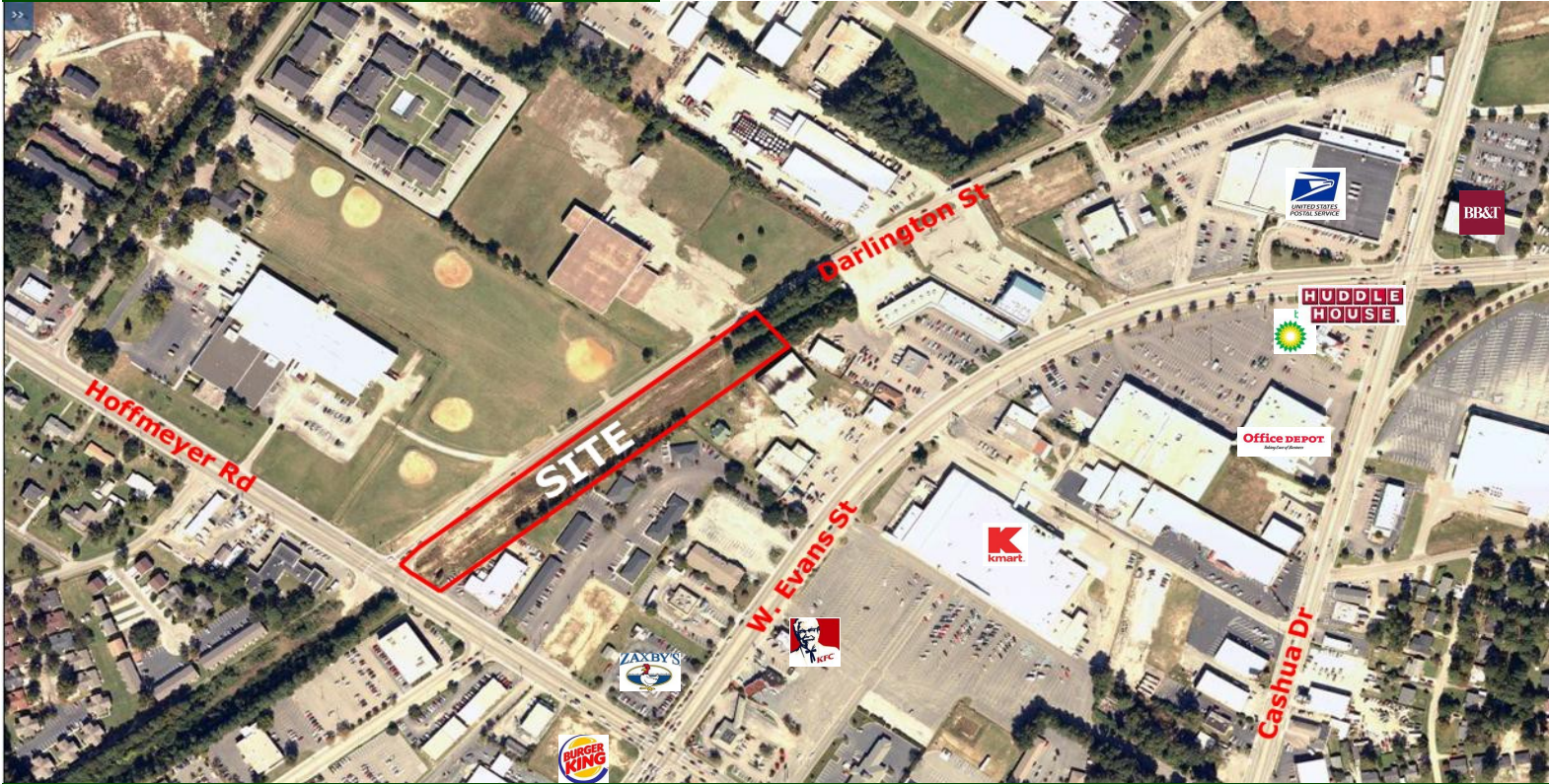


**+/- 2.7 Acres
For Sale**

**HOFFMEYER RD. & DARLINGTON ST.
FLORENCE, SC**



Traffic Light Corner Between 5-Points & Super Walmart

PROPERTY SPECS

- +/- 2.7 Acre Development Site
- Can be subdivided
- B-3, General Business Zoning
- 74' Frontage on Hoffmeyer Rd & 992' on W. Darlington St.
- Municipal Utilities

Available is a +/- 2.7 acre development site situated at the corner of Hoffmeyer Rd. and W. Darlington St. The site is located between the active 5-Points and David McLeod Blvd/Beltline Blvd retail districts.

Nearby neighbors include such national and local retailers as Super Wal-Mart, Sam's Club, Lowe's, Hobby Lobby, Ashley Furniture, K Mart, Best Buy and many more. Nearby restaurants include Percy & Willie's, Olive Garden, Wild Wing Café, Zaxby's, Burger King, Wendy's, Peddler Steakhouse, and many more, as well as financial institutions, professional offices, supermarkets, etc. Darlington Street is also home to various service related businesses, light industrial, and distribution facilities.

City of Florence utilities include: 10" water on the north side of W. Darlington Street; 8" water on the east side of Hoffmeyer Rd; and 8" gravity sewer on the west side of Hoffmeyer Rd. The property can be subdivided from one half acre and up.

