

2210 Enterprise Drive

SALE | LEASE



real

Blake Gardner

843.269.5803 | Blake@joinreal.com

2210 Enterprise Drive

Exclusively Listed By

Blake Gardner

843.269.5803 | Blake@joinreal.com

At the center of vibrant Florence's industrial segment easily located off of the heaviest traveled commercial and commuter corridors: US Highway 52.

*Prime Location.
Curated Amenities.
Class A Facility.*



FlorenceEnterpriseCenter

±176,557 SF GLA

One of the largest industrial/office campus' in Florence, upgraded in 2012 and built in 1998

±16.53 Acres

Well manicured campus with a 6.48:1,000 parking ratio (1,078 spaces)



Turn-KeyCampus

Florence Enterprise Center

Spacious lobby, 15 conference rooms, two executive board rooms, large IT/data center for servers, full-service cafeteria that can accommodate ±400 employees, built-in garage incinerator, maintenance workshop and a loading dock with two bays



\$4MillioninUpgrades

Electrical Perks

Conversion to CAT-6 wiring and two 35-ton air units

Medical Built-Out

In-house medical facility with three patient rooms and a small laboratory



ConvenientLocation

Heavily Traveled Corridor

Florence Enterprise Center is 1 mile north of the I-95 and Highway 52 interchange

Vibrant Commercial Sector

With three easy access points and close to restaurants, services, hospitality and other national and local businesses



MoreInfo?

