

OPPORTUNITY ZONE
±1.0 ACRE REDEVELOPMENT SITE



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291 West Palmetto Street

Florence, South Carolina

NAI Columbia

LOCATION

The property is located at 291 West Palmetto Street, a main corridor for the City of Florence. It is less than 4 miles to both I-95 and I-20.

TOTAL BUILDING SIZE

±1,392 SF

SITE SIZE

±1.0 AC

2018 TRAFFIC COUNTS

18,800 VPD (Station 161) Palmetto Street

4,700 VPD (Station 143) Coit Street

ZONING

CBD - City of Florence

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	7,394	36,640	72,240
Households:	2,974	14,679	28,675
Avg. HH Income:	\$49,907	\$64,154	\$67,147

PROPERTY DESCRIPTION

The property currently houses a ±1,392 SF building with an additional ±0.73 acres lot well positioned for redevelopment into retail and/or mixed use.



SALE PRICE: \$660,000

Opportunity zone redevelopment relocation with potential for national register listing, state and federal historic tax credits and opportunity zone incentives.

PROPERTY PICTURES

NAIColumbia



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the lease.

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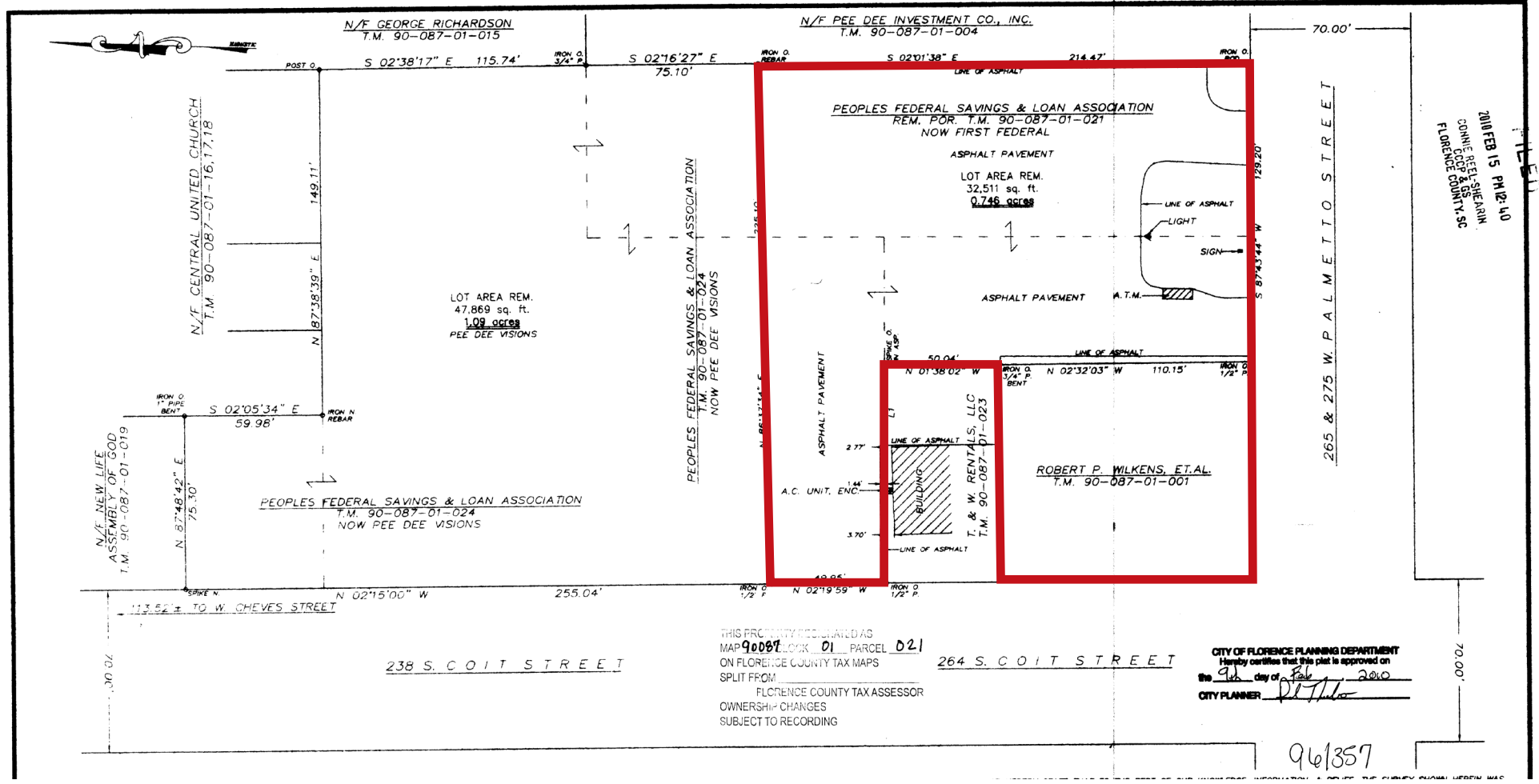
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PROPERTY PLAT



