

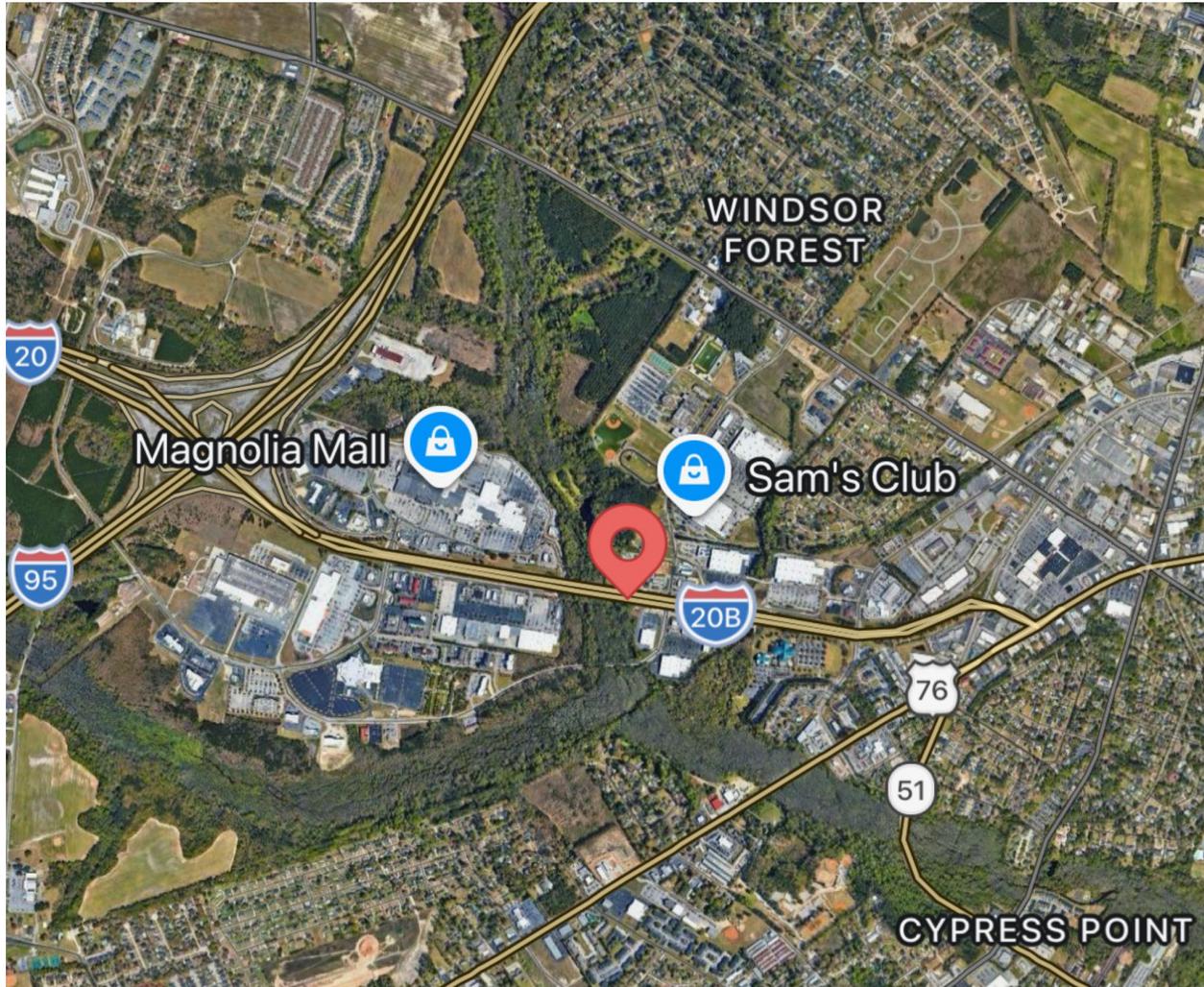
# Florence Hospitality & Retail Redevelopment Opportunity

