax (Induction Heater)	\$10,000
Glue-Pull Repair System	\$7,500
Tsunami Downdraft Filtration	\$4,500
Lincoln Welder	\$4,500
Strut Machine	\$4,500
Two-Post Lift	\$5,000
Sollette Tire Stands	\$2,000
Oil/Water Separator	\$3,000
Office Computers / Ff&E	\$16,000



Category	Key Equipment	Est. Value
Paint Booths	(2) Accudraft Titan downdraft, upgraded engines, powder coated	\$300,000
Frame & Measuring	Celette Rome XL bench, Evolution 3D + Gazelle	\$122,000
Welding	Chief MI 300, Snap-on aluminum, Lincoln	\$35,500
Aluminum / Isolation	Chief Multi-Repair isolation station	\$27,000
Shop Support & Prep	GFS dual-prep deck, rivet gun, vacuum sanding, mixing room, glue-pull, filtration, strut machine, oil/water separator	\$91,500
Compressors	Big screw compressor, (2) Sullair-style rotary screw	\$35,000
Lifts	Four-post, two-post	\$16,000
Other Tools	Inductor Promax, tire stands	\$12,000
Office / IT	Computers, workstations	\$16,000
Total FF&E		\$655,000

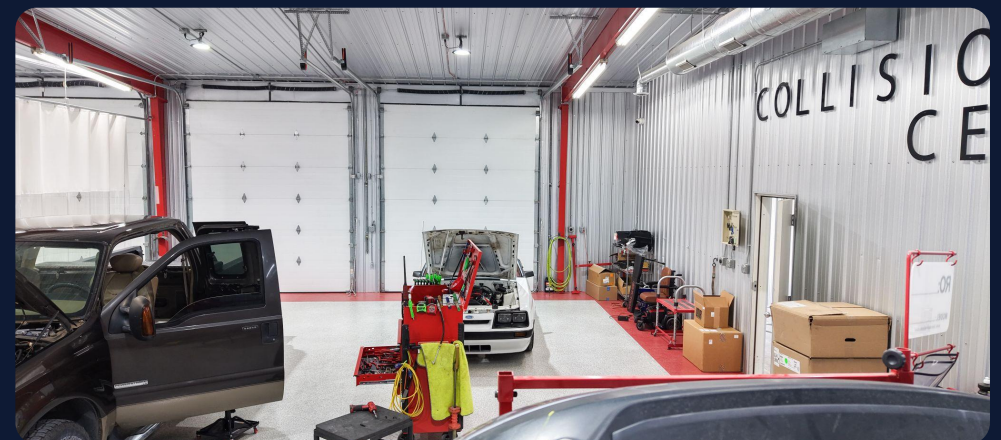
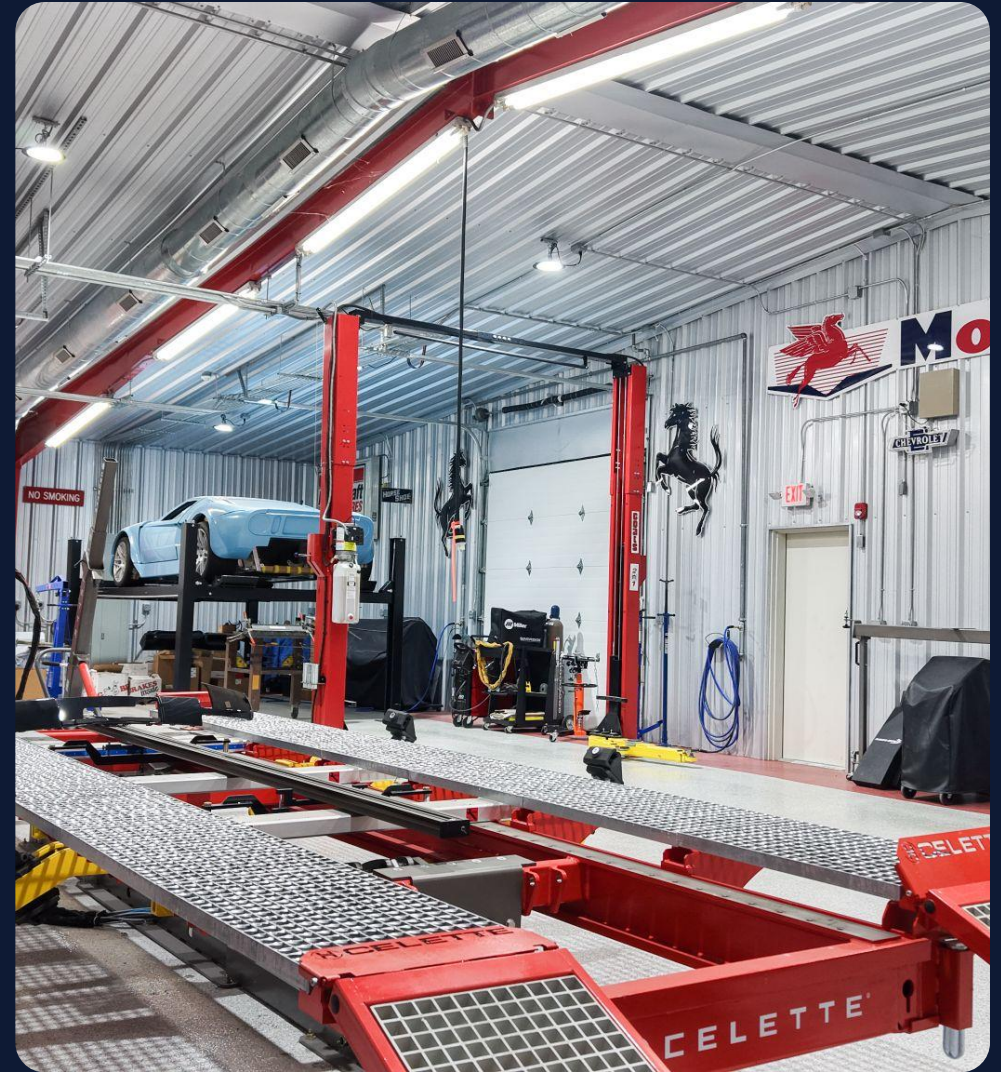
Exterior Photos



