

For Sale

419, 423, and 425 S. Fifth St,  
Hartsville, South Carolina 29550

# Commercial Buildings Package



**Jonathan C. Lee, CCIM**

Call/Text: 843.991.4848

JonathanLee@ChoiceRealtyUSA.com

## Investment Highlights

- 0.77 Acre Corner Parcel
- 2 Buildings and Abundant Parking
- Strong Visibility & Traffic Counts

# Table Of Contents

419-425 S. Fifth St, Hartsville, SC

---

Offering Summary

Traffic Counts & Map

Additional Photos

---



COMMERCIAL | RESIDENTIAL | MANAGEMENT | INVESTMENTS

COMMERCIAL | RESIDENTIAL | MANAGEMENT | INVESTMENTS

# Offering Summary

419-425 S. Fifth St, Hartsville, SC

## Property Summary

CHOICE Realty, Inc. ([www.ChoiceRealtyUSA.com](http://www.ChoiceRealtyUSA.com)) is pleased to present a Commercial Investment Property located at 419 and 423-425 South Fifth Street, located in Hartsville, South Carolina.

Surrounded by retail, this 0.77 Acre Corner Parcel provides strong visibility and lots of opportunities for an owner-occupant or investor with a 2-Tenant Commercial Building comprised of a 3,325 sq ft space on the corner of S. Fifth and East Camden Ave and another 1,055 sq ft suite occupied by a beauty shop on a month-to-month lease. 419 S. Fifth is a stand-alone commercial building with approximately 864 sq ft. The parcel extends from S. Fifth St to Elm St. with 50% offering surplus land for abundant parking or expansion. B3 Zoning (business) offers plenty of flexibility.

## Surrounding Retailers

|                            |                   |
|----------------------------|-------------------|
| U-Haul & FedEx Ship Center | Hartsville Health |
| Nueva Villa Mexican        | US Post Office    |
| Yogi Bear's Honey Fried    | Wingz & Ale       |
| 5th Street Cleaners        |                   |

## Demographics (5-mile radius)

|                          |          |
|--------------------------|----------|
| 2022 Population          | 68,517   |
| Average Household Income | \$78,659 |
| Renter- Occupied Housing | 11,411   |
| Owner-Occupied Housing   | 17,011   |

Confidentiality & Disclaimer: This marketing brochure is proprietary and confidential. It is intended to provide summary and establish interest in the subject property. The information should not be used as a substitute for thorough due diligence. The information herein has been obtained from sources we believe are reliable; however, CHOICE Realty, Inc. makes no warranty or representation regarding income or expenses for subject property, zoning regulations, future projected financial performance of the property or tenants, size, square footage, or condition of subject property. Potential buyers must conduct their own due diligence to verify items important to them. Do not approach any tenants, if applicable. All property showings are strictly by appointment only.

