

FLORENCE, SC

# 3821 BANCROFT RD

2.38 ACRES AVAILABLE FOR GROUND LEASE



# PROJECT DETAILS

3821 BANCROFT RD • 2.38 ACRES AVAILABLE FOR GROUND LEASE • LAND

## AVAILABLE SPACE

2.38 Acres

## TRAFFIC COUNTS

17,800 ADT on US Hwy 76

## PROPERTY HIGHLIGHTS

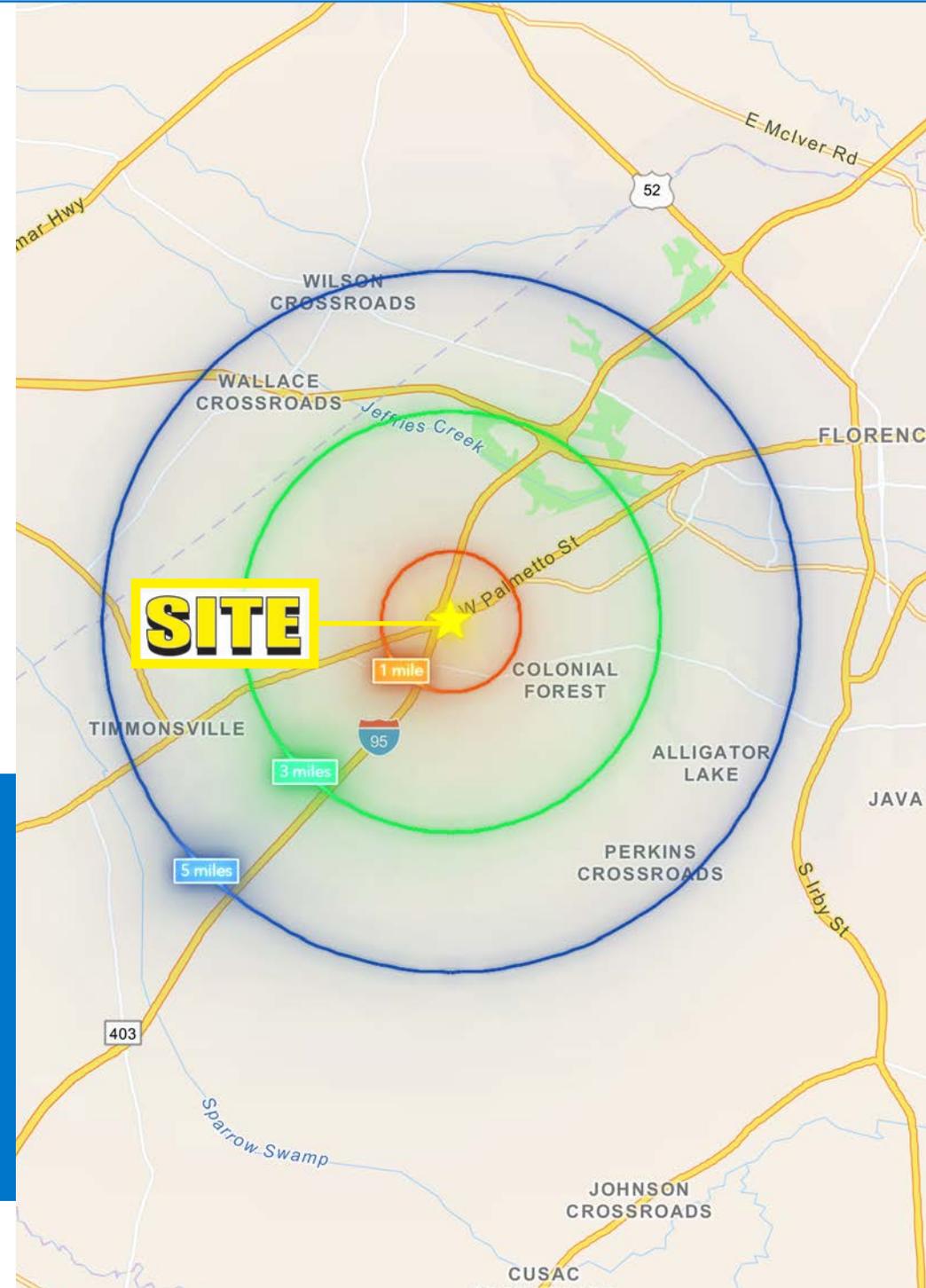
- 2.38 acres available for Ground Lease
- Conveniently located at the I95 and U.S. Highway 76 interchange
- Able to subdivide parcel