ClickLogo



Blake Gardner

Blake@joinreal.com | 843.269.5803



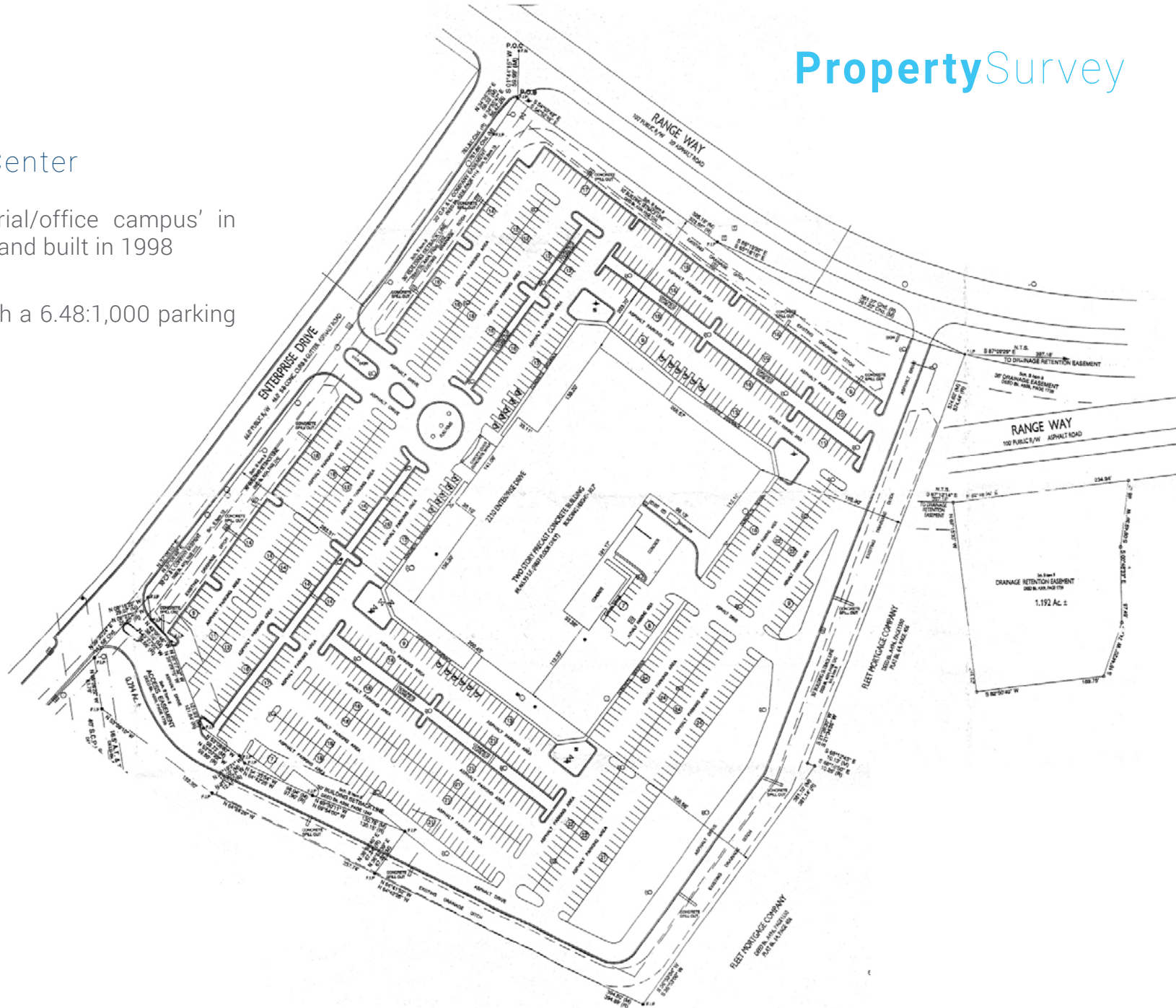
Florence Enterprise Center

±176,557 SF GLA

