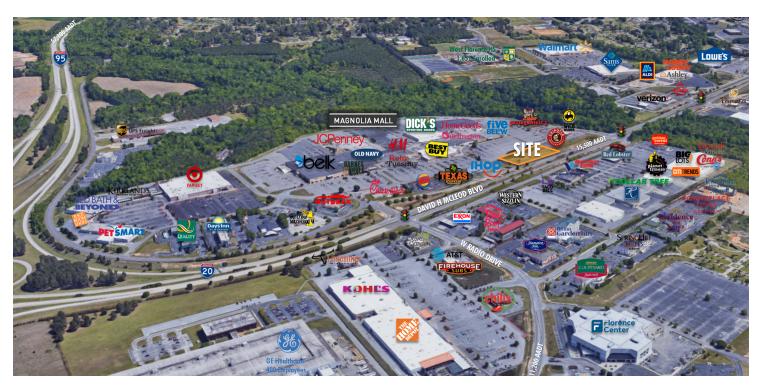
MAGNOLIA MALL OUTPARCEL OPPORTUNITY

2701 David H McLeod Blvd, Florence, SC 29501

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Located on David H. McLeod Blvd in front of brand new HomeGoods, Burlington and Five Below



PROPERTY HIGHLIGHTS

- 0.9 AC +/- available for ground lease, build-to-suit, or multitenant at Magnolia Mall
- 2 signalized access points from David H. McLeod Blvd
- Magnolia Mall: GLA: 620,000 SF; Occupancy: 98.6%
- Drive thru allowed
- 0.7 miles east of I-95 (57,100 AADT) and I-20 (31,000 AADT)

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|----------|----------|----------|
| 2019 Population Density | 1,747 | 31,358 | 65,862 |
| 2019 Daytime Population | 7,476 | 36,073 | 85,553 |
| 2019 Median HH Income | \$56,702 | \$53,596 | \$49,061 |

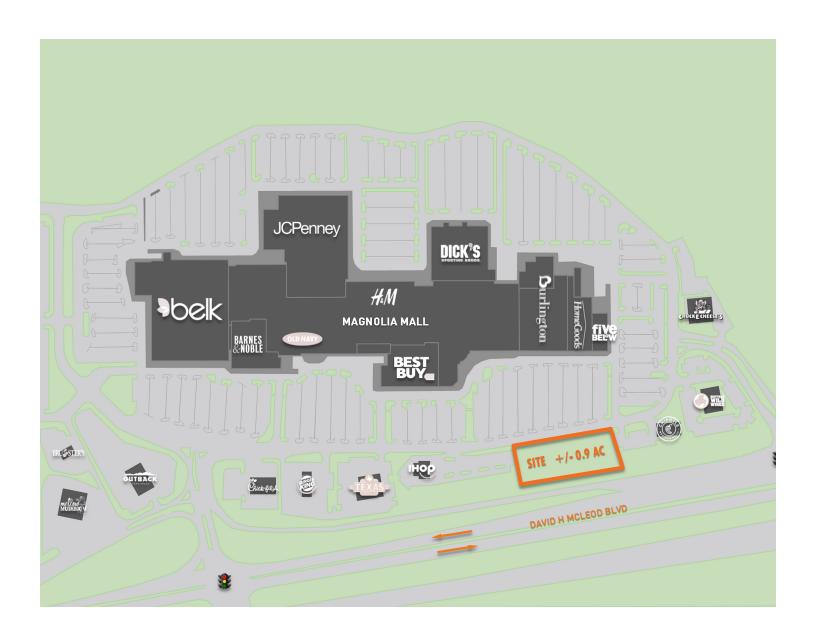
EXCLUSIVE AGENT(S)

DAWN PRINCE HOOVER • dawn.princehoover@tscg.com • 704.335.5455 JACK BRENNAN • jack.brennan@tscg.com • 704.335.5455



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SITE PLAN



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