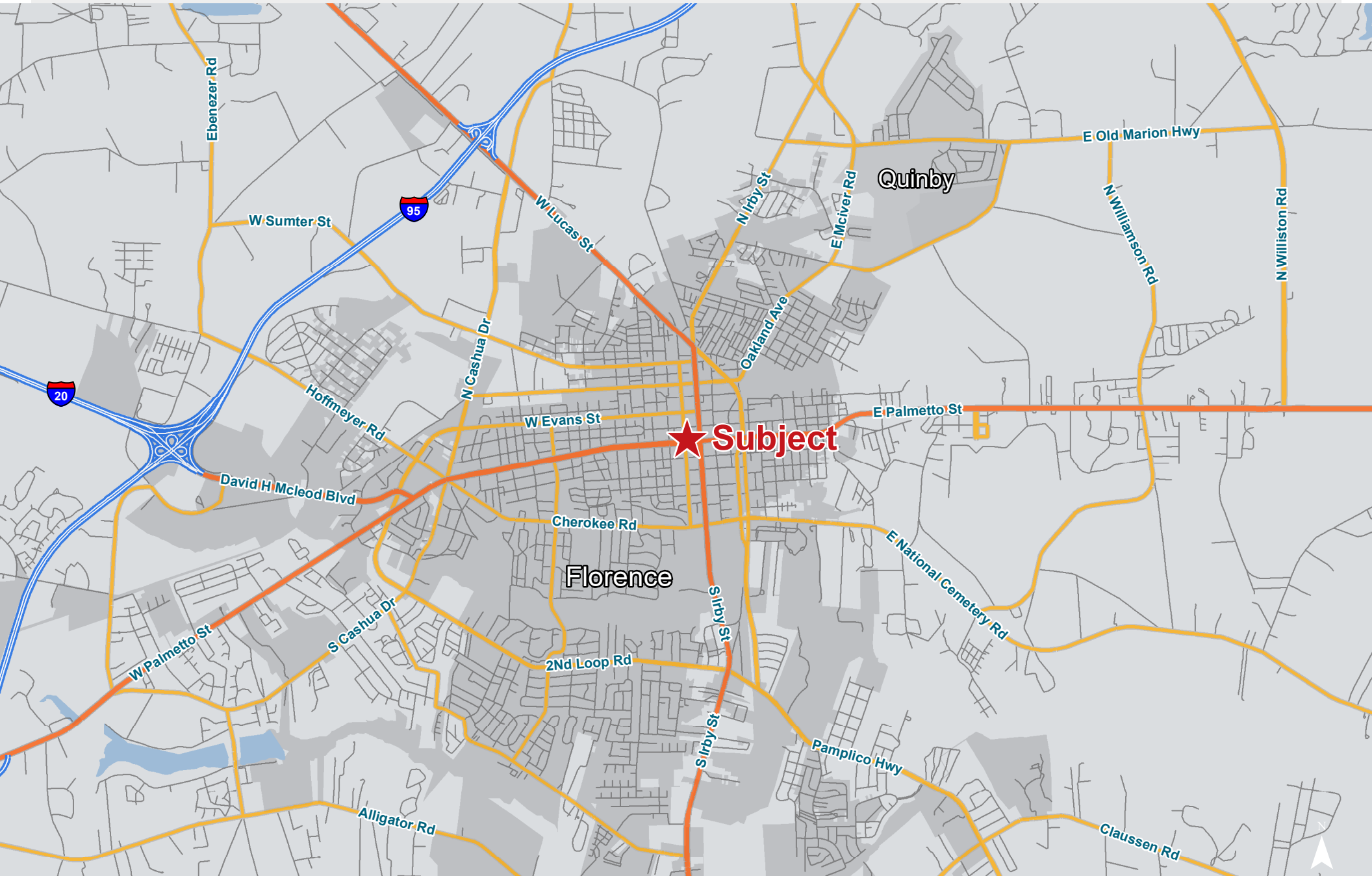
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