



RETAIL PROPERTY FOR LEASE

FREESTANDING RETAIL WITH DRIVE-THRU

211 HWY 17 NORTH (18896 WHYTE HARDEE BOULEVARD), HARDEEVILLE, SC 29927



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	3,000 +/- GLA
Lot Size:	0.87 Acres
Zoning:	RA

PROPERTY OVERVIEW

Leasing opportunity for a freestanding building with drive-thru in growing area of South Carolina. The site has frontage to Whyte Hardee Blvd / Rt 17, that sees over 11K vehicles per day. Situated directly off the I-95 exit ramp with a traffic count of 63,600 vehicles per day, this property presents a unique opportunity for businesses seeking maximum visibility and accessibility.

PROPERTY HIGHLIGHTS

- Freestanding former Wendy's with drive-thru and Pylon Signage (Wendy's is relocating within the immediate market)
- Directly off the I-95 Exit Ramp (64K + VPD)
- Fronts retail corridor Whyte Hardee Blvd / Rt 17 (11,500 VPD)

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,307	2,457	31,993
Total Population	3,749	6,592	77,811
Average HH Income	\$65,468	\$68,078	\$101,339

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RETAIL AERIAL





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