

SITE

95

39,400 ADT

BURGER KING

J&B'S

Mobil

AMERICAN

57

7-ELEVEN

Days Inn

QUALITY INN

Red Roof

Waffle House

DUNKIN'

Huddle

Commerce Dr

TACO BELL

COCK-OUT

POPEYES

Starbucks

ZAXBY'S

Wendy's

MURPHY USA

FIREHOUSE SUBS

DOLLAR TREE

Jockey Mike's

Walmart

SHOE SHOW

Enterprise Rd

11,800 ADT

DILLON, SC

906 RADFORD BLVD

±2.21 ACRES AVAILABLE FOR LEASE



PROJECT DETAILS

906 RADFORD BLVD • ±2.21 ACRES AVAILABLE FOR LEASE • RETAIL

AVAILABLE SPACE

±2.21 acres

TRAFFIC COUNTS

11,800 ADT on Radford Blvd
39,400 ADT on I-95

PROPERTY HIGHLIGHTS

- The site benefits from full access and great visibility from I-95 which carries nearly 40k VPD
- The first parcel off the interstate
- Great opportunity for users to out-position QSR competition
- This is the only significant interstate exist for ±22 miles in either direction
- Nearby retailers include Starbucks, Zaxby's, Walmart, and others.

LEASE RATE

Call to discuss

COUNTY

Dillon

MSA

Florence

SITE



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS

263

4,294

5,883



TOTAL POPULATION

616

10,507

14,641

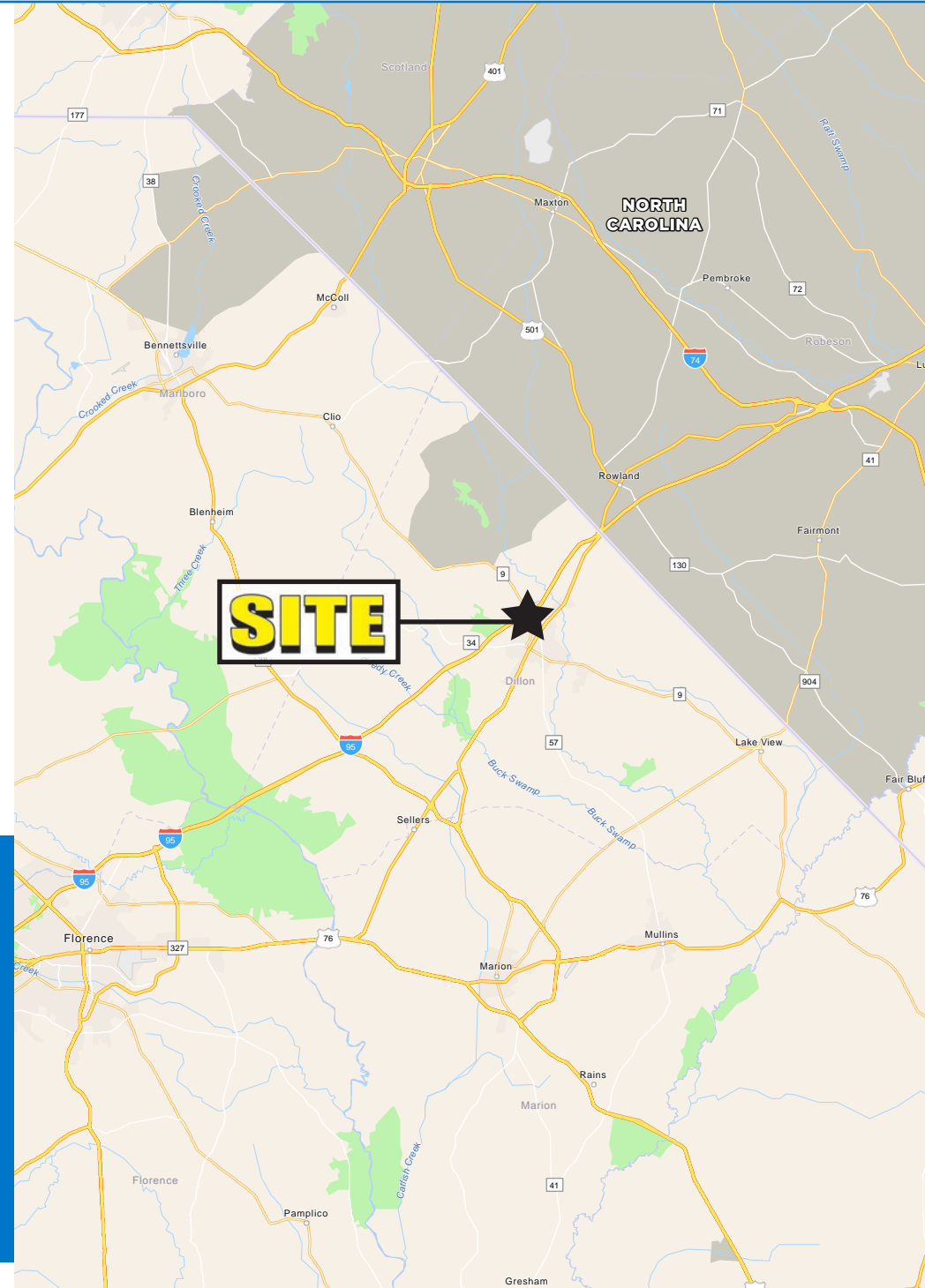


MEDIAN HH INCOME

\$30,138

\$38,122

\$37,849



AERIAL



CONCEPTUAL SITE PLAN

906 RADFORD BLVD • ±2.21 ACRES AVAILABLE FOR LEASE • RETAIL

SC GRID NORTH
NAD 83

H.J. DILLON, INC.
DEED BOOK 249 PG. 212
TM 49-167

OAM SAI RAM, INC.
DEED BOOK 439 PG. 252
PLAT BOOK 40 PG. 62
TM 49-140

OAM SAI RAM, INC.
DEED BOOK 439 PG. 252
DEED BOOK 442 PG. 11
DEED BOOK 25 PG. 62
PLAT BOOK 40 PG. 62
TM 49-140
TM 49-245

INTERSTATE HWY 95
CONTROLLED ACCESS
UNDETERMINED PUBLIC RIGHT OF WAY
