



Colliers



1471

1471 N Cashua Dr., Florence | SC

±6,109 SF retail/ office/ medical space **for sublease**

This freestanding property is situated on ±1.14 acres. It has excellent parking, visibility and is ideally suited for a medical or flex user. The property is located less than .5 miles from I-95.

Rox Pollard

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Property Overview

Address 1471 North Cashua Dr., Florence, SC 29501

Location The property is conveniently located near the Highway 52 and Interstate 95 intersection. The area has a variety of industrial, light medical, highway hospitality and dining.

Zoning B-3

Year Built 2018

Acres ±1.14 acres

Typical Floor ±6,109 square feet

Parking 41 parking spaces

Rent \$18.00 PSF (modified gross)

Available Immediately



Key Highlights



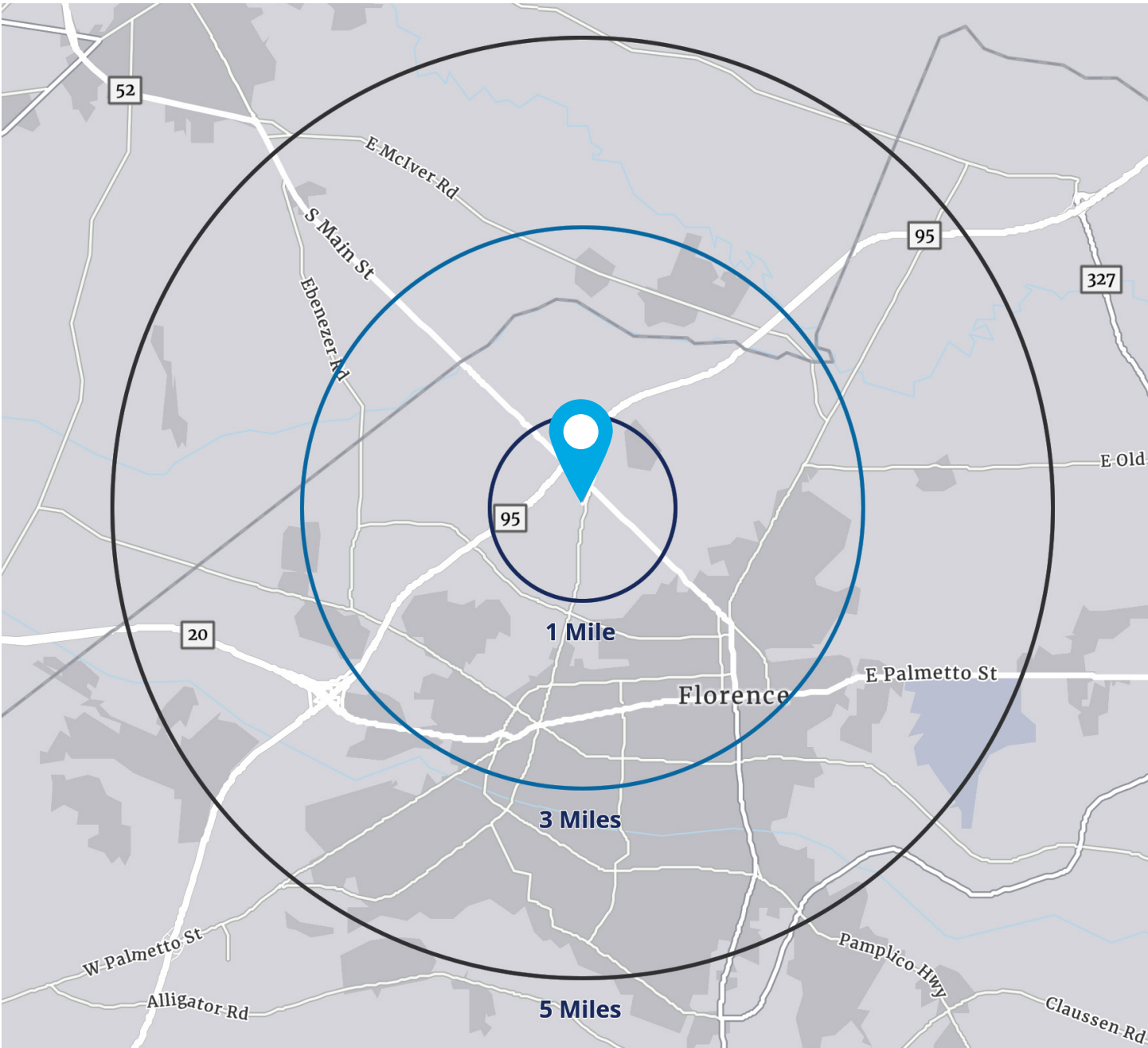
Close to major
Highway 52 &
Interstate 95



On-site
parking
available



±18,400
vehicles per day



Demographics (2022 est.)