2423 David H. McLeod Blvd | Florence, SC  
Off-Market JV / Participation Opportunity

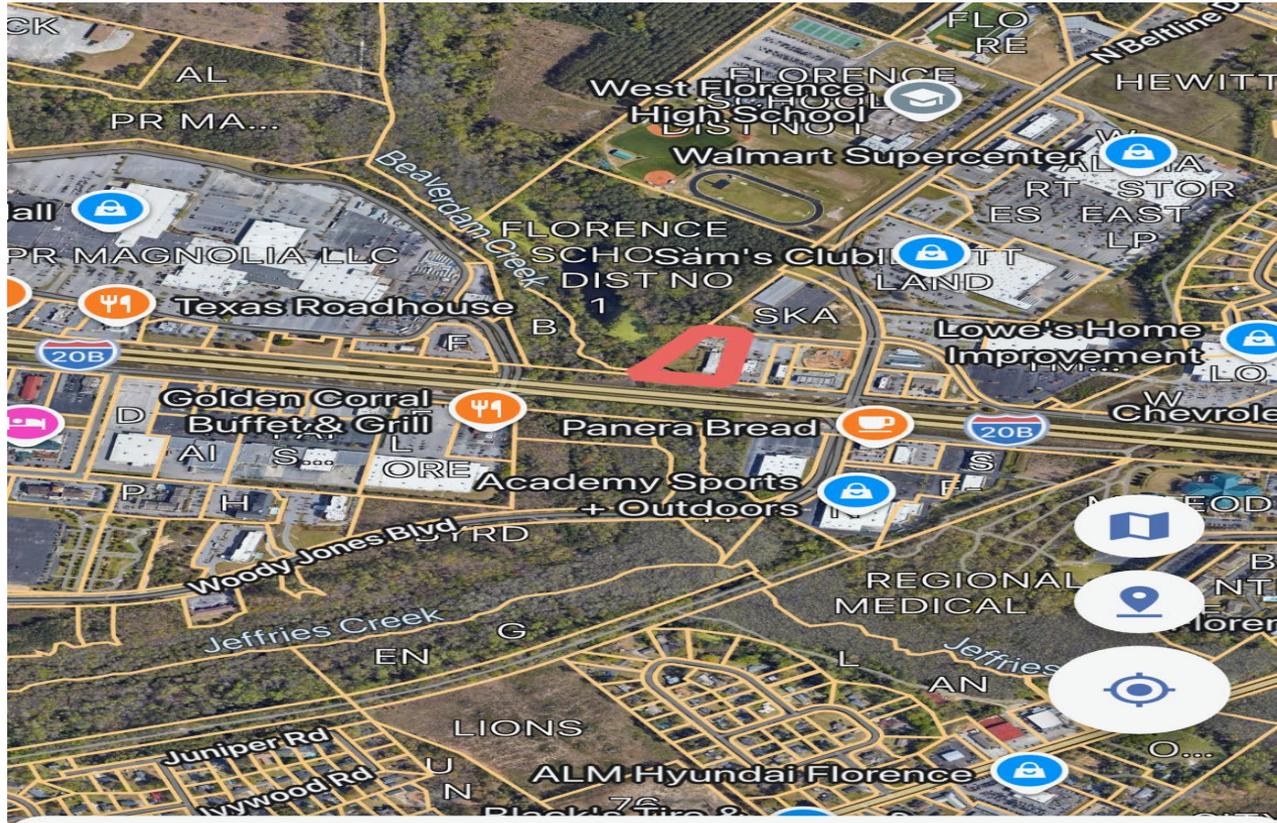


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# Regional Trade Area & Interstate



# Aerial Exhibit – Subject Site Boundary



## **MAHOGANY CREEK HOLDINGS LLC**

Owner

**2423 DAVID H MCLEOD**

Address

**00099-01-037**

Parcel ID



# Traffic Counts & Accessibility (SCDOT Corridor Data)

David H. McLeod Blvd Estimated AADT: ~27,000 – 30,000  
Vehicles Per Day (SCDOT Corridor Range)

Primary Florence commercial retail and hospitality traffic spine

Access supported by signalized intersection and shared retail  
drive network

Interstate 95 interchange located approx. 1.5 – 2 miles from site



# Drive-Time Trade Area Demographics



3-MINUTE DRIVE:  
IMMEDIATE MEDICAL,  
RETAIL, AND RESTAURANT  
VISITOR CAPTURE



5-MINUTE DRIVE: PRIMARY  
FLORENCE LODGING,  
EMPLOYMENT, AND DINING  
DEMAND



10-MINUTE DRIVE:  
REGIONAL EMPLOYMENT,  
RESIDENTIAL, AND RETAIL  
DRAW AREA



SUPPORTS HOSPITALITY,  
RESTAURANT, AND MIXED  
COMMERCIAL  
REDEVELOPMENT



# Concept Development Program

- Approx. 90 Room Select Service Hotel
- 5,000 – 7,000 SF Flexible Commercial / Restaurant Pad
- Surface parking wrap and internal circulation
- Off-market participation or JV development structure





# Confidentiality & Disclaimer

- This Offering Memorandum is confidential and intended solely for qualified development and investment partners. All information is deemed reliable but not guaranteed. Prospective parties should conduct independent due diligence.

