



FORMER FARM BUREAU INSURANCE CLAIMS SERVICE CENTER



101 Dozier Blvd
Florence, SC, 29501

FOR SALE
\$1,445,000

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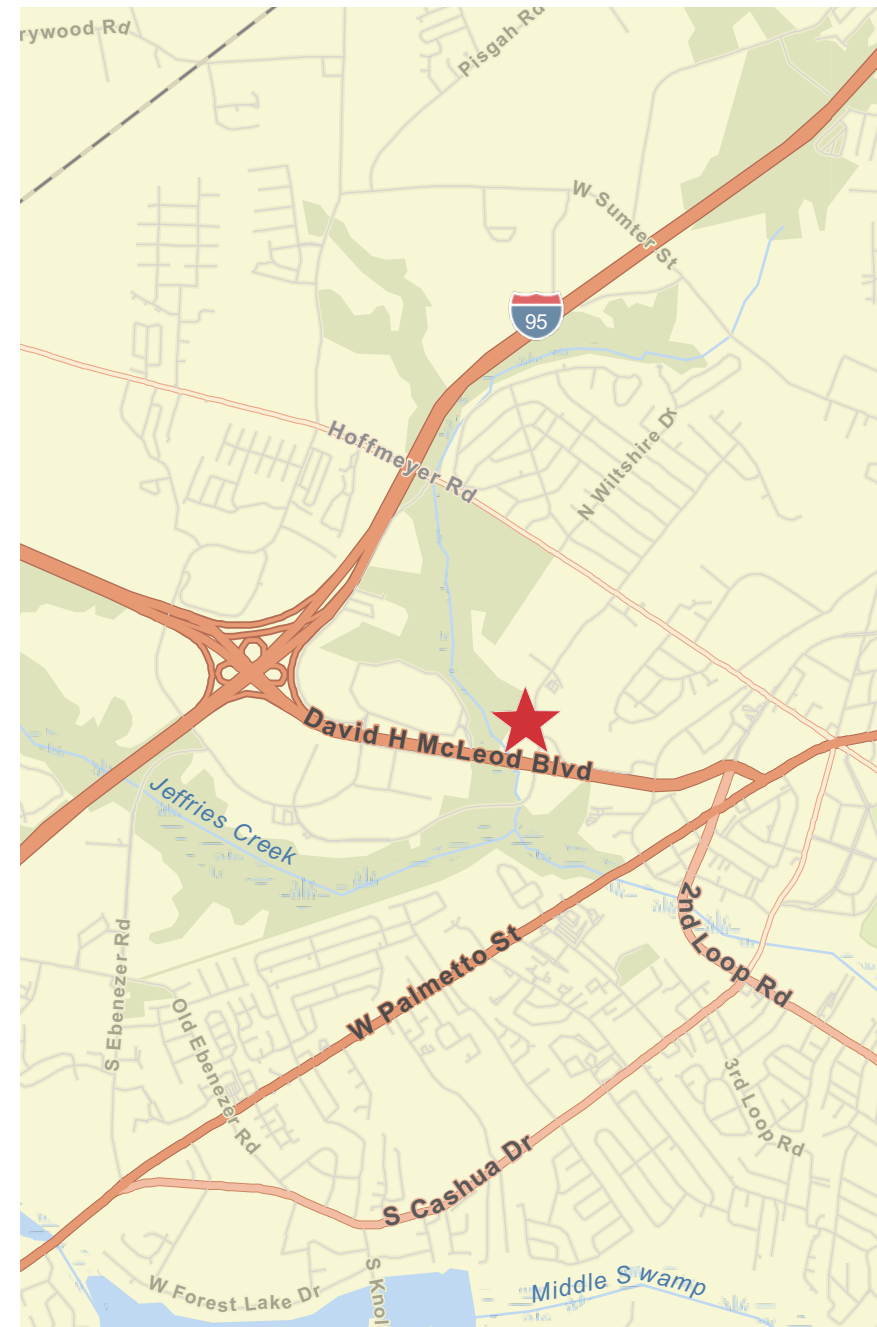
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PROPERTY Overview

101 Dozier Boulevard

Property Information

- +/- 5,947 SF office building
- +/- 0.96 AC
- Year Built: 1982
- 11 private offices, conference room, reception area, kitchen with dining space, two bay drive through garage
- Utility Providers:
 - Electric: Duke Energy
 - Water & Sewer: City of Florence
 - Gas: Dominion Energy
- 29,000 VPD (David H McLeod Blvd)
- **Asking Price:** \$1,445,000



FLOOR PLAN

101 Dozier Boulevard



TOTAL: 5555 sq. ft

1st floor: 5555 sq. ft

EXCLUDED AREAS: UTILITY: 156 sq. ft, GARAGE: 789 sq. ft, STORAGE: 85 sq. ft,
WALLS: 205 sq. ft

PHOTOS Interior

101 Dozier Boulevard



AERIAL

101 Dozier Boulevard



POINTS OF INTEREST

101 Dozier Boulevard



DEMOGRAPHIC Profile

101 Dozier Boulevard

1 MILE RADIUS

Summary	2025	2030
Population	3,741	3,802
Households	1,823	1,879
Families	1,054	1,080
Average Household Size	2.03	2.00
Owner Occupied Housing Units	973	1,050
Renter Occupied Housing Units	850	828
Median Age	42.2	43.4
Average Household Income	\$112,200	\$128,033

3 MILE RADIUS

Summary	2025	2030
Population	36,170	36,062
Households	15,831	16,041
Families	9,510	9,551
Average Household Size	2.24	2.20
Owner Occupied Housing Units	9,612	10,110
Renter Occupied Housing Units	6,219	5,931
Median Age	41.4	42.4
Average Household Income	\$95,857	108,999

5 MILE RADIUS

Summary	2025	2030
Population	72,527	72,467
Households	30,549	31,025
Families	19,362	19,503
Average Household Size	2.33	2.30
Owner Occupied Housing Units	20,181	21,157
Renter Occupied Housing Units	10,368	9,869
Median Age	41.4	42.3
Average Household Income	\$94,209	\$107,052