

NEW RETAIL DEVELOPMENT | FLORENCE, SC

411 PAMPLICO HWY, FLORENCE, SC



CONTACT

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300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203
WWW.PROVIDENCEGROUP.COM

AVAILABLE
FOR LEASE

PROUD PARTNER
XTEAM
RETAIL ADVISORS

NEW RETAIL DEVELOPMENT | FLORENCE, SC

411 PAMPLICO HWY, FLORENCE, SC 29505



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PROPERTY / LEASING INFORMATION

- Up to 7,278 SF
- Drive-Thru Available
- 87 Parking Spaces (12 spaces per 1,000 SF)
- Estimated delivery: 3rd Qtr 2023
- Call for Pricing

PROPERTY HIGHLIGHTS

MUSC Health Florence Medical Center is less than 1/2 mile from the site. This regional hospital has 396 beds and 1,800 employees & doctors.

The site is located at a major signalized intersection

- Pamplico Hwy (31,100 VPD) & S Church St (17,900 VPD)

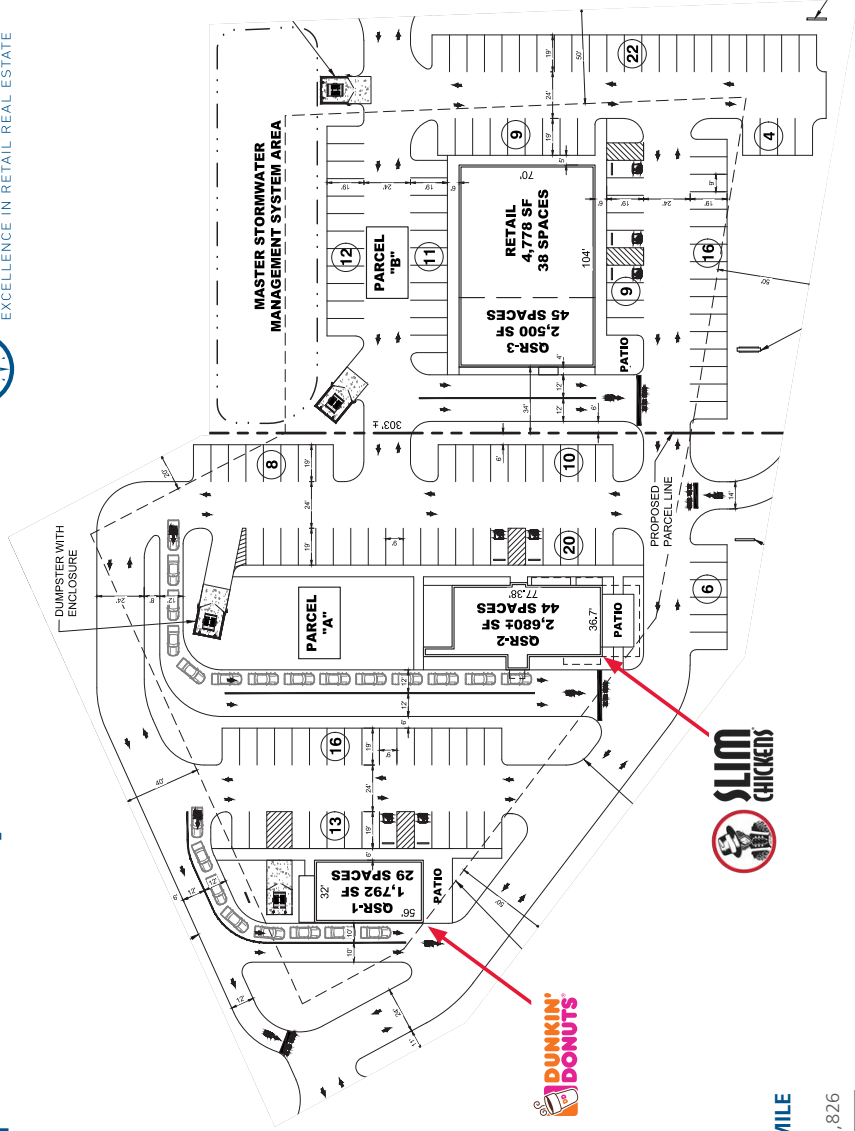
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DEMOGRAPHICS (2021)

	1 MILE	3 MILE	5 MILE
POPULATION	3,595	38,895	66,826
AVERAGE HH INCOME	\$64,204	\$72,792	\$73,971
MEDIAN HH INCOME	\$52,857	\$56,744	\$54,829
BUSINESS ESTABLISHMENTS	309	1,733	3,084
DAYTIME EMPLOYMENT	3,669	21,408	38,862