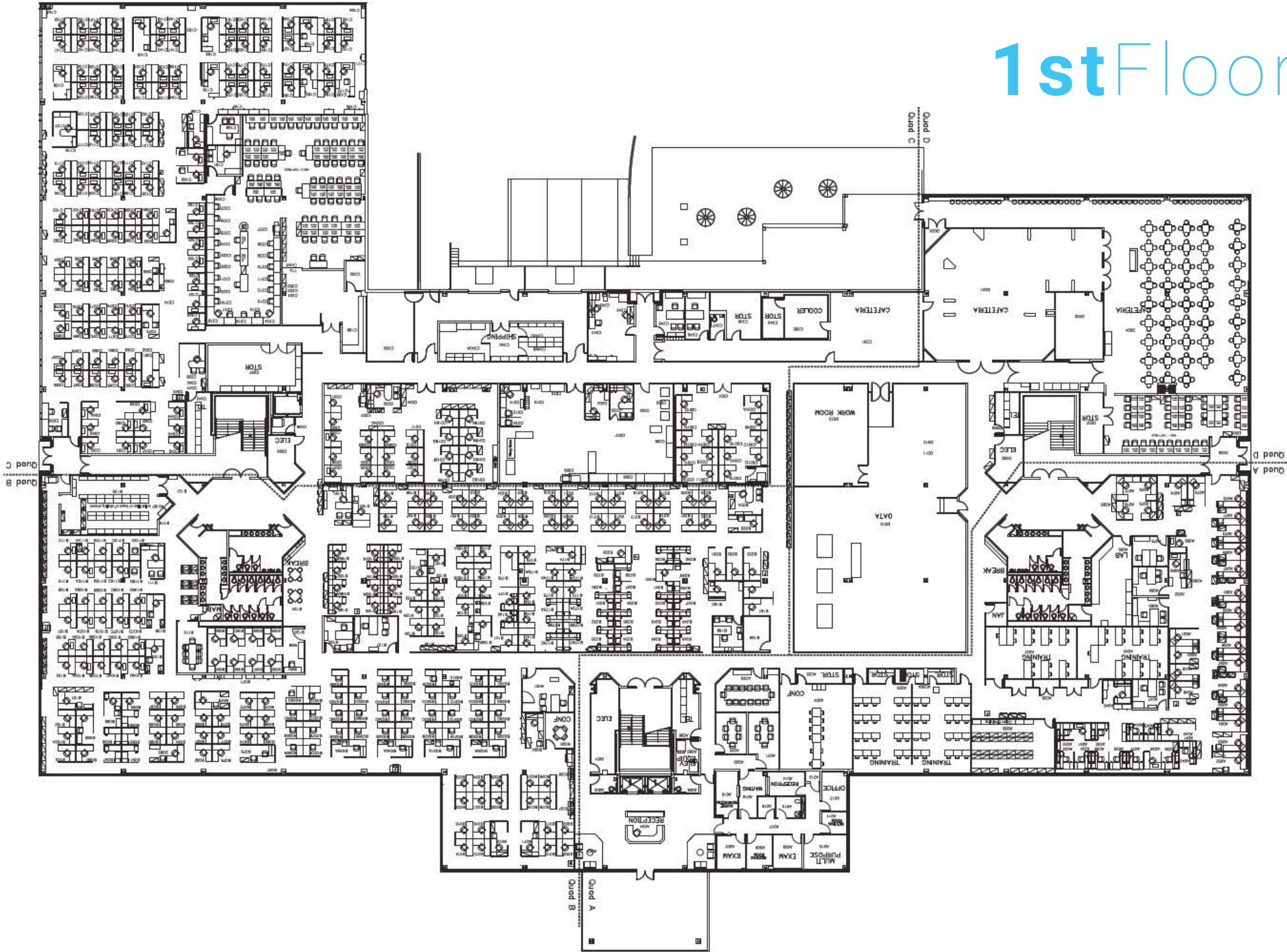
One of the largest industrial/office campus' in Florence, upgraded in 2012 and built in 1998

