

FOR SALE CORNER SITE

CORNER OF PAMPLICO HWY. & SIESTA DRIVE, FLORENE, SC



GREAT RE-DEVELOPMENT SITE PAMPLICO HIGHWAY

PROPERTY SPECS

- +/- .61 Acre Corner Re-Development Site
- Located Among Florence's South End Retail Shopping and Professional Office Neighborhood
- Some Existing Structures on Site

Available is an excellent commercial re-development site located at the corner of Pamplico Highway and Siesta Drive. This site is located in a neighborhood with an array of professional offices and numerous retail services. This area is an established commercial sector and the site provides a wide variety of uses for any end user. Located less than a half mile away is Florence's largest private hospital, the campus of Carolinas Hospital System, Lowe's Home Improvement Store and Bi-Lo Shopping Center. The Pamplico Highway area has recently become a vibrant and fast growing South Florence market.

The site is approximately .61 acres and provides easy ingress and egress to Pamplico Highway and Siesta Dr. The site has approximately 133 feet of frontage on Pamplico Highway and about 229 feet of frontage on Siesta Drive. City Water available to side with a 8" water line on Siesta Dr. and a 12" sewer line on the other side of Pamplico Hwy. The SCDOT 2018 Average Daily Traffic (ADT) counts show approximately 31,700 vehicles per day in this area.

The Property is Available for Sale at \$430,000



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