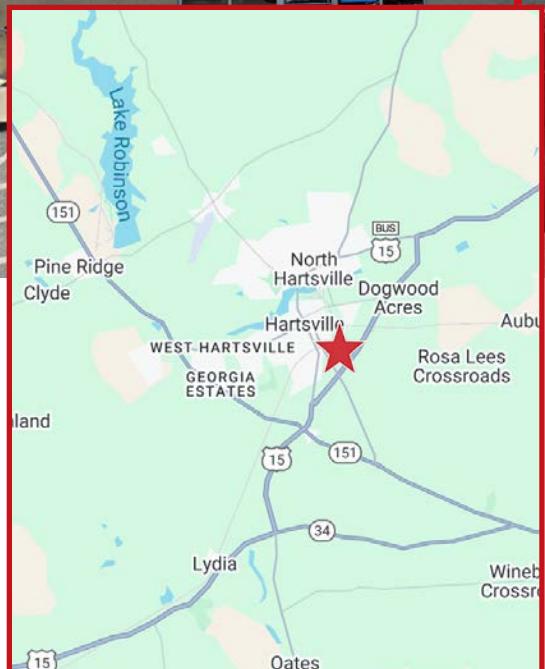


1211 RETAIL ROW

HARTSVILLE, SC 29550



PROPERTY HIGHLIGHTS:

- ±1,200 SF retail space available February 28th in the Super Walmart anchored center
- Excellent visibility and signage opportunity + ample parking
- Solid and stable area for continued retail growth
- The Fourth Street corridor is the main retail hub for the region, with a Lowe's Home Improvement Center, the Super Walmart Center and retail/fast food users throughout
- TMS #: 056-00-01-139

LEASE RATE: \$26/PSF/NNN (\$9/SF estimated)

For more information:

Will Sherrod, CCIM

+1 843.364.3796

wsherrod@naicharleston.com

Christi Copenhaver

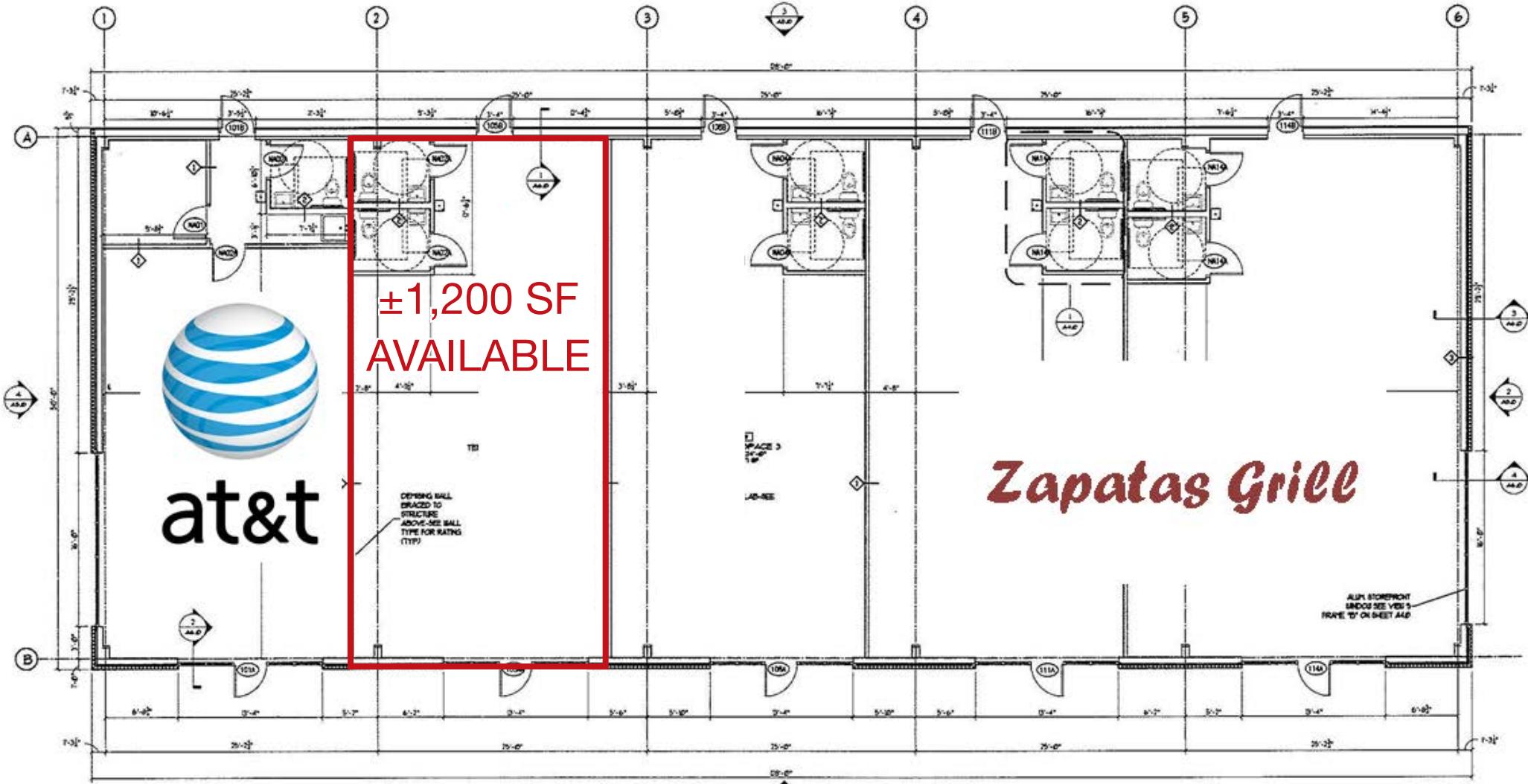
+1 843.513.0595

ccopenhaver@naicharleston.com

FLOOR PLAN

For Lease

1211 Retail Row
Retail Space



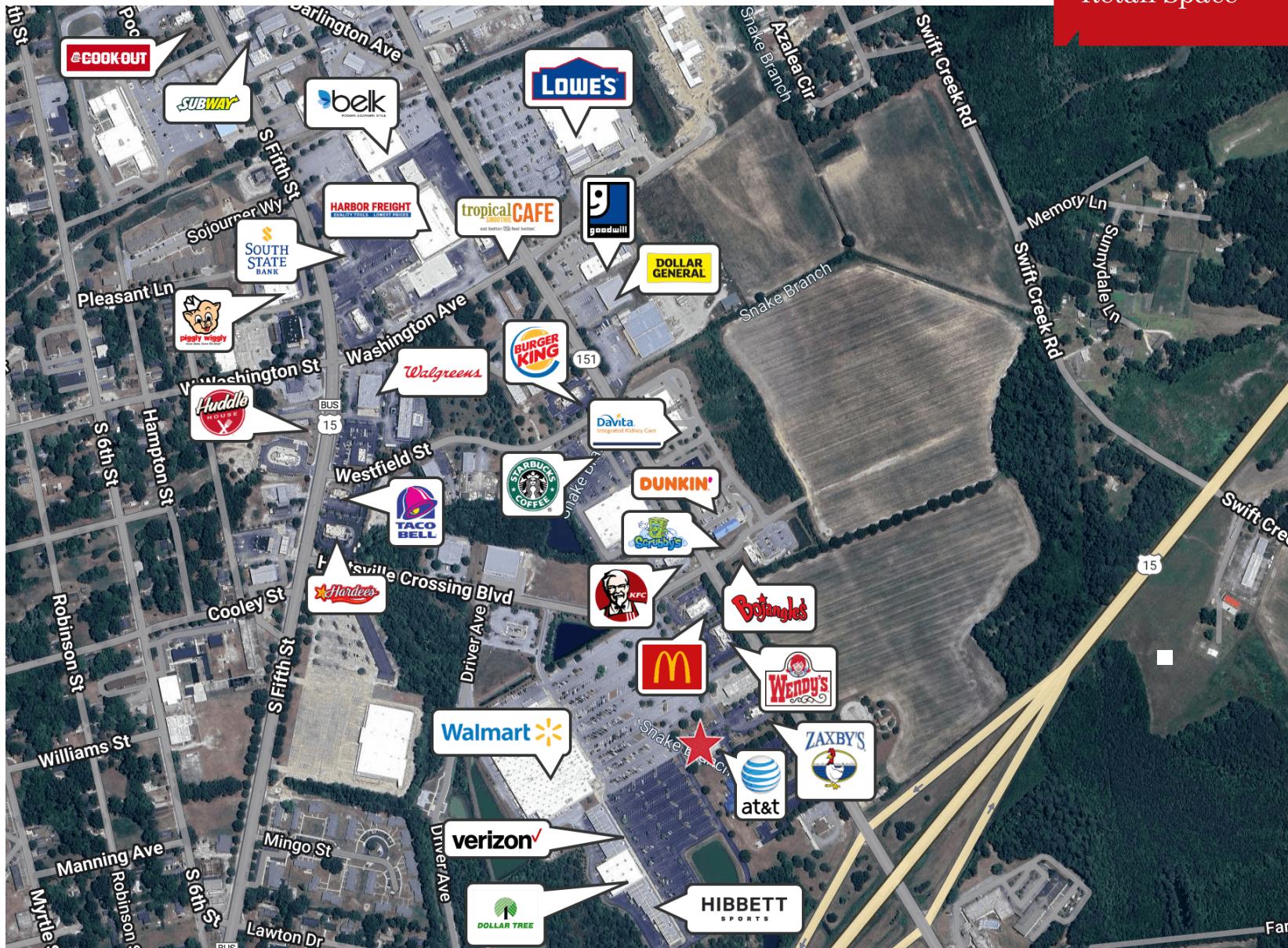
SITE PLAN

For Lease
1211 Retail Row
Retail Space



AREA MAP

For Lease
1211 Retail Row
Retail Space



MARKET OVERVIEW

POPULATION: 7,626

ESTABLISHED: December 11, 1891

SCHOOLS: One high school, one middle school and three elementary schools, as well as the SC Governor's School for Science and Mathematics, Coker University, and Florence-Darlington Tech.



KALMIA GARDENS

Hartsville originally developed from Thomas Hart's Kalmia Plantation on Black Creek in the early 19th century, and the later Hartsville Plantation, mills and factory established by his son John L. Hart. Local historic sites include Kalmia Gardens (above), the Hartsville Museum, the John L. Hart House and the Jacob Kelley House.



Hartsville is home to numerous industries including Sonoco, Duke Energy, Carolina Pines Regional Medical Center, Novolex, A.O. Smith, Anderson Brass, RBC Bearings and others. The city maintains numerous parks including the Byerly Park Recreation Complex, a frequent host of regional sports tournaments, and the waterfront Lawton Park located on Prestwood Lake.