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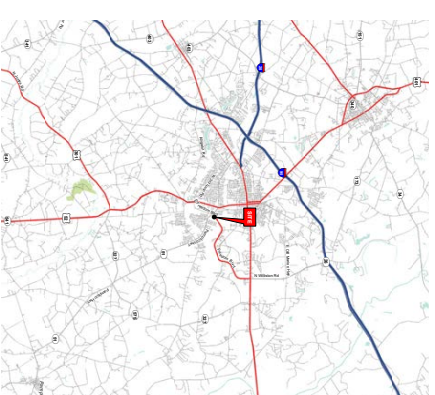
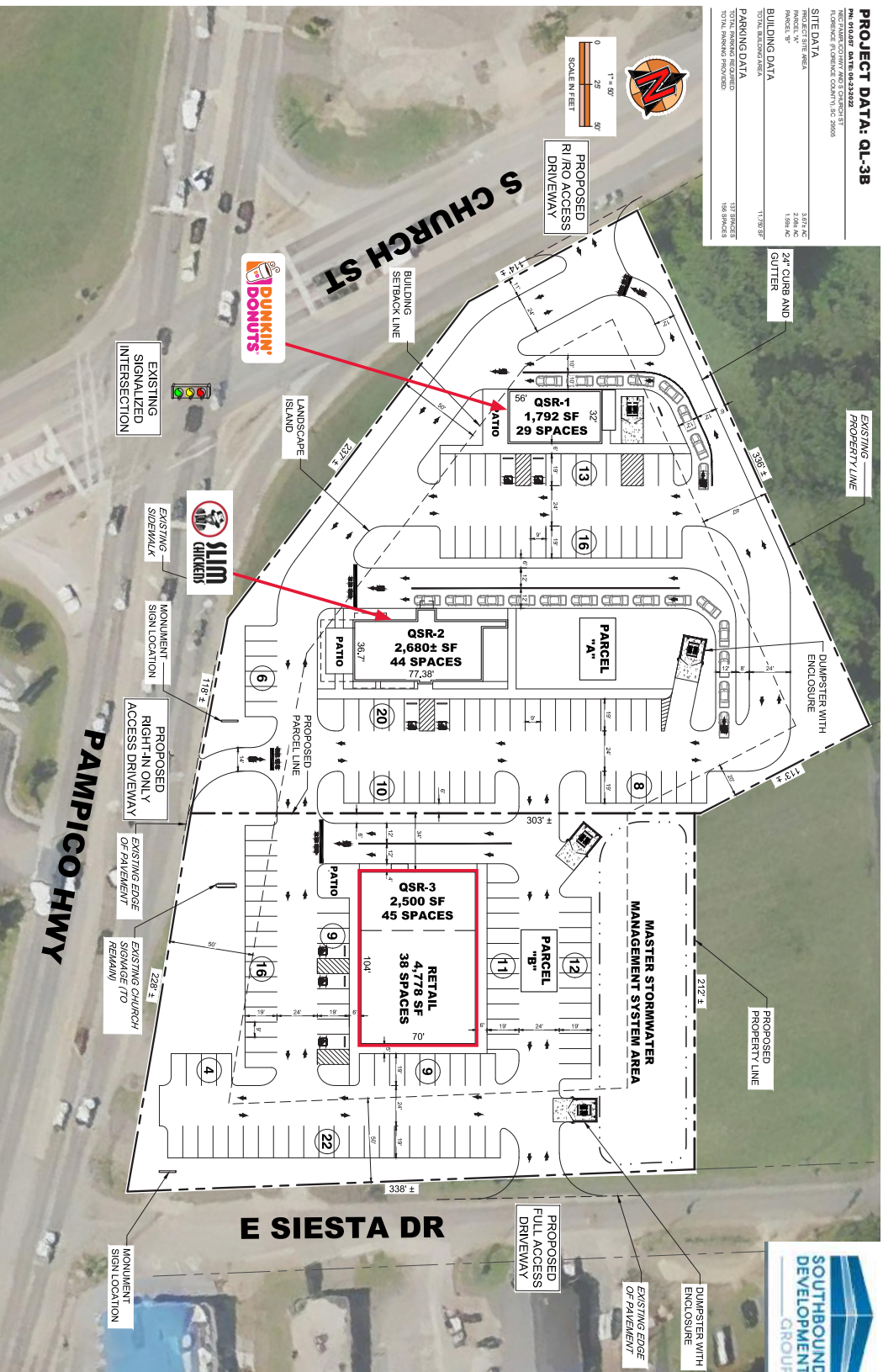
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FLORENCE (FLORENCE COUNTY), SC 29502

SIE DAIA

PARCEL 7A 208+MC

TOTAL PARKING PROVIDED: 156 SPACES



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