**Offered For Sale: 1.2 Acre Corner—\$235,840
Remaining (3) Half Acre Sites—\$59,900**

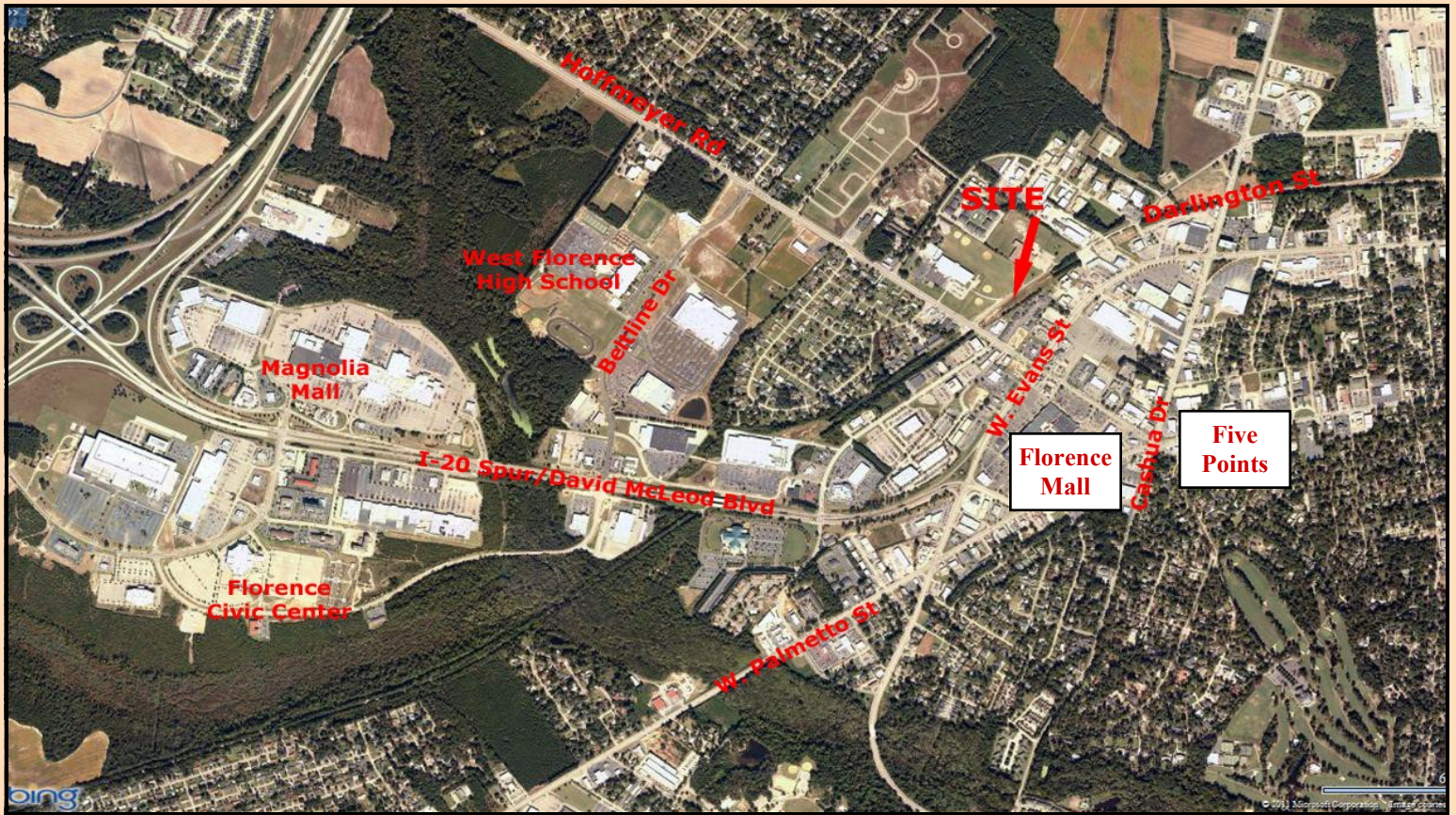


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For additional information on this and other available properties, please visit our website at

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No warranty or representation is made as to the accuracy of the information contained herein.



Demographic Profile

Radius	1 Mile	3 Mile	5 Mile	10 Mile
Population				
2015 Projection	3,474	36,541	72,576	121,344
2010 Estimate	3,411	34,871	69,132	116,636
2000 Census	3,330	31,386	61,668	106,866
Growth 2010-2015	1.80%	4.80%	5.00%	4.04%
Growth 2000-2010	2.40%	11.10%	12.10%	9.14%
Households				
2015 Projection	1,626	15,159	28,276	46,312
2010 Estimate	1,598	14,463	26,910	44,469
2000 Census	1,562	13,030	23,954	40,687
Growth 2010-2015	1.80%	4.80%	5.10%	4.14%
Growth 2000-2010	2.30%	11.00%	12.30%	9.30%
Household Income				
2010 Avg. Household Income	\$72,602	\$64,356	\$62,572	\$57,380
2010 Med. Household Income	\$45,778	\$48,231	\$48,717	\$45,595
2010 Per Capita Income	\$32,888	\$27,031	\$24,697	\$22,262



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