

+/- 48.50 Acres
For Sale

HOFFMEYER RD. &
N. DUNBARTON DR.
DR., FLORENCE, SC



Traffic Light Corner Development Site

PROPERTY SPECS

- **48.50 Acre Corner Site**
- **Frontage on Hoffmeyer Rd. & N. Dunbarton Dr.**
- **Unzoned**

Available is +/-48.50 acre **prime corner development site** fronting Hoffmeyer Road and Dunbarton Dr..

Situated just north of David McLeod Blvd, this site is in one of Florence's fastest growing commercial markets and also adjacent to the nicest upper income residential neighborhoods in Florence! Hoffmeyer Rd is a heavily traveled 4-lane commuter and commercial corridor leading east to 5-Points intersection. David McLeod Blvd and 5-Points are home to national and regional retailers, food & beverage, and professional services. Neighbors include Wal-mart, Sam's Club, Lowe's, Ashley Furniture, Hobby Lobby, Magnolia Mall, Longhorns, Percy & Willies, Olive Garden, Buffalo Wild Wings, and many more. Less than one mile from I-95 and I-20.

10" city water line is located on Hoffmeyer Road and 18" city sewer line is located on the property. The site is ideal retail/ office or multi-family development.

For Sale—\$1,400,000



PALMETTO
COMMERCIAL REAL ESTATE

Palmetto Commercial
Real Estate, LLC

135 South Dargan St.
Suite 301
Florence, SC 29506

Phone: 843.667.4999
Fax: 843.667.1310
www.PalmettoCommercial.com

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

www.palmettocommercial.com

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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

