



\$625,000

2295 HOFFMEYER ROAD - OUTPARCEL B, FLORENCE SC 29501

<https://vizorealty.com>

Seize the opportunity to establish your business at this exceptional +/- 0.50 acre commercial outparcel, ideally situated fronting Hoffmeyer Road in the dynamic West End District of Florence, SC. This highly visible location offers approximately +/- 150 feet of road frontage on Hoffmeyer Road and along a main entrance leading into West End District, making it a prime spot for attracting foot and vehicular consumer traffic. As one of the last undeveloped parcels in this thriving area, this property is perfectly poised for growth and success. The site benefits from access to essential utilities, providing a seamless foundation for your new venture. With its strategic placement between Florence's two largest malls and its proximity to the award-winning Palmetto Peddlers vendor mall, your business will be surrounded by commercial activity and established neighborhoods. The West End District is not just a location; it's a burgeoning mixed-use development that is committed to ongoing community engagement and ideal traffic. Located less than 2 miles from the I-95 and I-20 interchange, your business will have easy access to both local and regional customers. Don't miss this chance to make your mark on one of the most highly traveled roads in Florence. Build your business here and thrive for years to come in a location that's designed for success! This site benefits from high traffic with an AADT of 18,300 (SCDOT 2023), and it's on the rise. The property owners and developers are flexible and open to discussing your specific needs. Don't miss out on this exceptional purchase or leasing opportunity in a rapidly developing area. Contact The Harrington Co. today to explore how your business can thrive in the West End District of Florence, SC! [West End District in Florence, SC is located roughly 1 hour from Columbia, SC; 1 hour 30 mins from Myrtle Beach, SC; 2 hours 45 mins from Greenville, SC; 2 hours from Charleston, SC; 2 hours 45 mins from Savannah, GA; 2 hours 10 mins from Charlotte, NC; 3 hours 30 mins from Asheville, NC; and 2 hours 15 mins from Raleigh, NC.]

- Commercial
- Land
- ACTIVE



Basics

Date added: Added 2 days ago

Category: Land

Status: ACTIVE

MLS ID: 20244630

Listing Date: 2024-12-12

Type: Commercial

Lot size, acres: 0.5 acres

TMS: 0012301006

Building Details

Water: Public

Sewer: Public Sewer

School Info

Elementary School: Carver/Moore **Secondary School:** John W Moore Middle

High School: West Florence

Listing Courtesy Of

Listing Office: The Harrington Company, LLC

Listing Agent: Hayden F Harrington

