

# 10,000 SF Retail Building on 5 Acres

FOR SALE

OFFERING MEMORANDUM

1314 North Van Lingle Mungo Blvd  
Pageland, SC 29728

**Emily Cline**

MW Commercial Realty, LLC

Partner

(704) 280-1314

[emily@mwcommercialrealty.net](mailto:emily@mwcommercialrealty.net)

303799

**Mark Wright**

MW Commercial Realty, LLC

Owner/Broker

(704) 634-7429

[mark@mwcommercialrealty.net](mailto:mark@mwcommercialrealty.net)

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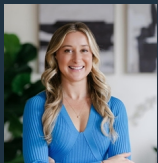
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*Exclusively Marketed by:*



**Emily Cline**

MW Commercial Realty, LLC

Partner

(704) 280-1314

[emily@mwcommercialrealty.net](mailto:emily@mwcommercialrealty.net)

303799



**Mark Wright**

MW Commercial Realty, LLC

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(704) 634-7429

[mark@mwcommercialrealty.net](mailto:mark@mwcommercialrealty.net)

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<https://www.mwcommercialrealty.net>

# 10,000 SF RETAIL BUILDING ON 5 ACRES

01

Executive Summary

Investment Summary



## OFFERING SUMMARY

ADDRESS	1314 North Van Lingle Mungo Blvd Pageland SC 29728
COUNTY	Lancaster County
BUILDING SF	10,000 SF
LAND ACRES	4.9
YEAR BUILT	1995
APN	030 010 001 009

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	1,086	5,796	10,199
2025 Median HH Income	\$36,399	\$40,329	\$40,520
2025 Average HH Income	\$52,497	\$55,508	\$55,678

- This versatile 10,000± SF retail building on 4.9 acres offers exceptional visibility, direct highway frontage, and strong upside potential in the rapidly growing Pageland commercial corridor. Positioned along Hwy 601 N, the property benefits from high traffic counts and proximity to major regional drivers, including the Walmart Distribution Center.

General commercial zoning accommodates a wide range of retail and service-oriented uses. A monument sign provides prominent branding opportunity, while the paved lot with ample parking supports high customer volume. The property includes a fenced rear lot, covered storage area, one roll-up door, and three walk-in units (one freezer, two refrigerators), offering unique flexibility for users needing retail space with light distribution or cold-storage functionality.

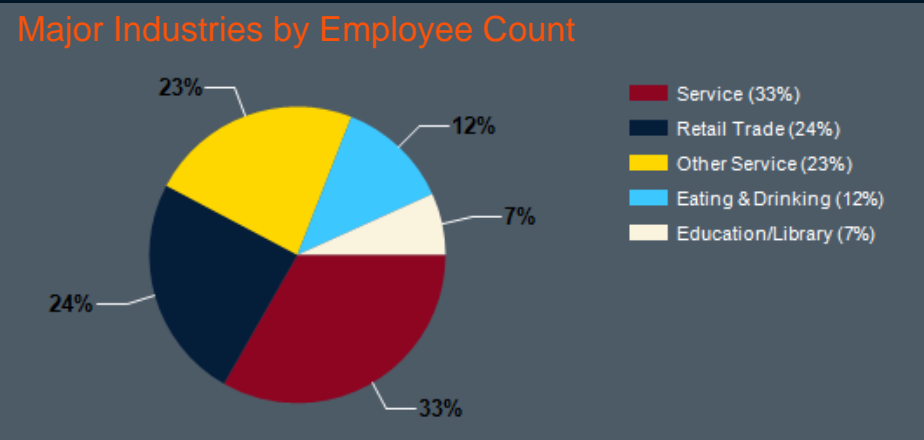
With its significant acreage, turnkey infrastructure, and strategic highway location, this asset is ideal for an owner-user seeking visibility and expansion capacity.

02

Location

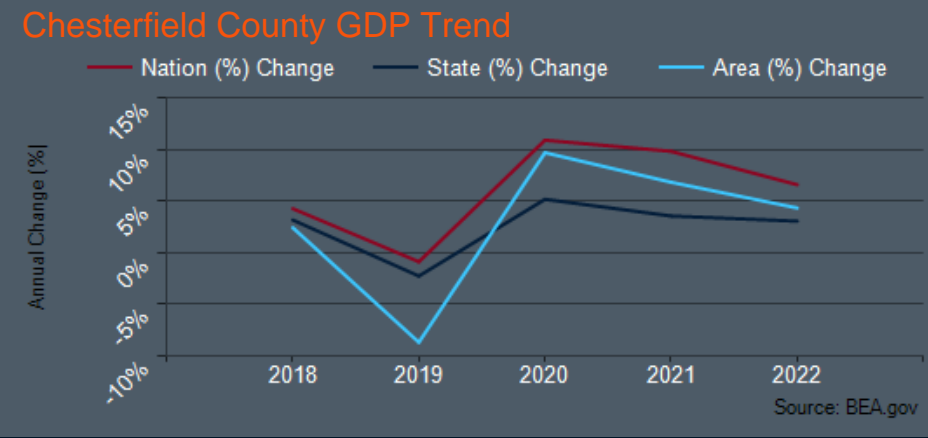
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- This property is strategically positioned along Hwy 601 (Van Lingle Mungo Blvd), Pageland's primary commercial corridor, offering excellent visibility and constant traffic flow. Its prominent frontage enhances brand exposure and provides easy access for customers, vendors, and delivery operations.



### Largest Employers

Walmart Distribution Center 6073	1,000
Food Lion	1,000
Carolina Pines Medical Group	100
Hartsville Medical Group	50
Dollar Tree	50
AutoZone	50
Carolina Hardware	10
Burger King	10









03

Property Description

Site Plan