**Jonathan C. Lee, CCIM**

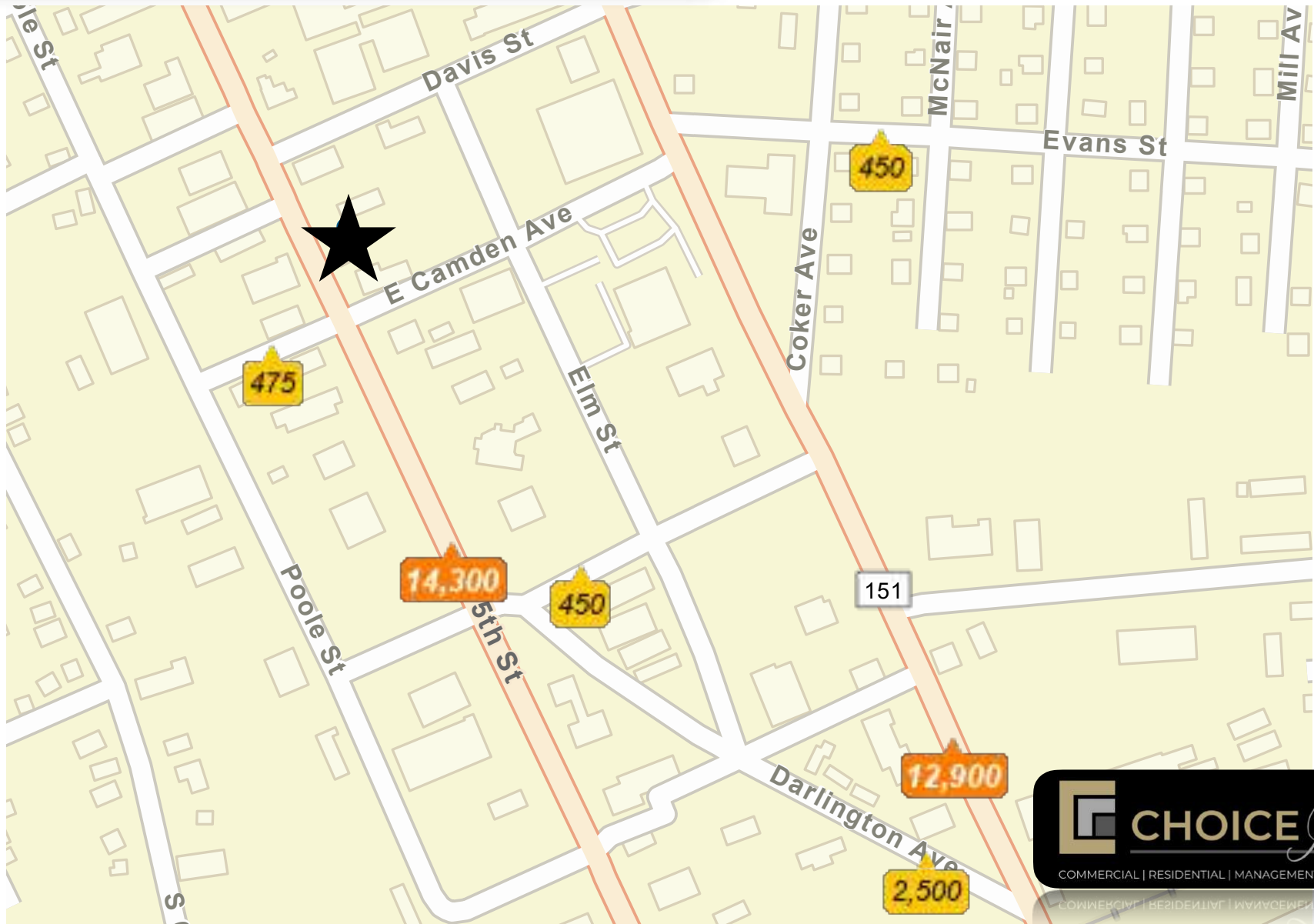
Call/Text: 843.991.4848

[JonathanLee@ChoiceRealtyUSA.com](mailto:JonathanLee@ChoiceRealtyUSA.com)



# Traffic Count Data

419-425 S. Fifth St, Hartsville, SC



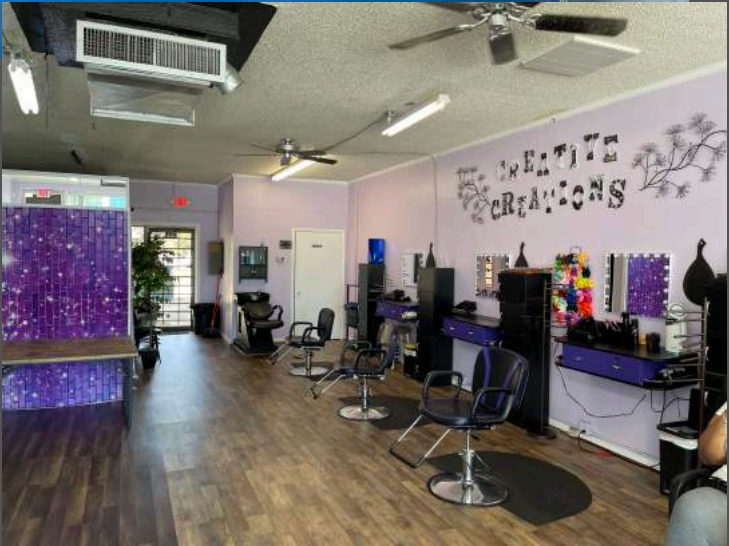
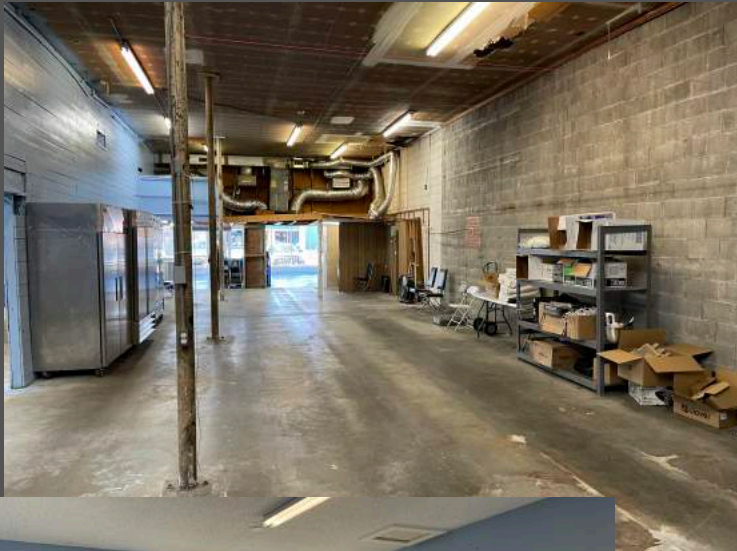
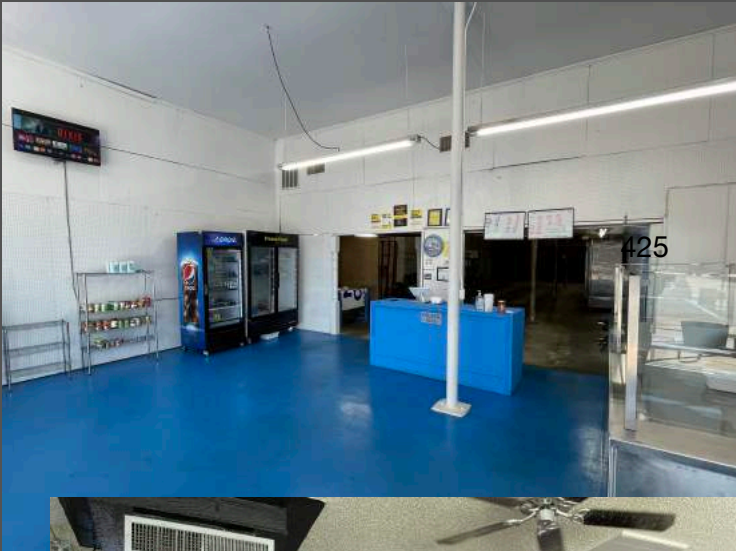
# Additional Photos

419-425 S. Fifth St, Hartsville, SC



# Additional Photos

419-425 S. Fifth St, Hartsville, SC



**CHOICE** *Realty*  
COMMERCIAL | RESIDENTIAL | MANAGEMENT | INVESTMENTS

COMMERCIAL | RESIDENTIAL | MANAGEMENT | INVESTMENTS