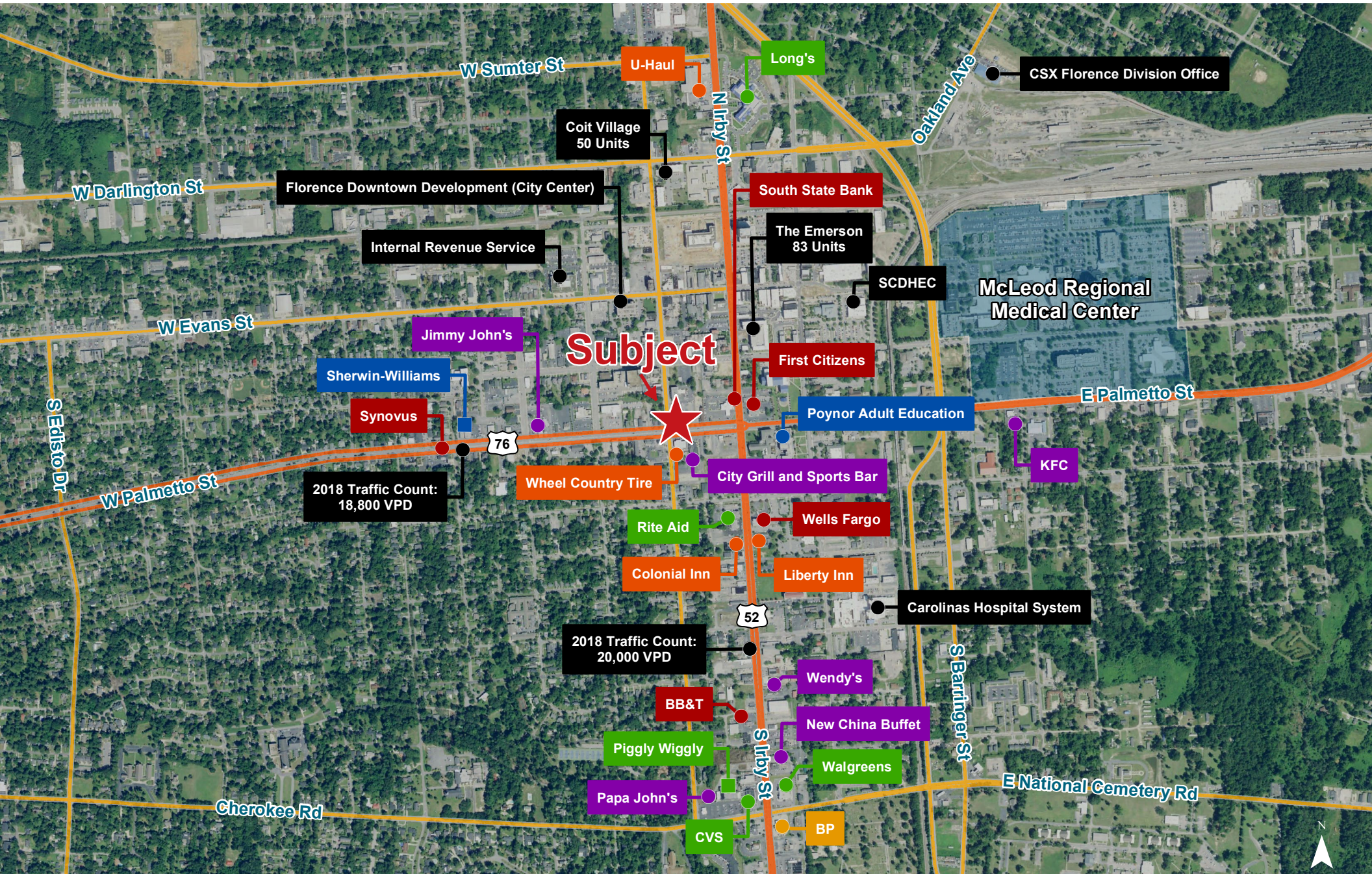
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Location



