

# PROFESSIONAL OFFICE / RETAIL SUITE

## ESTABLISHED COMMERCIAL MARKET

### Professional Office or Retail Suite Available

919 West Lucas Street  
Florence, SC 29501

Well Established Market  
Located less than 1 mile  
to Exit 164 On Interstate  
95. Heavily Traveled  
Business Corridor (US  
Hwy. 52)



- +/- 2,310 SF Professional Office/Retail Suite Available
- Great Visibility and Curb Appeal on Heavily Traveled Corridor
- Established Commercial Sector, Proximate to Interstate 95
- Well Maintained Interior which Can Easily be Customized

### Former Location Of **Pee Dee Isotopes**

This is an excellent opportunity to be located on one of Florence's heaviest traveled commercial and commuter corridors, US Highway 52, with excellent visibility and easy access to the building. The area is a vibrant commercial sector and is home to a variety of commercial entities including Florence's largest number of hospitality establishments, numerous food and beverage vendors and many national and local retail businesses. The building is located less than one mile from Interstate 95 at Exit #164 and provides convenient access to all areas of Florence.

For lease is a multi-tenant professional office/retail building with one end cap suite available. The suite's layout is suited for most professional office or retail end users and has been kept in exceptional condition. The suite currently has three private offices/rooms, a conference room/large storage area, a reception area with a walk-up counter, an open display area and two restrooms. Ample parking is available for the building with additional overflow parking on the side.

**The Property is Available for Lease for \$10.00 per square foot (\$1,925/mo.), plus pro-rated Taxes, Insurance and Common Area Maintenance charges.**

Palmetto Commercial  
Real Estate, LLC

1831 West Evans St.  
Suite 325  
Florence, SC 29501

Phone: 843.667.4999  
Fax: 843.667.1310

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Info@PalmettoCommercial.com

A Dedication to Service!

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



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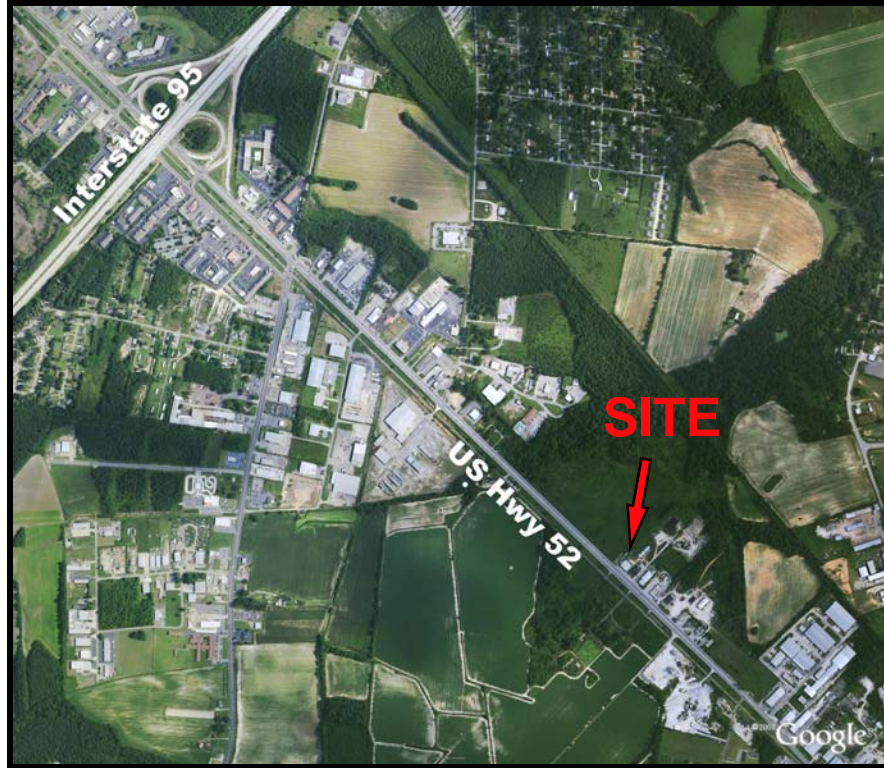
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### Site Aerial

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