## LEASE RATE

Call to discuss

## COUNTY

Florence



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	892	8,305	19,081
 TOTAL POPULATION	2,464	20,261	45,849
 MEDIAN HH INCOME	\$85,905	\$80,620	\$76,202

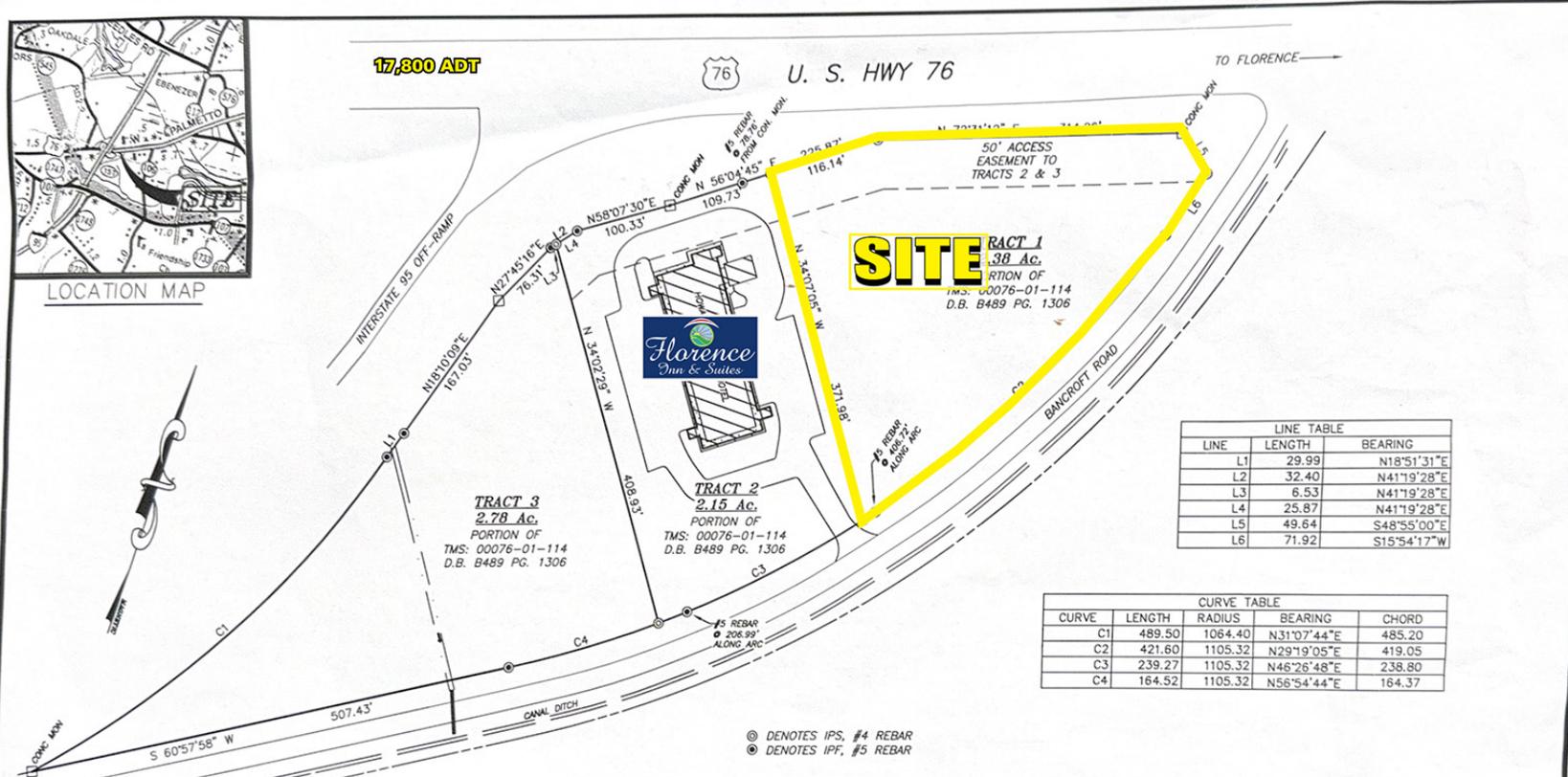
AERIAL



SITE PLAN



LOCATION MAP



LINE TABLE		
LINE	LENGTH	BEARING
L1	29.99	N18°51'31"E
L2	32.40	N41°19'28"E
L3	6.53	N41°19'28"E
L4	25.87	N41°19'28"E
L5	49.64	S48°55'00"E
L6	71.92	S15°54'17"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	489.50	1064.40	N31°07'44"E	485.20
C2	421.60	1105.32	N29°19'05"E	419.05
C3	239.27	1105.32	N46°26'48"E	238.80
C4	164.52	1105.32	N56°54'44"E	164.37

⊙ DENOTES IPS, #4 REBAR  
 ● DENOTES IFF, #5 REBAR

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45041C0138E, EFFECTIVE DATE 12/16/2014, AND FOUND THE SUBJECT PROPERTY TO NOT BE IN A FLOOD ZONE.  
 NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY, UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.

FLORENCE COUNTY SOUTH CAROLINA **PLAT** 3821 BANCROFT RD. FLORENCE, S.C.

OF 3 TRACTS OF LAND LOCATED JUST WEST OF THE CITY OF FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA BEING A DIVISION OF THAT PROPERTY DESIGNATED AS TAX PARCEL 00076-01-114 AND FURTHER DESCRIBED IN DEED BOOK B489 AT PAGE 1306. SURVEYED FOR:

**AKANA, INC.**

**NESBITT SURVEYING CO., INC.**  
 4340 ALLIGATOR ROAD  
 U.S. HIGHWAY 76 & ALLIGATOR ROAD  
 TIMMONSVILLE, S.C. 29161  