Current population

1 mile: 1,095
3 miles: 23,942
5 miles: 56,204



Projected population (2027)

1 mile: 1,089
3 miles: 23,947
5 miles: 56,159



Daytime Population

1 mile: 2,968
3 miles: 43,782
5 miles: 79,966



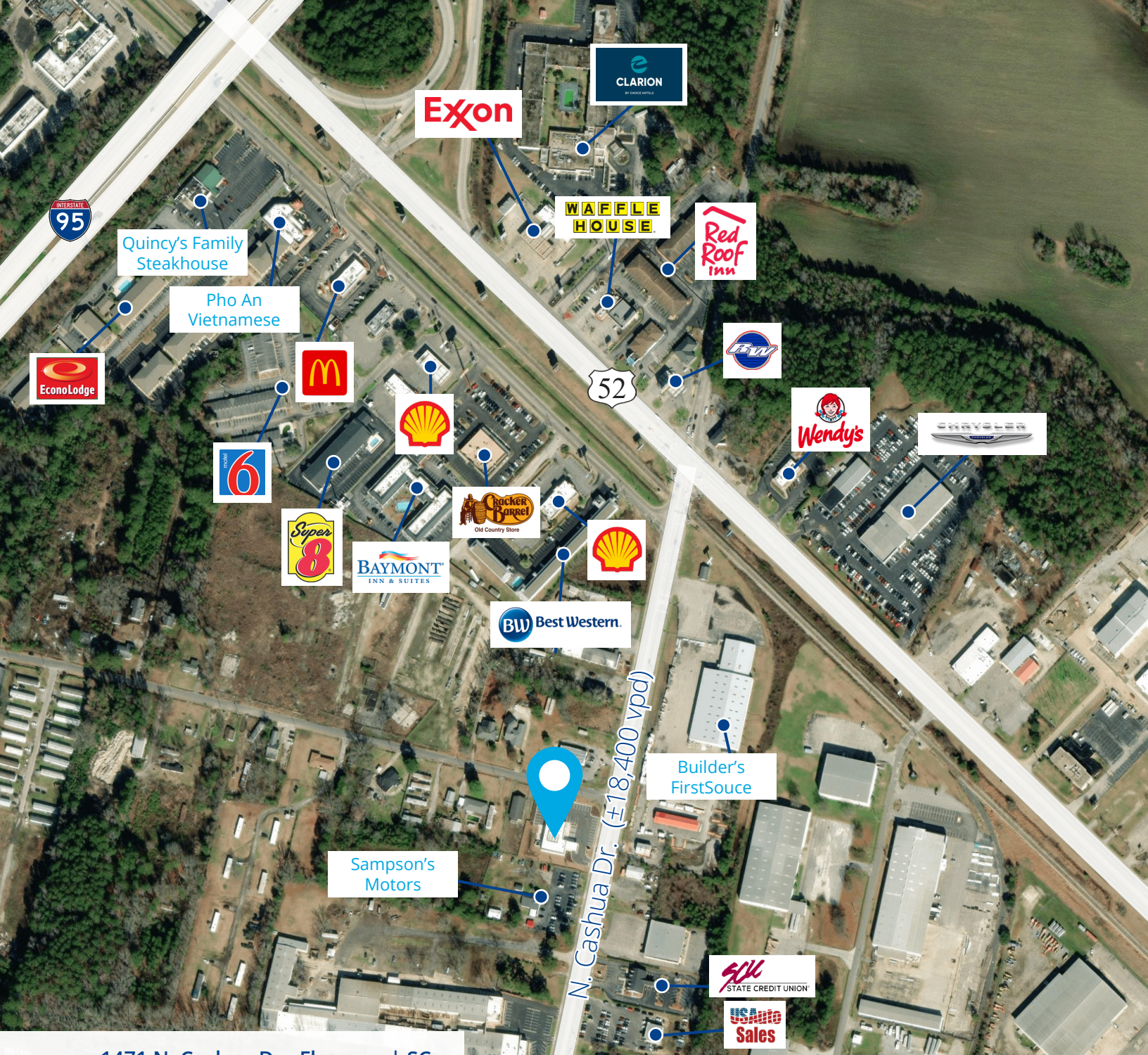
Avg. household income

1 mile: \$74,187
3 miles: \$76,055
5 miles: \$80,789



Households

1 mile: 401
3 miles: 9,832
5 miles: 23,502



Exxon

CLARION
BY COURTESY HOTELS

Waffle House

Red Roof Inn

Quincy's Family Steakhouse

Pho An Vietnamese

EconoLodge

McDonald's

Best Western

6

Shell

Wendy's

Chrysler

Super 8

Cracker Barrel
Old Country Store

Shell

BAYMONT
INN & SUITES

BW Best Western.



Builder's FirstSource

Sampson's Motors

N. Cashua Dr. (±18,400 vpd)

State Credit Union

USA Sales

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