Map Updated: Wednesday, May 30, 2018. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

Points of Interest



Map Updated: Tuesday, May 21, 2019. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

DEMOGRAPHIC PROFILE



W. Palmetto Street and S. Coit Street - Florence, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2018 Age Dist.				Median Household Income			
2010 Census	7,189	35,761	69,968	0 - 4	7.6%	6.3%	6.2%	2018 Estimate	\$29,023	\$41,502	\$46,801
2018 Estimate	7,394	36,640	72,240	5 - 9	6.3%	6.1%	6.2%	2023 Projection	\$33,452	\$46,461	\$52,744
2023 Projection	7,510	37,164	73,514	10 - 14	5.5%	6.1%	6.3%				
% Chg. 2018-2023	1.6%	1.4%	1.8%	15 - 19	4.9%	5.8%	5.9%	Average Household Income			
				20 - 24	7.0%	6.3%	6.3%	2018 Estimate	\$49,907	\$64,154	\$67,147
Households				25 - 34	14.0%	13.3%	13.9%	2023 Projection	\$56,247	\$72,309	\$76,523
2010 Census	2,916	14,471	28,009	35 - 44	10.7%	11.6%	12.3%				
2018 Estimate	2,974	14,679	28,675	45 - 54	11.6%	12.3%	12.5%	Per Capita Household Income			
2023 Projection	3,015	14,842	29,093	55 - 64	13.5%	13.4%	13.1%	2018 Estimate	\$21,373	\$26,291	\$27,173
				65 - 74	9.7%	10.9%	10.3%	2023 Projection	\$23,872	\$29,482	\$30,815
Families				75 - 84	5.3%	5.4%	4.9%				
2010 Census	1,599	9,239	18,381	85+	4.0%	2.5%	2.0%	2018 Household Income Dist.			
2018 Estimate	1,581	9,183	18,481					Less than \$15,000	27.5%	17.7%	14.0%
2023 Projection	1,583	9,212	18,622	Median Age				\$15,000 - \$24,999	17.2%	12.7%	11.0%
				2010 Census	38.2	38.8	37.8	\$25,000 - \$34,999	11.1%	11.9%	11.7%
2018 Dist. by Race & Ethnicity				2018 Estimate	39.2	40.1	39.1	\$35,000 - \$49,999	12.3%	14.9%	15.9%
White Alone	32.6%	44.9%	50.6%	2023 Projection	39.5	40.7	39.7	\$50,000 - \$74,999	10.3%	14.7%	16.9%
Black Alone	64.6%	51.2%	44.5%					\$75,000 - \$99,999	8.6%	9.9%	10.8%
American Indian Alone	0.3%	0.3%	0.3%	Average Household Size				\$100,000 - \$149,999	7.6%	10.4%	12.0%
Asian Alone	0.3%	1.5%	2.1%	2010 Census	2.34	2.43	2.46	\$150,000 - \$199,999	2.5%	3.5%	3.8%
Pacific Islander Alone	0.3%	0.1%	0.1%	2018 Estimate	2.36	2.45	2.48	\$200,000 and Up	2.9%	4.2%	3.8%
Some Other Race Alone	0.6%	0.7%	1.0%	2023 Projection	2.36	2.46	2.49				
Two or More Races	1.2%	1.3%	1.5%					2018 Business Data			
Hispanic Origin (Any Race)	1.6%	1.8%	2.2%	2018 Housing Data				Total Businesses:	785	2,412	3,495
				Owner Occ. Housing Units	1,250	8,812	18,731	Total Employees:	14,416	38,007	52,745
				Renter Occ. Housing Units	1,724	5,867	9,944				

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