

**+/- 25.17 Acres
For Sale**

**HOFFMEYER RD. & BELTLINE
DR., FLORENCE, SC**



Prime Corner Development Site

PROPERTY SPECS

- Prime Development Site
- +/- 690' Frontage on Hoffmeyer Rd.
- Zoned B-3, General Commercial
- City Water/Sewer
- Adjacent to Wal-Mart Super Center

Available is approximately 25.17 acres ***primed for development*** with the new resurgence of Florence's commercial market.

Situated just north of David McLeod Blvd, near the intersection of Interstates 95 & 20, this site is in one of Florence's fastest growing commercial markets and also adjacent to middle & upper income residential neighborhoods. Hoffmeyer Rd is a heavily traveled 4-lane commuter and commercial corridor leading east to 5-Points. Both David McLeod Blvd and 5-Points are home to national and regional retailers, food & beverage, and professional services. Neighbors include Walmart, Sam's Club, Lowe's, Ashley Furniture, Hobby Lobby, Magnolia Mall, Belk's, Sears, JC Penney, Texas Roadhouse, Percy & Willies, Olive Garden, West Florence High School, numerous hotels, the Florence Civic Center, and more.

10" city water is located on the west side of Beltline Drive and beneath Hoffmeyer Road. 8" city sewer is on the site's side of Beltline Dr and along Hoffmeyer Rd, with a manhole at SE corner of Beltline & Hoffmeyer.

The site is ideal for a grocery or big box anchored neighborhood center.

Offered For Sale: \$6,900,000



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Demographic Profile

Radius	1 Mile	3 Mile	5 Mile	10 Mile
Population				
2015 Projection	2,847	33,805	69,960	121,694
2010 Estimate	2,789	32,230	66,859	117,012
2000 Census	2,717	28,813	60,265	107,277
Growth 2010-2015	2.10%	4.90%	4.60%	4.00%
Growth 2000-2010	2.70%	11.90%	10.90%	9.07%
Households				
2015 Projection	1,242	14,102	27,408	46,403
2010 Estimate	1,218	13,442	26,159	44,569
2000 Census	1,189	12,048	23,492	40,814
Growth 2010-2015	1.90%	4.90%	4.80%	4.11%
Growth 2000-2010	2.50%	11.60%	11.40%	9.20%
Household Income				
2010 Avg. Household Income	\$79,360	\$64,650	\$62,970	\$57,332
2010 Med. Household Income	\$50,639	\$48,226	\$48,734	\$45,516
2010 Per Capita Income	\$34,592	\$27,178	\$24,928	\$22,245

