

# Retail Space For Lease

2300 PAMPLICO HWY, FLORENCE, SC 29505



RETAIL SPACES AVAILABLE | +/- 1200 SF - 3600 SF

FOR MORE INFORMATION CONTACT: **RHETT SPENCER, CCIM**

[RHETT@PLCCOMMERCIAL.COM](mailto:RHETT@PLCCOMMERCIAL.COM)

843.687.4649

# PROPERTY SUMMARY

## ADDRESS:

2300 PAMPLICO HWY,  
FLORENCE, SC 29505

## PROPERTY TYPE:

RETAIL SPACE

## BASE RENT:

\$12.00/SF GROSS

## SPACES AVAILABLE:

6 +/- 1,200 SF SUITES

## SUITE DETAILS:

Each suite is +/- 1,200 SF  
Approx. 20 ft of frontage and  
60 ft of depth  
Min Contiguous: +/- 1,200 SF  
Max Contiguous: +/- 3,600 SF



**FOR LEASE: +/- 1,200 - 3,600 SF**

Six vacant suites available, each offering 1,200 square feet of space, 20 feet of frontage and 60 feet of depth. These spaces offer versatility and foot traffic generated from. Whether you're seeking a cozy individual suite or a larger contiguous space of up to 3,600 square feet, we offer the flexibility to meet your needs. With the combined potential of approximately 7,200 square feet of space. With a competitive base rent of \$12.00 per square foot, this is your chance to establish a presence in a vibrant and dynamic setting, tailored to elevate your business to new heights.





**RHETT SPENCER, CCIM**

**[RHETT@PLCCOMMERCIAL.COM](mailto:RHETT@PLCCOMMERCIAL.COM)**

**843.687.4649**





Six (6) vacant suites available.  
ample parking  
monument signage  
signalized intersection  
grocery anchored retail

Traffic count:  
21,000 AVPD PAMPLICO  
Claussen/ Howe springs +/-7,000

Total SF vacant: +/- 7,200 SF

Each suite is +/- 1,200 SF

Base Rent: \$12.00/SF GROSS

(20 ft of frontage and 60 ft of depth)

AMPLE PARKING

MONUMENT SIGNAGE

Min Contiguous: +/- 1,200 SF

SIGNALIZED INTERSECTION

Max Contiguous: +/- 3,600 SF

GROCERY ANCHORED RETAIL

1-3-5	Population	Households	Average Household Income
1 mile	3,722	1,536	\$80,168
3 mile	21,292	8,568	\$87,587
5 mile	51,094	21,164	\$82,514

**Six (6)** vacant suites available.  
ample parking  
monument signage  
signalized intersection  
grocery anchored retail

Each suite is +/- **1,200 SF**

(**20 ft** of frontage and **60 ft** of depth)

**Min Contiguous:** +/- 1,200 SF

**Max Contiguous:** +/- 3,600 SF

**Traffic count:**  
**21,000 AVPD PAMPLICO**  
**Claussen/ Howe springs +/-7,000**

**Total SF vacant:** +/- 7,200 SF

**Base Rent:** \$12.00/SF GROSS

AMPLE PARKING

MONUMENT SIGNAGE

SIGNALIZED INTERSECTION

GROCERY ANCHORED RETAIL