

SC FLORENCE RETAIL



2417 DAVID H. MCLEOD BOULEVARD, FLORENCE, SC 29501



OFFERING SUMMARY

County	Florence
Available SF	2,007
Lease Rate	Contact Broker for Details
Year Built	2011
Building Size SF	8,319
Zoning	Commercial
Traffic Count	27,100
Traffic Street	David McLeod Blvd

PROPERTY OVERVIEW

Property fronts David McLeod Blvd near signalized intersection of Beltline Drive between Red Bowl Asian Bistro and Sweet Frog. North Beltline Drive is the primary access point to nearby Walmart, Sam's Club, and W. Florence High School (enroll. 1,700+). With 126,000 residents, Florence is the 7th largest city in South Carolina. It is a center for industry, medicine, retail, education, and culture.

PROPERTY HIGHLIGHTS

- Excellent visibility
- Direct access to David McLeod Boulevard with East access to I-95 and I-20
- Tenant improvement allowance available
- In the heart of Florence's busiest commercial district
- Major retail in immediate area includes Magnolia Mall (Belk, JC Penney, Sears, Dick's, Best Buy, Barnes & Noble), Target, Kohl's, Home Depot, Lowe's, and more
- Positioned among valuable credit tenants

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