

I-95 Retail Pad Sites

Florence, SC
+/- 6 Acres



CHARLESTON
COMMERCIAL

61,500 VPD



Pilot



Holiday Inn



Fortune 500
Retail / Tech Tenant
(TBA Soon)

2939 N Williston Rd Florence, SC 29506

Property Highlights

- Visibility from I-95 and 595' of frontage along SC-327
 - 61,500 VPD (I-95)
 - 10,500 VPD (SC-327)
 - Extensive view corridor from both directions of I-95
- Multiple pads available fronting N. Williston Rd, just off I-95
- Site is easily accessible from I-95
- Over 2 million SF of industrial space in the immediate area
- Great opportunity for QSR's, restaurants, hotel users, and more
- Fortune 500 retailer recently signed lease for 118,000 SF directly behind subject site (May 2024)
- Exit 170 is on of the main conduits from I-95 going to Myrtle Beach

Property Summary

SIZE: Up to 4ac contiguous. Divisible as needed

RATE & DELIVERY: Negotiable

TMS: 00202-01-025, 066, & 067

ZONING: Unzoned Areas *commercial friendly*

UTILITIES: Water & Sewer (City of Florence), Power (Pee Dee Electric Co-op)

ACCESS: Multiple from SC-327

PRICING: Call for details. Ground Lease and BTS opportunities

SITE CONDITION: Undeveloped Land

ADDRESS: 2939 N Williston Rd Florence, SC 29506



Aerial



GE Medical Systems



CLARIOS



Cheney Brothers C-B-I



61,500 VPD



Pilot



Zaxby's



10,500 VPD

SUBWAY

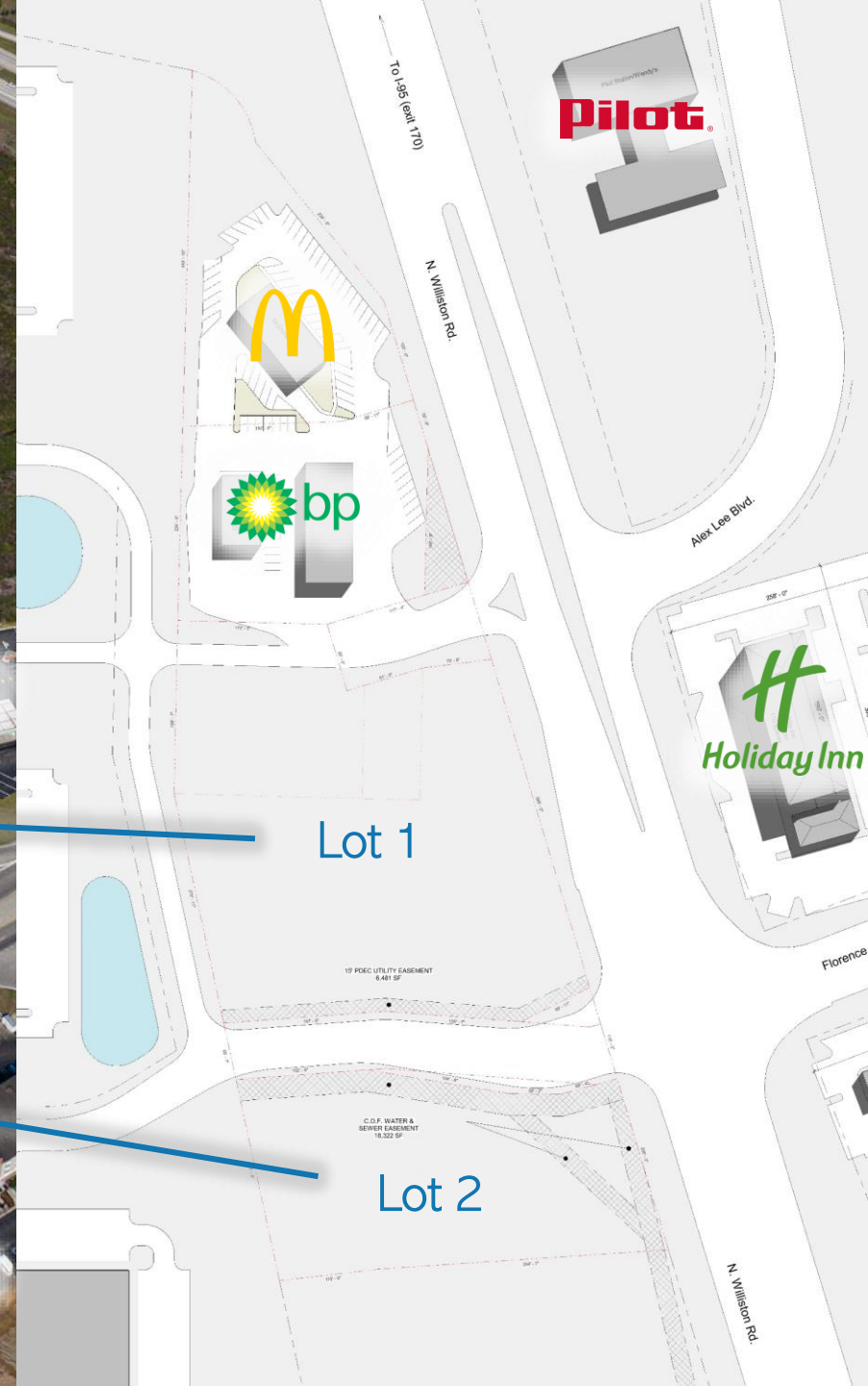
WAFFLE HOUSE

