

**CROSSROADS CENTER
FLORENCE, SOUTH CAROLINA**



2600 David H. McLeod Blvd
Florence, SC 29501



For more information, please contact:



MOLLY MORGAN
704.319.4936
mmmorgan@astonprop.com

2825 South Blvd, Ste 300
Charlotte, NC 28209
www.astonprop.com

±8,000 sf AVAILABLE

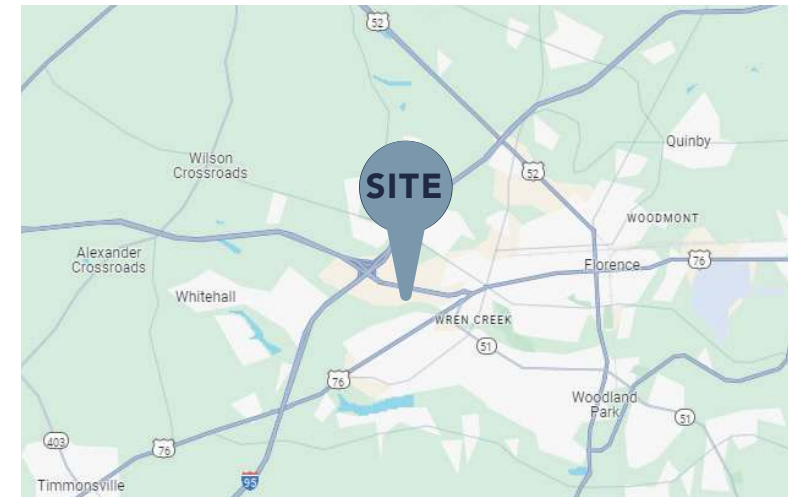
PROPERTY FEATURES

- Crossroads is centrally located in the main corridor of Florence, SC
- Area serves as a main crossroad for the surrounding geographic area and for travelers alike, as evidenced by the high density of hotels in the immediate area
- Adjacent to Florence Civic Center and directly across from the 600,000 sf Magnolia Mall
- Florence is known for its advanced healthcare facilities, including McLeod Regional Medical Center and MUSC Health Florence

JOIN THESE RETAILERS



**DOLLAR
TREE**



DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	2,477	34,225	68,054
DAYTIME POPULATION	4,023	16,024	35,082
AVG HH INCOME	\$108,051	\$112,645	\$102,165

TRAFFIC COUNTS

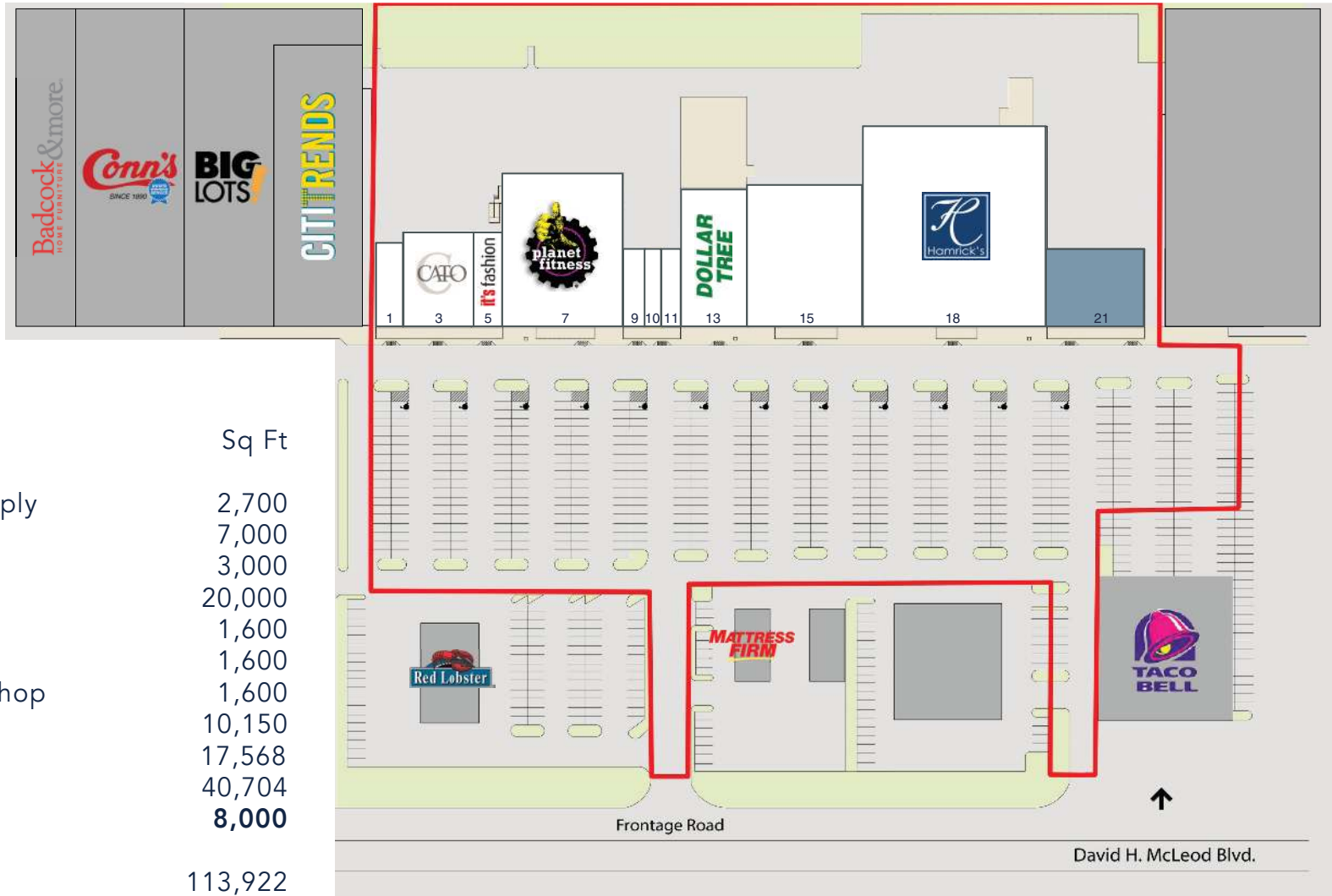
David H McLeod Blvd	24,400
W Palmetto St	23,900
I-95	39,000



