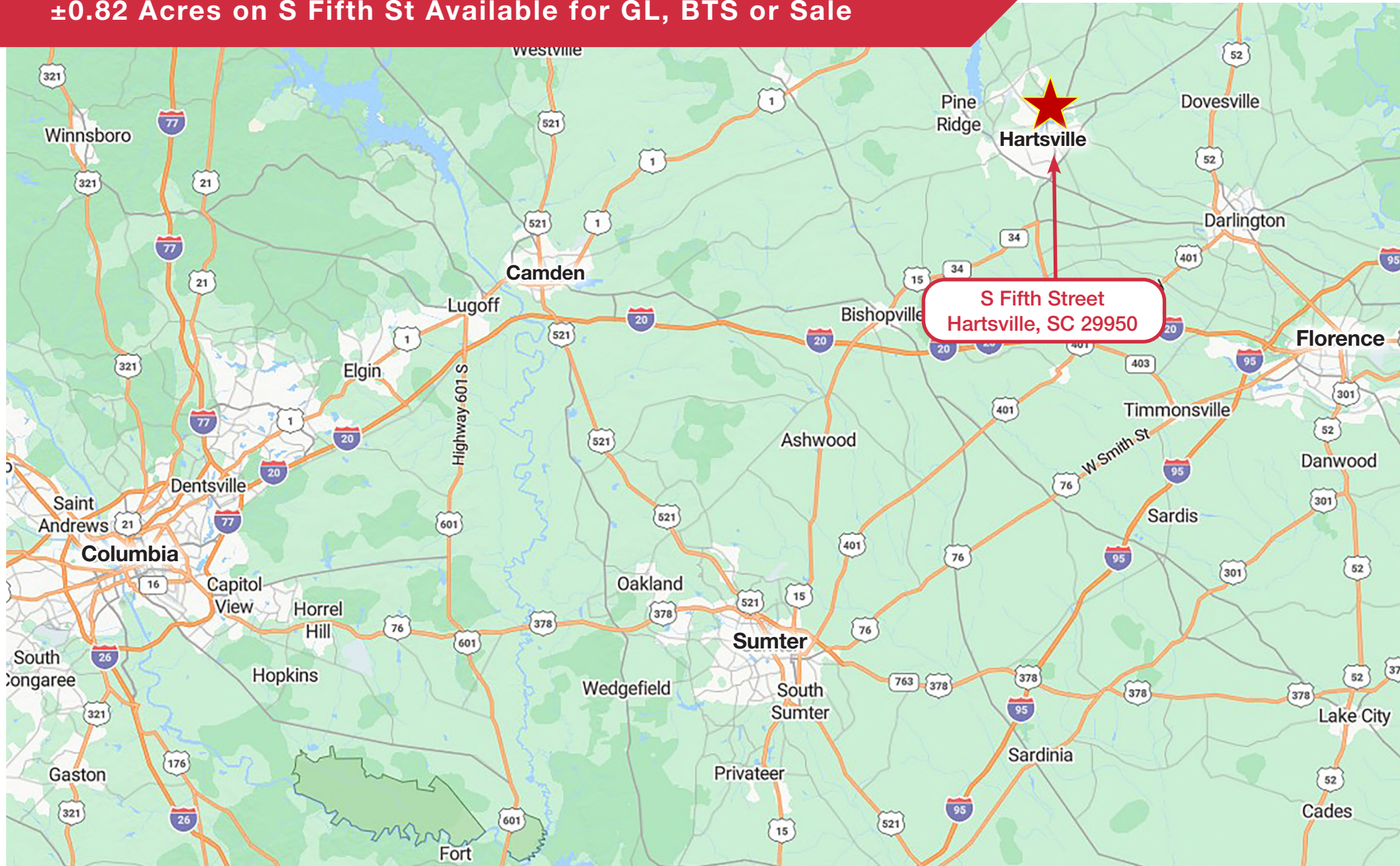


HARTSVILLE MALL OUTPARCEL

±0.82 Acres on S Fifth St Available for GL, BTS or Sale



PROPERTY SUMMARY

- 0.82 AC For GL, BTS, or Sale
- Fantastic retail development opportunity in the heart of the Hartsville retail corridor. Property is an outparcel to the Hartsville Mall and Belk.
- Multiple points of ingress/egress with cross access with the Mall
- Site offers 205' of frontage on S Fifth St
- Traffic Count: S Fifth St. - ±15,000 vpd
- Surrounding Retailers include: Walmart Supercenter, Lowe's, Piggly Wiggly, Belk, South State Bank, Biscuitville, Starbucks, and more!
- **Price: Sale: \$625,000 / GL: \$55,000/year NNN**



2025 Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	3,266	13,982	20,872
AVERAGE HH INCOME	\$54,560	\$82,091	\$82,093
HOUSEHOLDS	1,228	5,932	8,867

