

FOR SALE

11.49 Acres of Land

In well-developed industrial park with power and utilities available

Florence Harllee Blvd, Florence, South Carolina 29506



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PROPERTY OVERVIEW



- Property located in the Pee Dee Regional Commerce Center with high visibility
- Property in this immediate area is very desirable compared to surrounding areas
- Adjacent to I-95 and within 15 miles of I-20
- Land is flat and cleared
- Located in an emerging industrial area with continuing development and within proximity to existing manufacturing, warehousing, and distribution



11.49 AC



Zoning: Industrial



Parcel # 00236-01-040

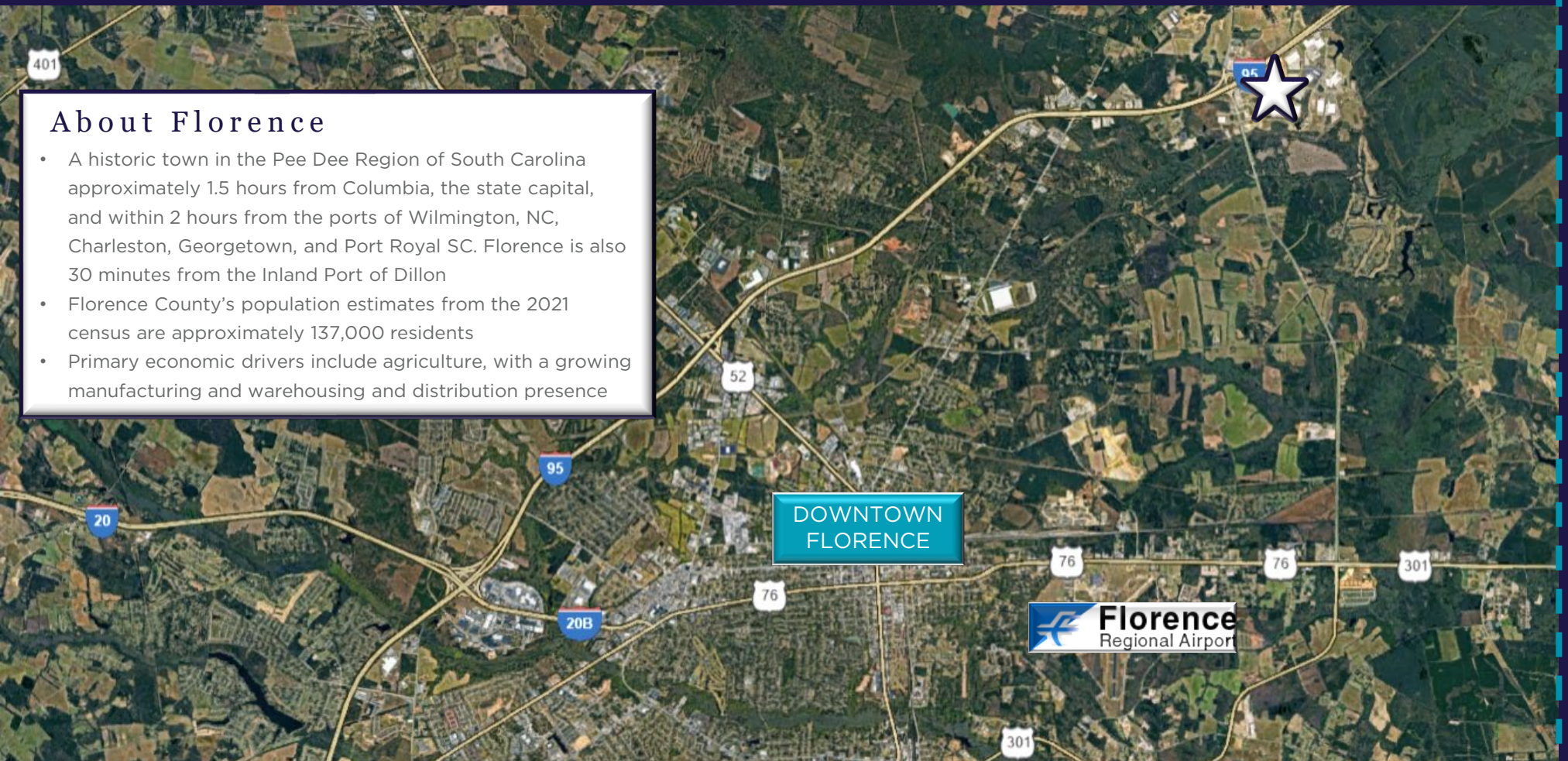


\$660K

LOCATION OVERVIEW

About Florence

- A historic town in the Pee Dee Region of South Carolina approximately 1.5 hours from Columbia, the state capital, and within 2 hours from the ports of Wilmington, NC, Charleston, Georgetown, and Port Royal SC. Florence is also 30 minutes from the Inland Port of Dillon
- Florence County's population estimates from the 2021 census are approximately 137,000 residents
- Primary economic drivers include agriculture, with a growing manufacturing and warehousing and distribution presence



COLUMBIA, SC - 84 MILES

CHARLESTON, SC - 137 MILES

CHARLOTTE, NC - 107 MILES



598
POPULATION

DEMOGRAPHICS 2 MILES

\$110,621
AVG HH INCOME

45.9
MEDIAN AGE