CROSSROADS CENTER FLORENCE, SOUTH CAROLINA

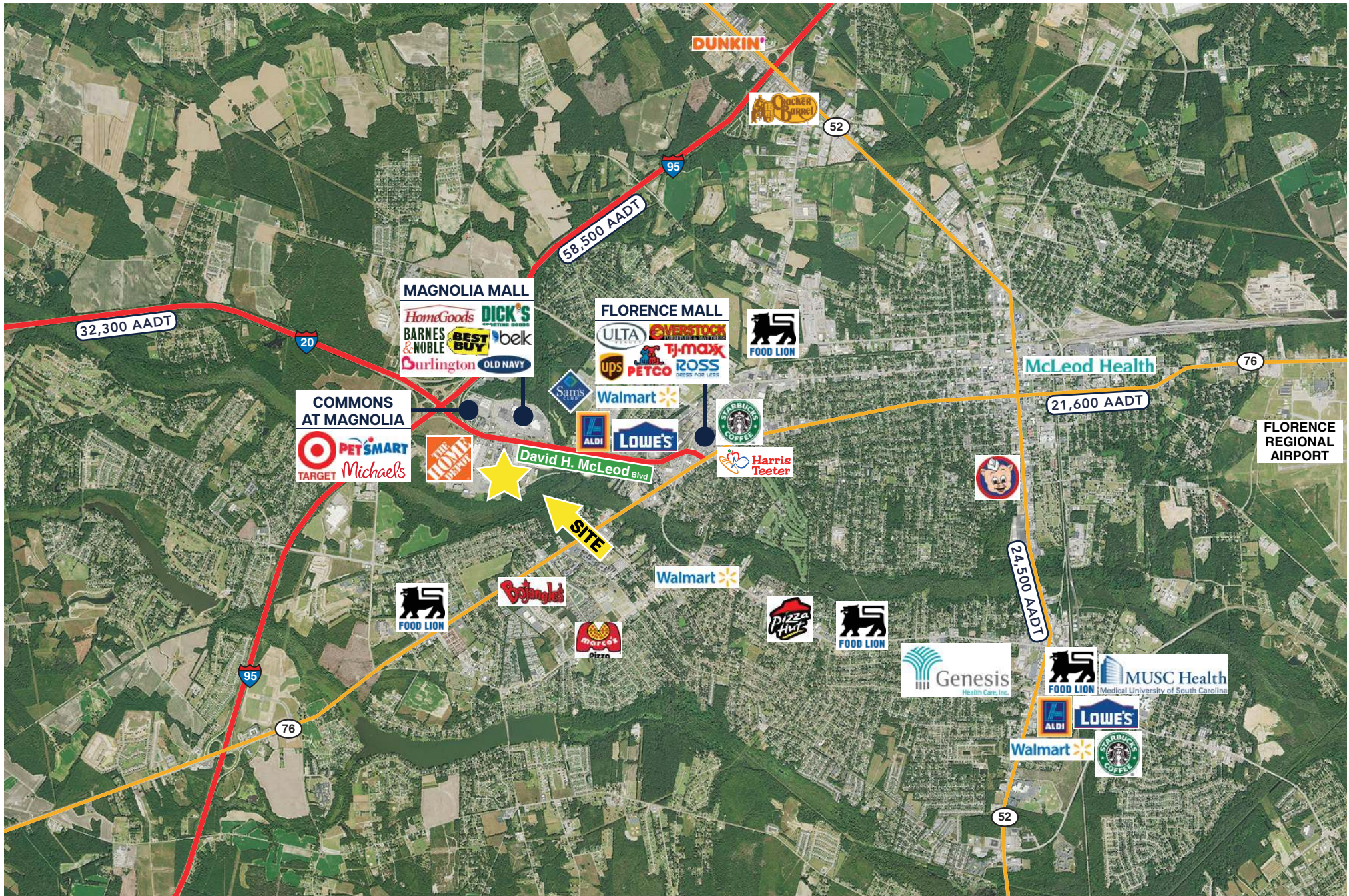


Available
 Leased



Shop	Tenant	Sq Ft
1	King's Beauty Supply	2,700
3	Cato	7,000
5	It's Fashion	3,000
7	Planet Fitness	20,000
9	Tropical Smoothie	1,600
10	Republic Finance	1,600
11	Florence Smoke Shop	1,600
13	Dollar Tree	10,150
15	Hibachi Grill	17,568
18	Hamrick's	40,704
21	AVAILABLE	8,000
TOTAL		113,922

CROSSROADS CENTER FLORENCE, SOUTH CAROLINA



CROSSROADS CENTER
FLORENCE, SOUTH CAROLINA



For more information, please contact:



MOLLY MORGAN
704.319.4936
mmmorgan@astonprop.com

2825 South Blvd, Ste 300
Charlotte, NC 28209
www.astonprop.com