±16.53 Acres

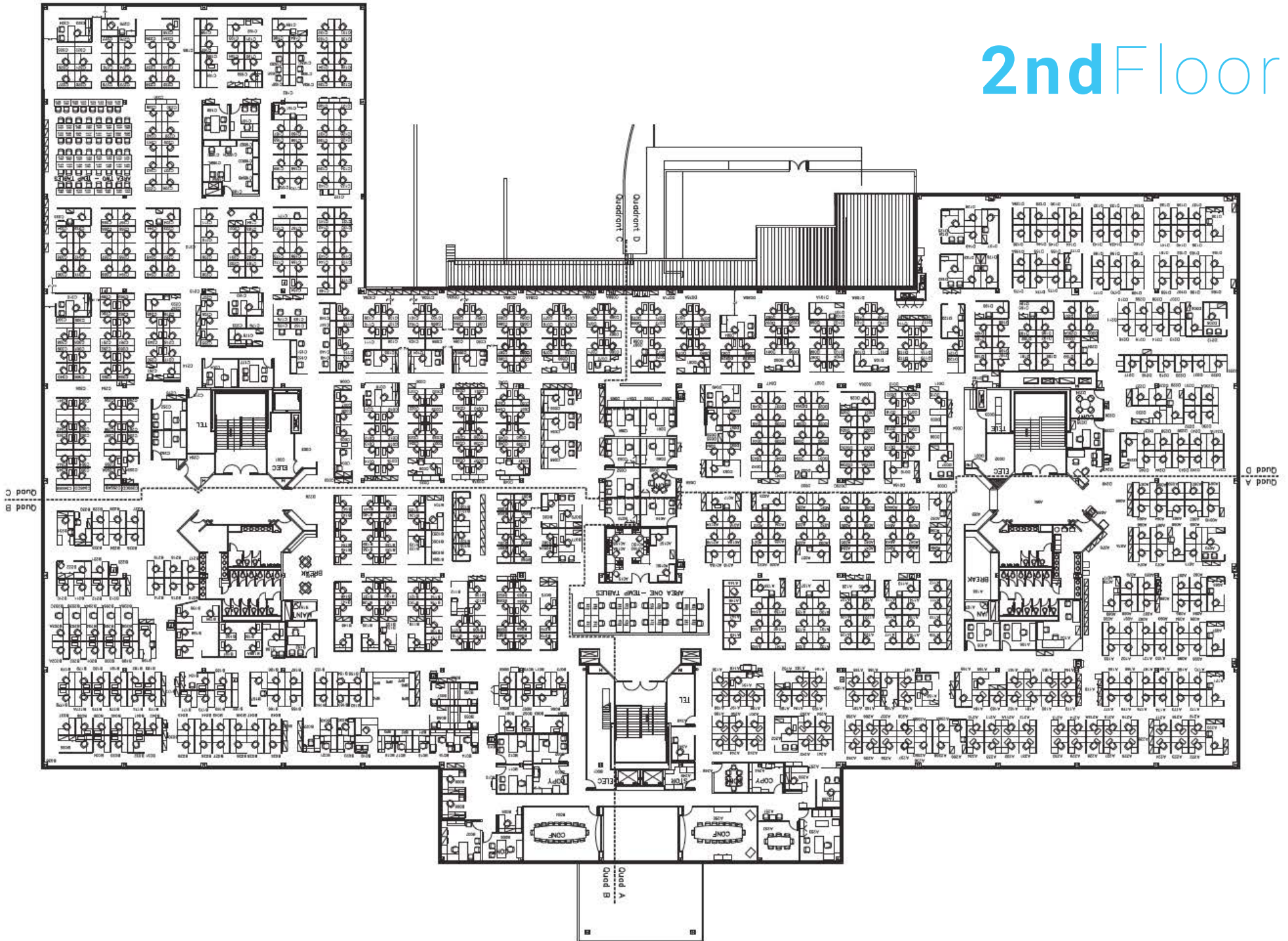
Well manicured campus with a 6.48:1,000 parking ratio (1,078 spaces)