Delivery

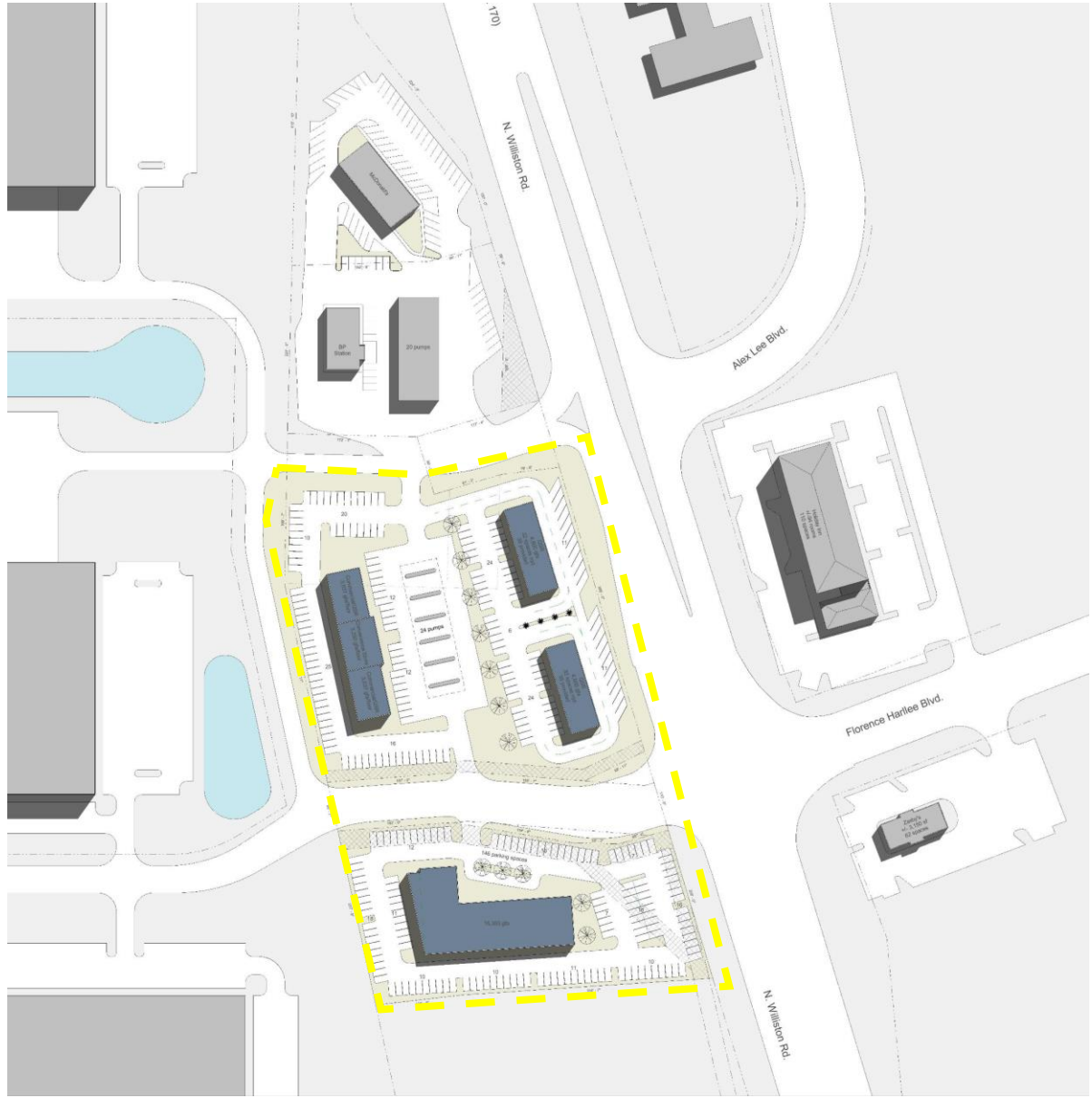
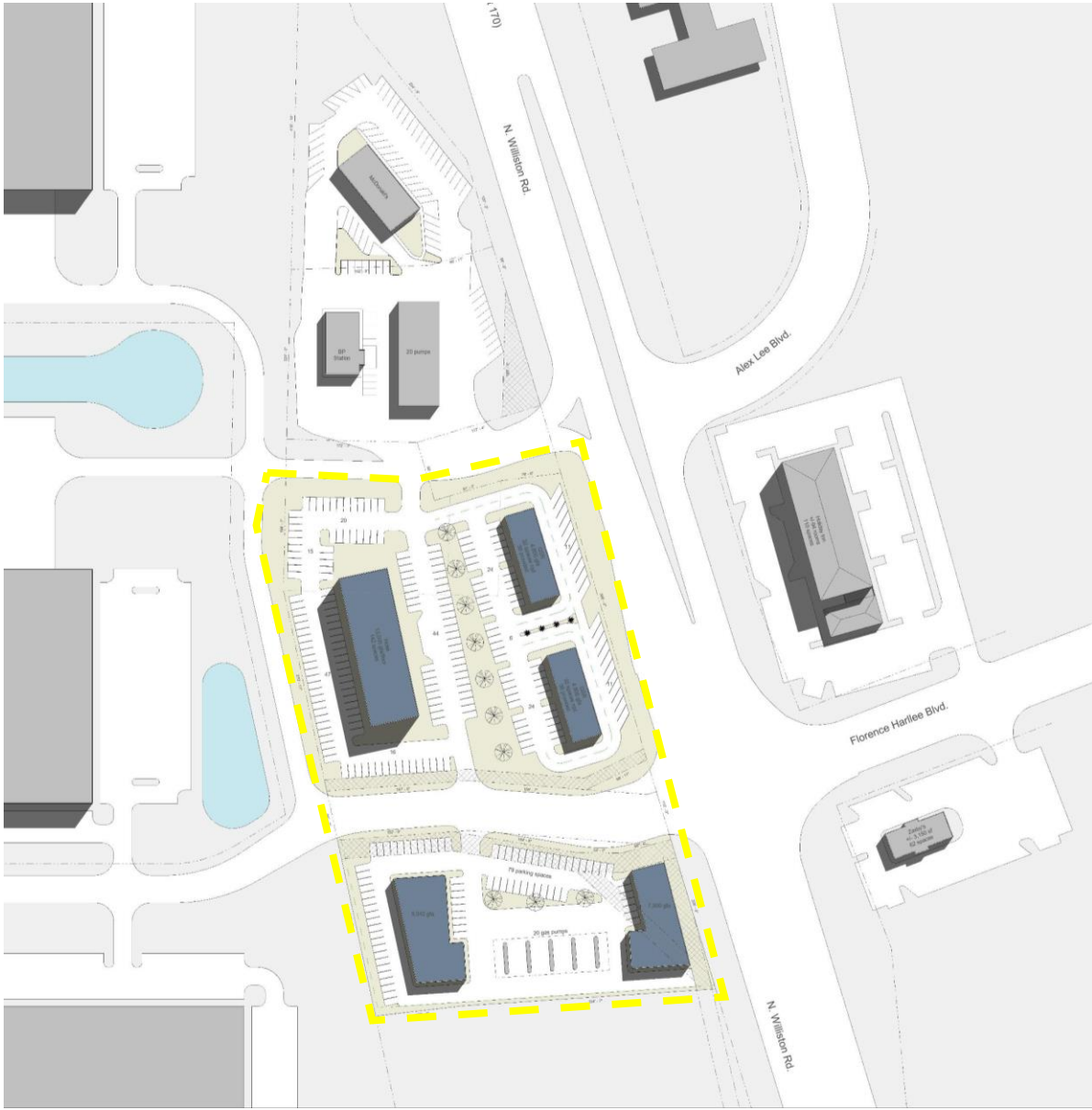
- Each lot can be subdivided to accommodate use
- Site delivery and lease rate negotiable
- Master stormwater detention
- BTS considered for credit tenants
- Utilities currently located at the property line facing Hwy 327 & access road to rear development

Lot Specs

- Lot 1
 - Size: 3.96 acres
 - Frontage: 390'
- Lot 2
 - Size: 2.16ac
 - Frontage: 206'
- Zoning: Unzoned Areas
 - Commercial friendly
 - Inquire for development standards



Hypothetical Site Plans*



*For illustrative purposes only. We will consider other site designs. Inquire for detailed PDF version of site plans.

