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Additional documents will be provided upon execution of CA.

FOR SALE Office Building

Value-Add Opportunity in the Heart of Downtown Florence

181 E Evans Street, Florence, SC 29506

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Investment Opportunity

The Florence Business Technology Center is conveniently located in downtown Florence, with easy access to I-95 and I-20.

Florence's economy is driven by healthcare, technology and education. Ongoing investments, infrastructure improvements and downtown revitalization promote job growth, making the city increasingly attractive to businesses and residents.

This property presents a strong investment opportunity—an office building available below replacement cost, with an attractive initial yield and value-add potential.

PROPERTY OVERVIEW

Address	181 E Evans Street, Florence, SC 29506
Tax Map Id	90169-01-042, 90170-01-028, 90169-01-041 (Florence County)
Building Size	±119,567 total (four-story office building and ±53,812 SF annex building)
Lot Size	±8.48 acres
Parking	530 (4.43 per 1,000 SF)
Occupancy	82% leased
WALT	1.23 years as of 12/31/2024



Well-located in high growth area

Steady population and economic growth



Mark-to-Market Opportunity

In-place rents below market, potential immediate rent growth



Strategic Location

±4.7 miles to I-95 and I-20 intersection

SALE PRICE: \$12,000,000



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Location Overview

Florence, South Carolina, is located at the intersection of I-95 and I-20 and serves as a major economic center in the Pee Dee region. The city hosts major employers, including McLeod Health, MUSC Florence, GE Healthcare, Thermo Fisher Scientific, Honda of South Carolina, Francis Marion University, Florence-Darlington Technical College and AESC, a world-leading battery technology company. AESC is expanding with a \$3.12 billion investment, which will support the creation of 2,700 new jobs.





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