 PHONE (843) 346-3302  
 FAX (843)-346-5802  
 email davidn@nesbittsurveying.com

DAVID A. NESBITT ILS NO 7623



DATE: MARCH 28, 2018  
 JOB NO: 18260  
 FLD BK: N/A  
 PAGE: N/A  
 REF JOB#: 95185  
 TAX MAP #: 00076-01-114  
 SCALE 1" = 100 FT  
 GRAPHIC SCALE



SOUTH CAROLINA

# FLORENCE

Florence is the largest city in and the county seat of Florence County, South Carolina, United States. Known as the Florence Metropolitan Statistical Area, Florence adjoins Darlington to form the core of “Pee Dee” region of South Carolina, an area that includes the eight counties of northeastern South Carolina along with sections in southeastern North Carolina. The U.S. Census Bureau estimated the city’s population was 37,056 at the 2010 census (90,128 total population of Florence Urbanized Area).

This 1997 All-America City finalist, was founded as a railroad hub city of Florence. It became the junction of three major railroad systems; the Wilmington and Manchester, The Northeastern, and the Cheraw and Darlington. Today, the city retains its status as a major hub, both for industry and infrastructure. In recent years, the city has become a regional center for business, medicine, culture and finance.



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## JOHN VAROL

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4350 CONGRESS ST, SUITE 575  
CHARLOTTE, NC 28209

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