Surrounding Masterplans



Pee Dee
Commerce City
East

Pee Dee
Commerce City
West

1 Million SF Industrial Park at
Completion

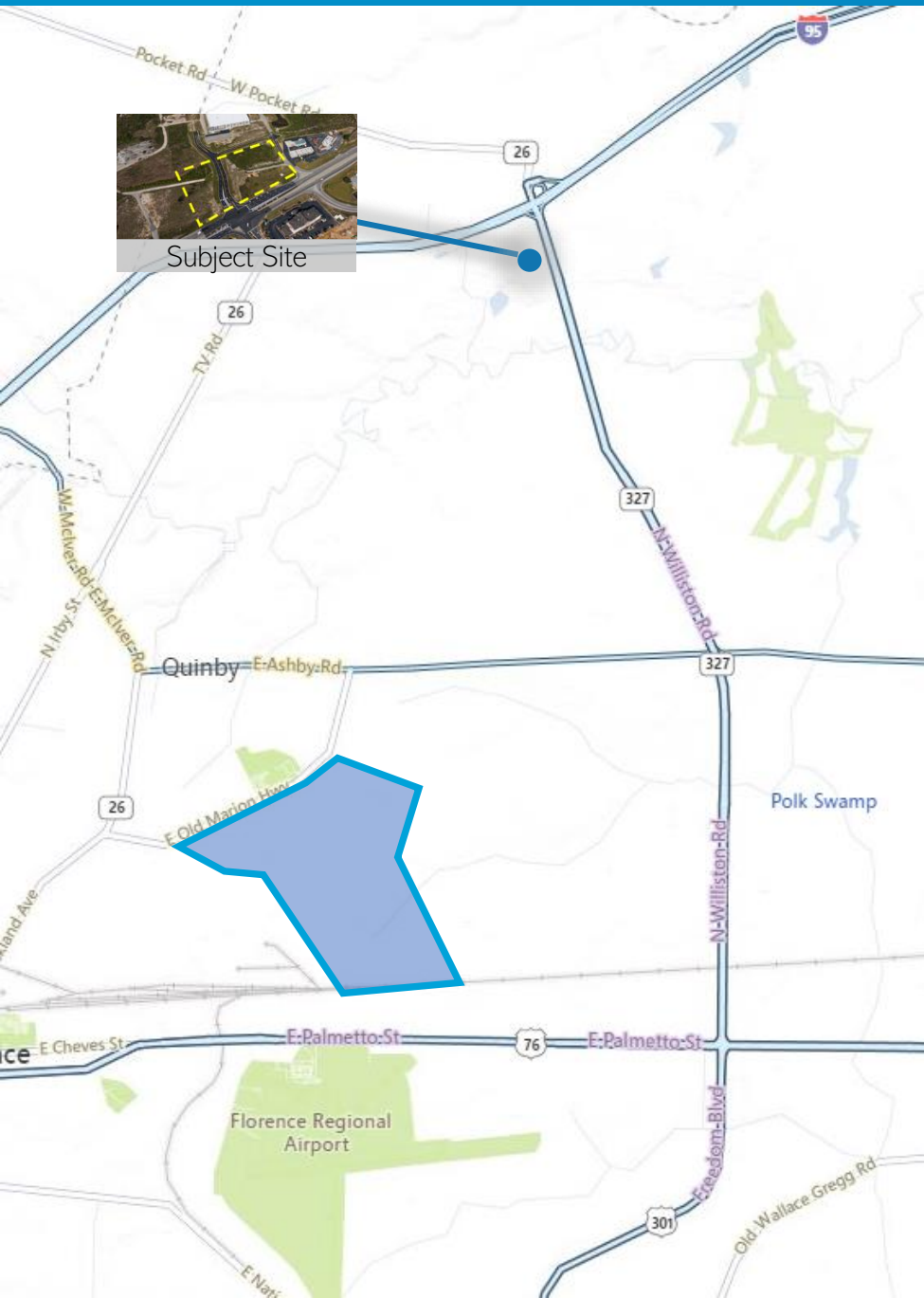
Fortune 500
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Land available separately, inquire

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	232	1,730	6,810
POPULATION	586	4,255	16,428
AVERAGE HH INCOME	\$69,732	\$61,970	\$44,555

Envision AESC Gigafactory



- Envision AESC's new 1.5 million square foot EV battery plant will bring 1,170 new jobs to Florence by the end of 2025 with an investment of \$810m
- The 870 acre site will be serviced with a newly SCDOT built road from Hwy 327 to Estate Road
- The I-95 / Hwy 327 ground lease pads will see a direct increase in traffic due to this development
- Less than 5 miles from I-95 / Hwy 327
- Additional Information [Here](#)



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Confidentiality and Restricted Use Agreement

Charleston Commercial ("Broker") is pleased to offer this Exclusive Listing for 2939 N Williston Rd Florence, SC 29506-8242

This Offering Memorandum has been prepared by Charleston Commercial and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.

Charleston Commercial is a South Carolina licensed Broker.

