

For Lease | 1301 N Cashua Dr | Florence, SC

Stand Alone Retail Building | Former Convenience Store/Restaurant



This ±4,416 SF stand-alone retail building, formerly a convenience store, is situated on ±1.06 acres along N Cashua Drive with ±19,300 VPD. Located just one mile from I-95 and US Highway 52, the property offers excellent visibility and access. The building features a ± 2,836 SF warehouse area, two offices, a full kitchen, a retail lobby, and two double-sided fueling stations. The surrounding 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 national and local retail businesses.

- ± 4,416 Total SF

- ± 2,836 SF Warehouse Space

- Retail Lobby + Full Kitchen Space

- 2 Office Spaces

- 2 Double Sided Fueling Stations

- ± 1 Mile from I-95 (Exit 164)

- ±1.06 Acre Lot

- TMS: 00122-01-086 and 00122-01-119

- Zoning: Florence County B3

Lease Rate: \$4,400/Month



135 S Dargan St. Suite 301 | Florence, SC 29506 | Phone (843) 667-4999 | www.palmettocommercial.com

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

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Retail Lobby:

- 5 Door Cooler
- ATM
- Shelf Space
- Retail Checkout Counter
- Under Counter Storage Space



Kitchen Area:

- 7 Door Cooler
- Self Serve Coffee & Drink Station
- Shelf Space
- Order Window
- Hot Food Storage
- Industrial Ice Maker
- Flat Top Grill + Burners
- Storage Space



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- **Two Private Office Spaces:**



- **Warehouse Space (±2,836 SF):**



- **Two Dual Sided Fueling Stations:**
- **Large Loading Doors + Ramp:**



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