DOWNTOWN



Major special events include the Downtown Block Party concert series, the Renofest Bluegrass Festival, and the massive Hartsville Christmas Parade.



DEMOGRAPHICS

1211 Retail Row
Hartsville, SC 29550

	0 - 5 minute	5 - 10 minute	10 - 20 minute
Census 2020 Summary			
Population	6,206	11,112	32,798
Households	2,456	4,590	13,329
Average Household Size	2.31	2.39	2.42
2024 Summary			
Population	6,131	10,960	32,137
Households	2,434	4,596	13,217
Families	1,425	3,057	8,556
Average Household Size	2.30	2.36	2.39
Owner Occupied Housing Units	1,180	3,528	9,884
Renter Occupied Housing Units	1,254	1,068	3,333
Median Age	34.8	45.0	43.8
Median Household Income	\$37,051	\$60,383	\$39,933
Average Household Income	\$62,544	\$86,677	\$62,444
2029 Summary			
Population	6,020	10,815	31,555
Households	2,427	4,614	13,198
Families	1,415	3,060	8,515
Average Household Size	2.26	2.32	2.35
Owner Occupied Housing Units	1,219	3,596	10,036
Renter Occupied Housing Units	1,208	1,017	3,161
Median Age	36.0	45.3	44.1
Median Household Income	\$44,749	\$71,183	\$51,654
Average Household Income	\$75,715	\$102,981	\$75,804