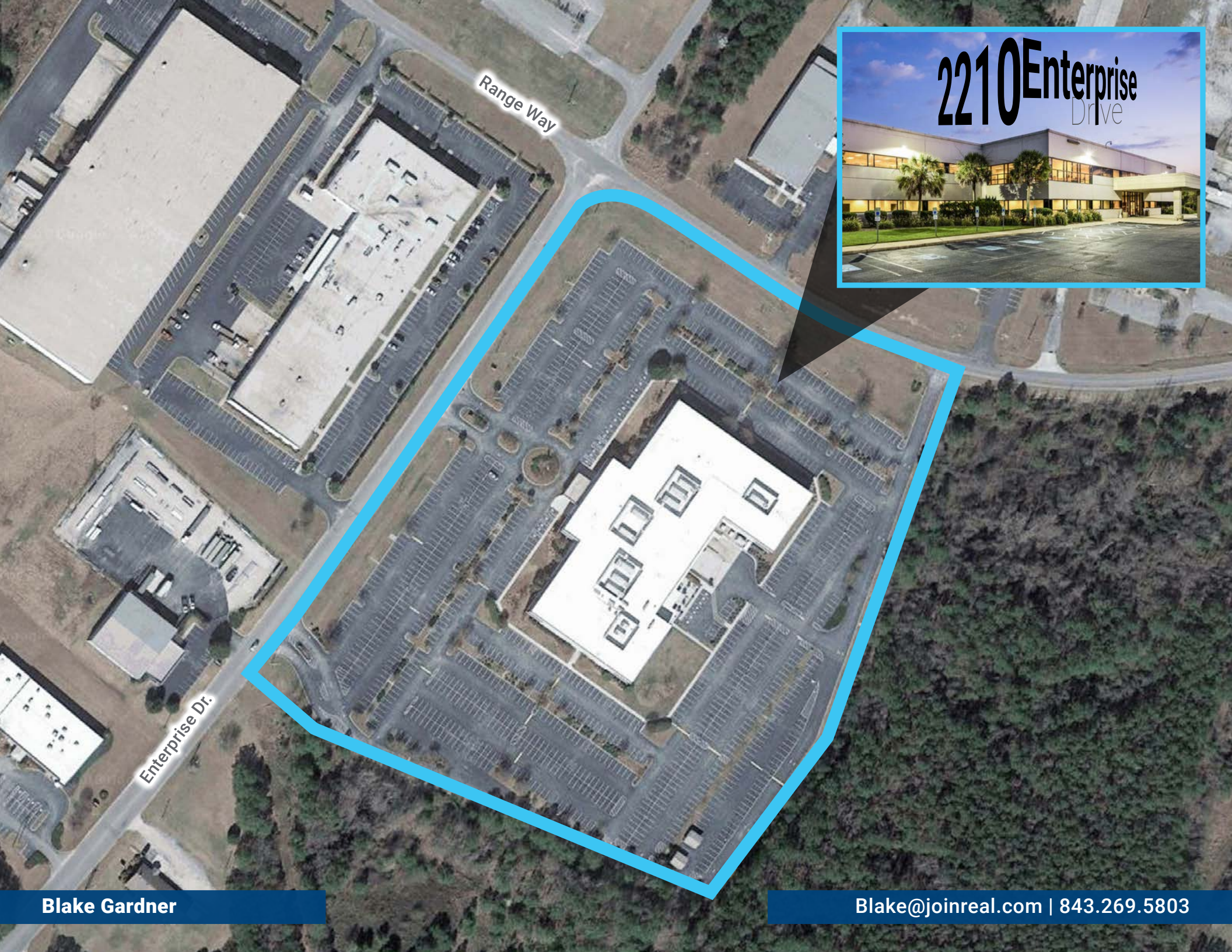


1st Floor



2nd Floor





Range Way

Enterprise Dr.



2210 Enterprise Drive



OTIS

W. Lucas St.

TA
TravelCenters of America

ZAXBY'S

Pilot
TRAVEL CENTERS LP

DICKKEY'S
BARBECUE PIT

DUNKIN' DONUTS

Krispy Kreme
DOUGHNUTS

EXXON

WAFLE HOUSE

McDonald's

Rockwell Barrel
Old Country Store

Ruby Tuesday

W. Lucas St.



1 Mile	2 Mile	3 Mile	
685	11,565	41,471	2018 Estimated Population
676	11,484	41,754	2023 Projected Population
40.7	40.1	39.5	2018 Est. Median Age
48.2%	45.6%	46.0%	2018 Est. Male Population
51.8%	54.4%	54.0%	2018 Est. Female Population

Population



268	4,632	17,495	2018 Estimated Households
268	4,673	17,909	2023 Projected Households
280	5,041	18,951	2018 Est. Total Housing Units
78.7%	58.9%	52.7%	2018 Est. Owner-Occupied
16.9%	33.0%	39.7%	2018 Est. Renter-Occupied
\$136,100	\$110,581	\$124,953	Median Home Value
\$702	\$524	\$566	Median Rent

Households/ Housing



122	514	3,158	2018 Est. Total Businesses
2,381	7,701	42,390	2018 Est. Total Employees
61.4%	53.9%	58.3%	White Collar Workers
38.6%	46.1%	41.7%	Blue Collar Workers
\$72,025	\$69,633	\$69,316	2018 Est. Average Household Income
\$60,586	\$45,340	\$47,321	2018 Est. Median Household Income

Businesses/ Employees



\$14.9 M	\$248 M	\$934 M	2018 Est. Total Household Expenditure
\$521 K	\$8.63 M	\$32.5 M	2018 Est. Apparel
\$836 K	\$13.7 M	\$51.9 M	2018 Est. Entertainment
\$2.27 M	\$38.2 M	\$144 M	2018 Est. Food, Beverages
\$511 K	\$8.25 M	\$31.3 M	2018 Est. Furnishings, Equipment
\$1.30 M	\$22.1 M	\$83.4 M	2018 Est. Health Care, Insurance
\$4.64 M	\$77.1 M	\$291 M	2018 Est. Household Operations, Shelter, Utilities
\$217 K	\$3.66 M	\$13.9 M	2018 Est. Miscellaneous Expenses
\$193 K	\$3.21 M	\$12.1 M	2018 Est. Personal Care

Consumer Expenditures