Interior Photos



Interior Photos





Shaw Air Force Base

Dealership Corridor



Walmart
Supercenter
Top 8% of National Locations
Source: AlphaMap

New Construction



Sumter Mall



Walmart
Neighborhood Market



University of South Carolina-Sumter
±1,845 Students
±69 Employees



University of South Carolina-Sumter
±421 Students
±500 Employees



Subject Property

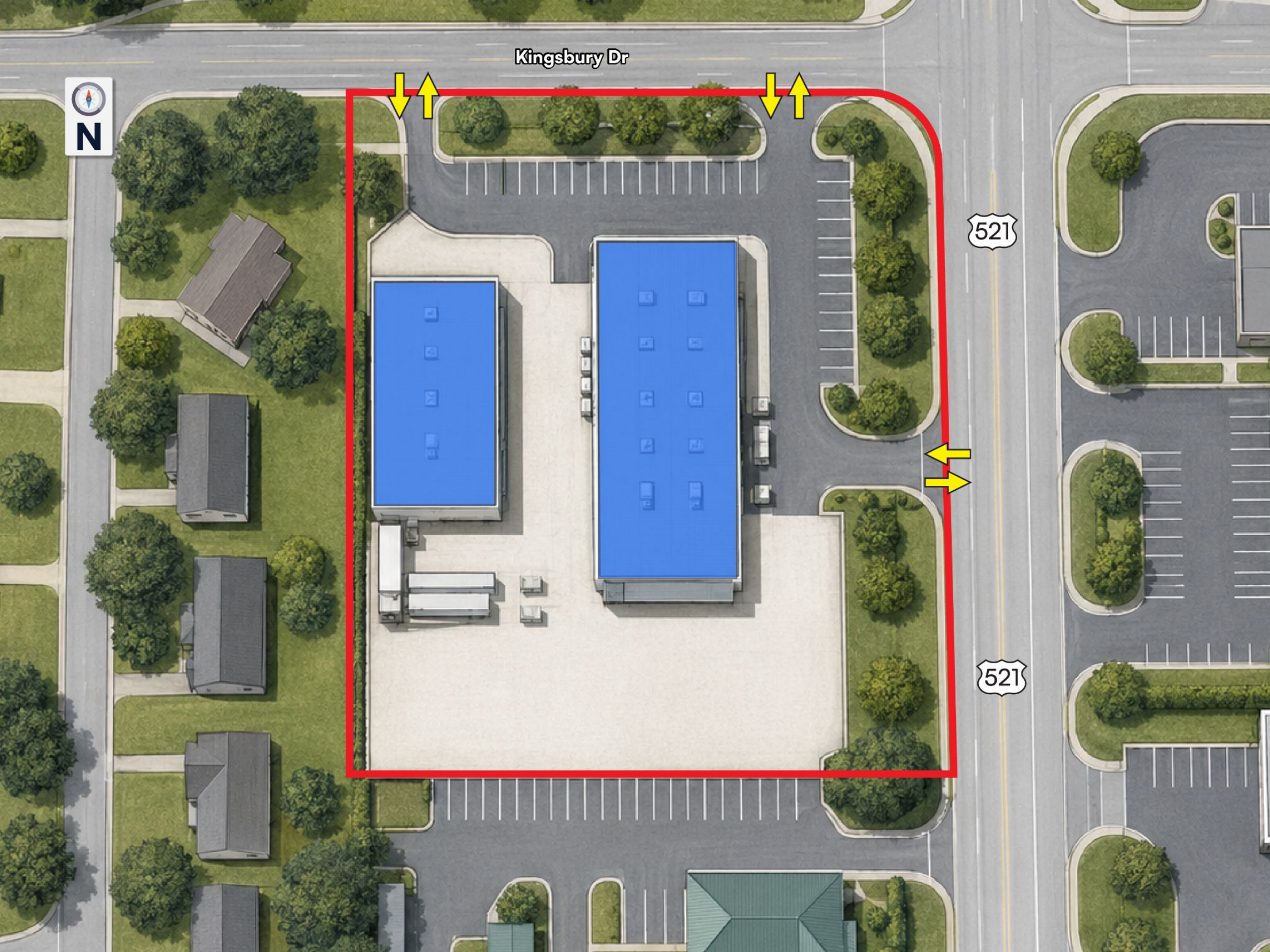


Kingsbury Dr



521

521



BUSINESS SUMMARY

Year Founded
1989

Headquarters
Sumter, SC

Ownership Status
Family-owned

Website
<https://thomascollision.com/>

Industry
**Collision / Auto
Body Repair**



Business Overview

Thomas Collision is a family-owned and operated automotive collision repair center serving the Sumter, South Carolina market for more than 35 years. The company specializes in high-quality collision repair, frame restoration, bodywork, and refinishing services, helping customers restore their vehicles to pre-accident condition through a streamlined repair process and experienced technicians.

The business has built a strong reputation for quality craftsmanship, personalized customer service, and dependable repair solutions. Thomas Collision works closely with vehicle owners throughout the repair process, providing competitive estimates and efficient turnaround times while maintaining a commitment to customer satisfaction. Its long-standing presence in the local market has established the company as a trusted independent collision repair provider serving both personal and commercial vehicle owners.

