

Retail/Office Suites

Madison Plaza
2724 W. PALMETTO ST., FLORENCE, SC



Established W. Palmetto Street Suites Available - Madison Plaza

PROPERTY SPECS

- *Established Office & Retail Plaza*
- *High Traffic Counts*
- *2000 to 4000 SF Available*
- *Easy Access to Suites*
- *Lots of Parking*
- *W. Palmetto Street Visibility*
- *Affordable Rents*

Madison Plaza is an established, multi-tenant mixed use complex with both professional offices and retail tenants. It's West Palmetto Street location places Madison Plaza on one of Florence's primary commercial and commuter 4-lane corridors. It is situated near supermarkets, fast food, automotive sales, schools, professional offices etc., as well as several West Florence and Forest Lake residential areas. Subway sandwich shop is located in Suite 1 of the plaza.

Currently available are Suites 5 and 6. **Suite 5 - 2000 sf** with reception area, 5 private offices (one of which is a double office suitable for 2 to 3 workers), storage/break area and 2 restrooms. **Suite 6 - 2000 sf**, formerly a hair salon. Contains a large open area which was formerly the styling/sales area; a private room, formerly used for nail technician; storage/break area; and 2 restrooms. **Suites 10 & 11 - 4000 sf** (total), with waiting area, 4 private offices, file room, conf./training room, break room, and large open "bull pen" office area. Can be subdivided into two 2000 sf suites if desired.

MONTHLY RENTS - Suites 5 & 6: 3 Year Lease—Year 1, \$1000/Month; Year 2, \$1500/Month; & Year 3, \$2000/Month. **Suites 10 & 11 (1 suite):** 3 Year Lease—Year 1, \$2000/Month; Year 2, \$3000/Month; & Year 3, \$4000/Month. Tenant pays pro-rata common area maintenance charge which is currently +/- \$85/month/2000 sf suite.



Palmetto Commercial
Real Estate, LLC
1831 West Evans St.
Suite 325
Florence, SC 29501

Phone: 843.667.4999
Fax: 843.667.1310
www.PalmettoCommercial.com

No warranty or representation is made as to the accuracy of the information contained herein.

www.palmettocommercial.com

PALMETTO
COMMERCIAL REAL ESTATE