MARKET AERIAL

S Fifth Street | Hartsville, SC 29550



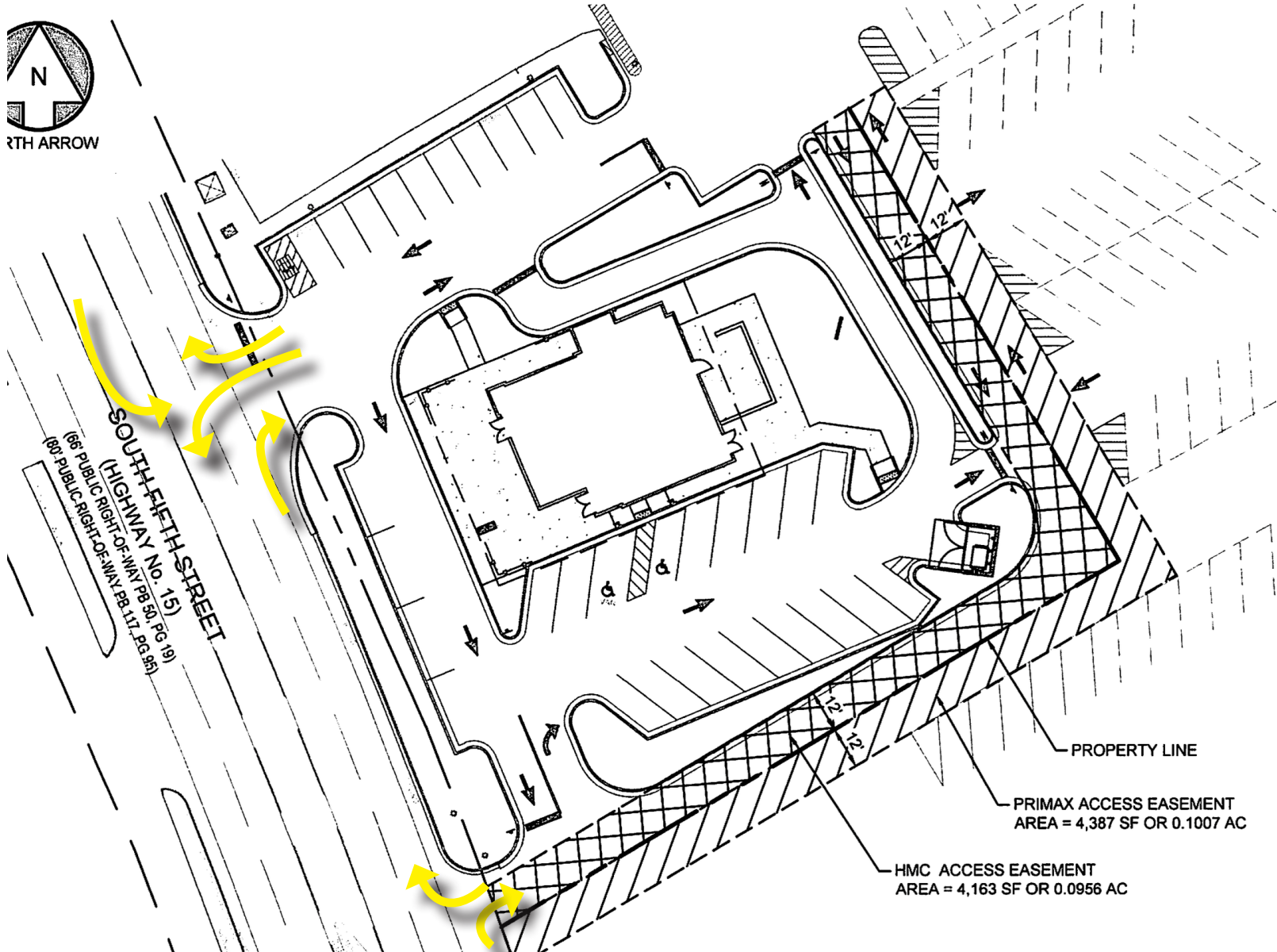
SITE AERIAL

S Fifth Street | Hartsville, SC 29550



SITE PLAN

S Fifth Street | Hartsville, SC 29550



MARKET OVERVIEW

Hartsville, South Carolina is a warm, close-knit community that blends Southern charm with a growing spirit of innovation. Nestled in Darlington County, the city supports a diversified economy anchored by major employers in manufacturing (such as Sonoco and Novolex), education, utilities, and healthcare. Together, these sectors make up a significant portion of the local job base, and they offer relatively stable employment even in more uncertain economic times.

On the education front, Hartsville punches above its weight for a small town: it is home to Coker University, the prestigious South Carolina Governor's School for Science and Mathematics, and a range of public schools bolstered by partnerships with business and nonprofit organizations. Workforce development is a priority, with local initiatives encouraging academic excellence, hands-on learning, and strong industry ties.

Healthcare is similarly well supported: local providers like Carolina Pines Regional Medical Center help anchor community well-being, and public health roles such as community health workers help bridge access to care across the region. These health systems contribute not only to public health, but also to the employment landscape.



In terms of lifestyle, Hartsville offers a rich tapestry of experiences. Its downtown is vibrant, with locally owned boutiques, restaurants, and regular community events — from block parties and farmers markets to movie nights in the park — all reinforcing a welcoming, small-town feel. Nature lovers appreciate places like the 30-acre Kalmia Gardens, whose beautifully maintained trails provide peaceful respite.

Overall, Hartsville combines economic opportunity, educational strength, quality healthcare, and a culturally active, nurturing lifestyle. It's the kind of place where legacy and forward thinking exist side by side, making it appealing both for families rooted in tradition and for newcomers drawn to a dynamic small-town hub.