

Re-Development Site For Sale

+ / - 5.84 ACRES
N. CASHUA DR. & SALLY HILL BLVD.



Office/ Retail/ Light Industrial

This is an excellent opportunity to be located off one of Florence's heaviest traveled commercial and commuter corridors, approximately one mile from US Highway 52 and Interstate 95 with excellent visibility and easy access to the site. The area is a vibrant commercial sector and is home to a variety of commercial entities including Florence County Industrial Park, Pee Dee Industrial Park, and a number of hospitality establishments, numerous food and beverage vendors and many national and local retail businesses.

- +/-5.84 Acre Redevelopment Site
- .5 Mile to Interstate 95
- 6" Water Line Serves the Property and a 12" Water Line Across Cashua. Municipal Sewer Immediately Serves Along N. Cashua and Forced Main Along Sally Hill
- Zoned B-3
- 3.2 Miles South to Interstate 20
- 19,000+ Vehicles Per Day Visible to Site
- +/-380' Frontage on N. Cashua & +/- 620' Frontage on Sally Hill Blvd.
- Site "A" 4.03 Acres for Sale at \$625,000
Site "B" 1.81 Acres for Sale at \$120,000



PALMETTO
COMMERCIAL REAL ESTATE

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

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Demographics Profile

Radius	3 Mile	5 Mile	10 Mile
Population			
2019 Projection	22,310	54,628	118,467
2014 Estimate	22,014	53,695	116,684
2010 Census	21,720	52,461	114,027
Households			
2019 Projection	8,749	22,011	46,390
2014 Estimate	8,636	21,635	45,693
2010 Census	8,531	21,158	44,696
Household Income			
2014 Average Household Income	\$51,539	\$60,260	\$61,120



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