GAS LINE 40' RIGHT OF WAY
ADT 39,400
IRON PIPE OLD

241.84'

2,016 SF

4,438 SF

45 SPACES

4,438 SF

80 SPACES

ADT 11,800

RADFORD BLVD.
90' PUBLIC RIGHT OF WAY
SC HWY 95



SOUTH CAROLINA

DILLON

Dillon, South Carolina, is a small city located in the northeastern part of the state, near the North Carolina border. It serves as the county seat of Dillon County and has long been known as a regional hub for agriculture and transportation. The city is strategically positioned along Interstate 95, which brings steady traffic and economic activity, particularly from travelers and commercial transport. One of its most recognizable landmarks is South of the Border, a quirky roadside attraction just outside the city limits that has entertained generations of visitors with its eclectic shops, restaurants, and iconic signage.

In recent years, Dillon has worked to diversify its economy while maintaining its small-town charm. The Dillon Inland Port, a rail-served facility operated by the South Carolina Ports Authority, opened in 2018 and significantly boosted the region's logistics and industrial sectors by providing a vital link between the Port of Charleston and the Pee Dee area. The city also supports local education through institutions like Northeastern Technical College and hosts community events that reflect its Southern heritage. With a blend of tradition, infrastructure, and emerging opportunity, Dillon remains a noteworthy part of South Carolina's rural landscape.



DILLON, SC

906 RADFORD BLVD

±2.21 ACRES AVAILABLE FOR LEASE

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RETAIL ADVISORS