

**FOR LEASE**  
**Office/Retail Parcel**

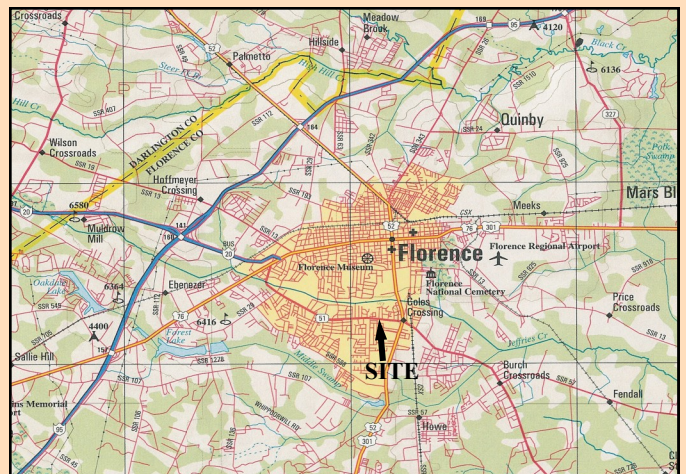
**+ / - .96 ACRES**  
**SECOND LOOP RD.,**



## Excellent Development Site

This highly visible commercial development site is situated on Second Loop Road, Florence's premier business thoroughfare between South and West Florence. The site is located between the Five Points and South Irby Street Retail/Office Areas and consistently provides some of the heaviest traffic flows in the Florence market. The property is ideal for office, medical or retail uses. Subdivision into two parcels will be considered.

- Site:** +/- .96 Acre Site Available
- Traffic Counts:** 25,100 vpd along 2nd Loop Road
- Zoning:** B3 - General Business
- Utilities:** City water and sewer
- For Lease:** \$2000 Per Month



Palmetto Commercial  
Real Estate, LLC  
135 South Dargan St.  
Suite 301  
Florence, SC 29506  
Phone: 843.667.4999  
Fax: 843.667.1310  
www.PalmettoCommercial.com

For additional information on this and other available properties, please visit our website at

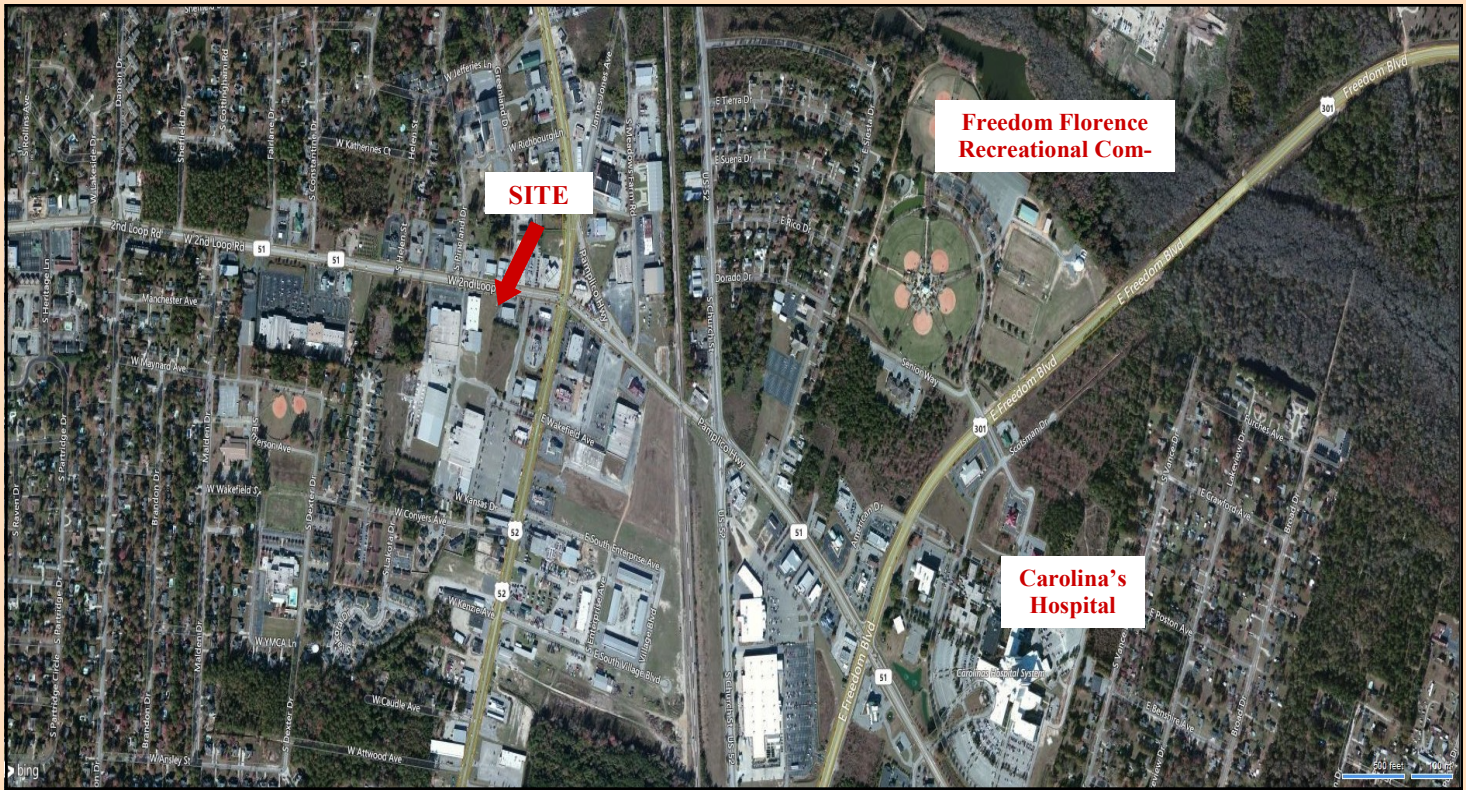
[www.palmettocommercial.com](http://www.palmettocommercial.com)

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



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SECOND LOOP RD., FLORENCE, SC



## Demographic Profile

Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2016 Projection	43,433	69,488	111,112
2011 Estimate	42,096	67,481	107,500
Growth 2011-2016	3.20%	3.00%	3.40%
<b>Households</b>			
2016 Projection	17,660	28,073	43,235
2011 Estimate	17,045	27,134	41,607
Growth 2011-2016	3.60%	3.50%	3.90%
<b>Household Income</b>			
2011 Avg. Household Income	\$56,629	\$55,969	\$55,831
2011 Med. Household Income	\$40,721	\$40,075	\$40,744
2011 Per Capita Income	\$23,341	\$22,794	\$22,325

**Florence, South Carolina** has proven itself as a successful location for both business and industry. Perhaps that's why, over the past 5 years, new and expanding businesses have invested more than \$1.1 Billion here. Situated at the convergence of Interstate 95 and Interstate 20, Florence is located midway between New York City and Miami. As the hub of shopping, entertainment, and food & beverage in the northeastern South Carolina market area, and a cost-of-living at 96.3% of the national average, 2015 population is estimated at 295,736 in a 30-mile radius and 1,148,361 in a 60-mile radius of Florence..