Located in Sumter, a regional employment and commercial hub in central South Carolina, Thomas Collision benefits from consistent demand generated by a growing population, daily commuter traffic, and ongoing vehicle ownership throughout the surrounding trade area. The company's decades-long operating history, family ownership, and reputation for exceptional service continue to support repeat business, customer referrals, and long-term market stability.

Sumter, SC

43,094
Total Population

4.3%
Retail Vacancy

16,081
of Households

33.6
Median Age

Sumter, South Carolina is a growing commercial center in the Midlands, serving as a hub for retail, healthcare, education, manufacturing, and military employment throughout Sumter County and the surrounding communities. Anchored by Shaw Air Force Base, one of the region's largest employers and home to the U.S. Air Force's Ninth Air Force and Fifteenth Air Force headquarters, the city benefits from a stable employment base, consistent consumer spending, and long-term economic stability. The local retail market is supported by a strong concentration of national retailers, grocery-anchored shopping centers, restaurants, and service providers located along major commercial corridors including Broad Street (US-378), Guignard Drive, and Alice Drive. Sumter functions as the primary shopping destination for much of east-central South Carolina, with consumers regularly visiting the city for retail, dining, healthcare, and everyday services.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,675	24,848	55,373
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,089	10,290	22,447
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$66,679	\$70,718	\$81,299

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