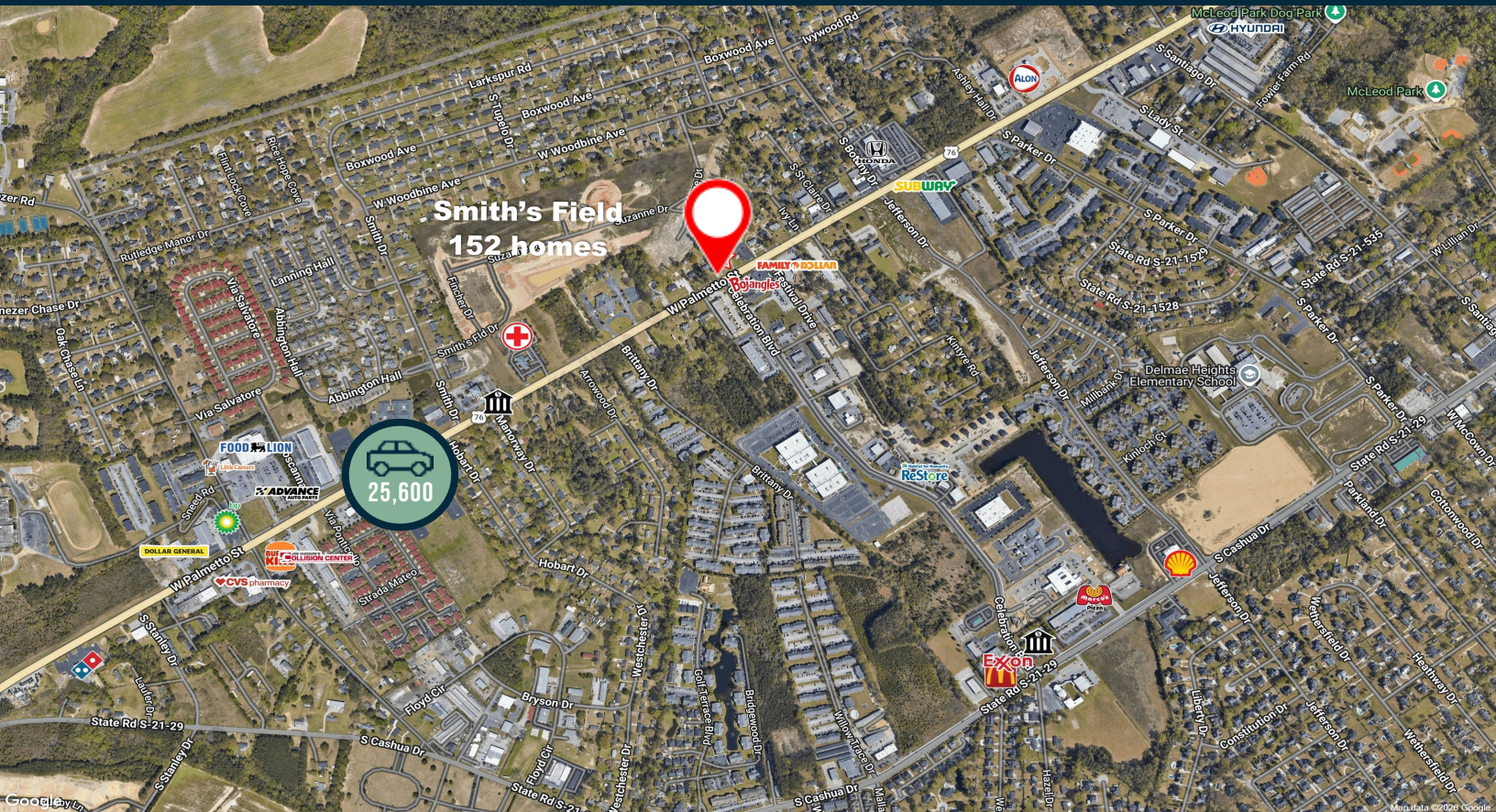




BUILD-TO-SUIT / GROUND LEASE

W PALMETTO ST & CELEBRATION BLVD, FLORENCE, SC

1.55 +/- ACRES



Property Highlights

- ◆ This 1.55 acre parcel is at a lighted intersection with frontage on W Palmetto St
- ◆ Strong traffic counts (25,600) VPD
- ◆ Potential Full Access
- ◆ Excellent opportunity for QSR, automotive and convenience/retail
- ◆ Great daytime population within 1 mile
- ◆ Two auto dealers within 3/4 mile of site

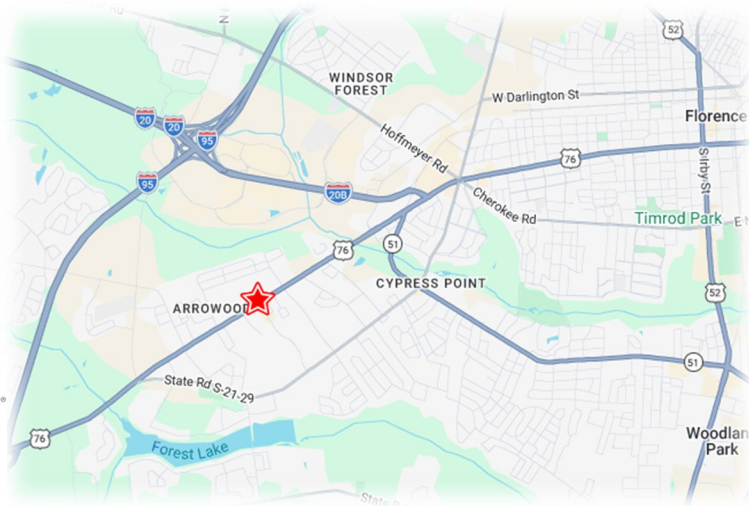
Surrounding Retailers

Bojangles

FAMILY DOLLAR



Advance Auto Parts



	1 Mile	2 Miles	3 Miles
Population	6,189	16,144	35,846
Average HH Income:	\$95,010	\$109,777	\$114,376
Daytime Population:	3,084	9,810	15,227

CONTACTS

Chris Moore

(704) 451-6612

cmoore@boosdevelopment.com



www.b

oosdevelop



GROUND LEASE / BUILD-TO-SUIT

W PALMETTO ST & CELEBRATION BLVD, FLORENCE, SC

1.55 +/- ACRES

CONCEPT SITE PLAN



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