

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 multi-tenant 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

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FOR LEASE

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SITE PLAN



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