

## FOR SALE

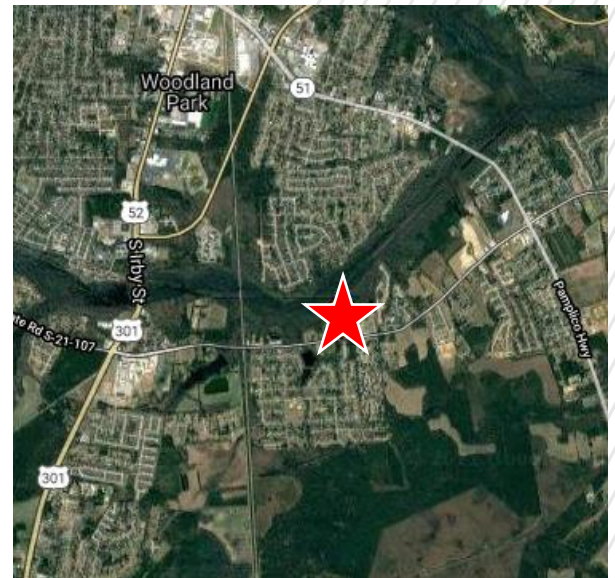
1134 E Howe Springs Road  
Florence, SC 29505



### PROPERTY HIGHLIGHTS

Great Investment Property  
Former convenience store, featuring 150' frontage. The underground gasoline tanks have been removed, thus no contamination problems.

<b>BUILDING SF</b>	2,400 SF	<b>SIGNAGE TYPE</b>	N/A
<b>LAND SF</b>	19,166 SF	<b>1-MILE (POP.)</b>	4,371
<b>YEAR BUILT</b>	1981	<b>3-MILE (POP.)</b>	23,087
<b>PARKING</b>	XX Spaces	<b>MED. INCOME</b>	\$46,969
<b>TRAFFIC COUNTS</b>	8,671 VPD	<b>SPACE USE</b>	Retail



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Vice President  
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### INVESTMENT PROPERTY

Former convenience store, featuring 150' frontage. The underground gasoline tanks have been removed, thus no contamination problems. Vacant building.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	00181-01-028
<b>2020 RE TAXES</b>	\$0.75/SF (2019)
<b>ZONING</b>	COMMERCIAL



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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