

FLORENCE ANCHOR OPPORTUNITY

2011 HOFFMEYER RD, FLORENCE SC, 29501

FOUNDRY
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BUILDING FEATURES

- Property is centrally located in the main retail corridor of Florence SC
- Serves as the main crossroads for the surrounding geographic area and for travelers alike, as evidenced by the high number of hotel in the immediate area
- Close proximity to two major malls; Florence Mall and Magnolia Mall

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	4,615	39,393	70,723
PROJECT POP. (2023)	4,577	39,225	70,094
ESTIMATED HOUSEHOLDS	2,065	16,953	29,491
EST. AVG. HH INCOME	\$110,561	\$75,732	\$76,082
TOTAL HH EXPENDITURE	\$150 M	\$963 M	\$1.69 B
TOTAL BUSINESSES	690	3,158	4,162
TOTAL EMPLOYEES	7,535	39,965	52,458

For more information, please contact:

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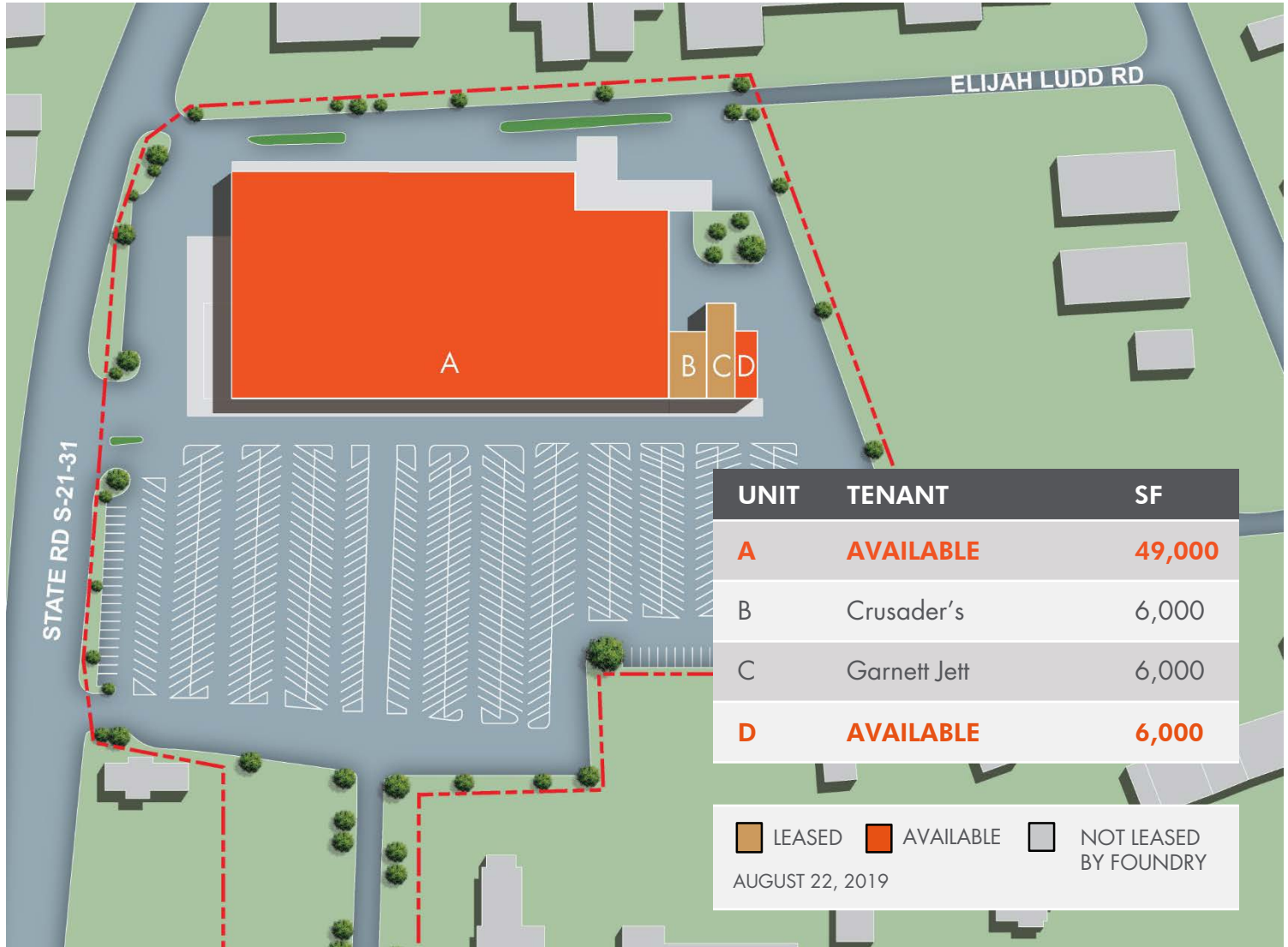
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SITE PLAN



LOCATION

As the hub of retail trade, services, entertainment, business and health care for a regional population base approaching 700,000, Florence County enjoys assets well beyond those found in most tertiary metropolitan markets in the United States. Nonetheless, small-town charm has been maintained. In short, Florence County offers "Global Reach ... With a Southern Touch."

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