

Florence, SC 29505

2014 South Irby Street

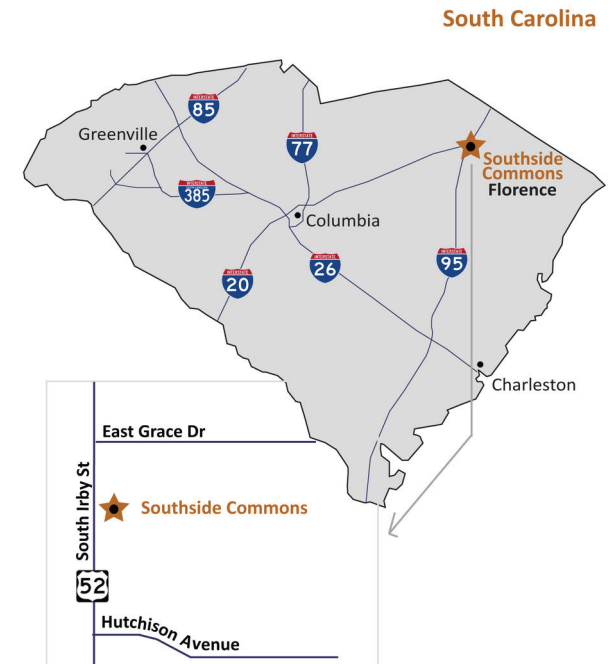
Southside Commons

RIVERCREST
REALTY
INVESTORS



- **Anchor:** Walmart Supercenter
- **Key Tenants:** Dollar Tree, Cato, Shoe Show, Verizon Wireless
- **GLA:** 37,488 SF
- **Year Built:** 1999
- **Parking Ratio:** 5.15/1,000 SF
- **Average Daily Traffic:** 21,564 VPD - South Irby St / US 52

Distance	3 Mile	5 Mile	10 Mile
Population	37,077	65,755	108,787
Average Household Income	\$83,162	\$79,608	\$84,319



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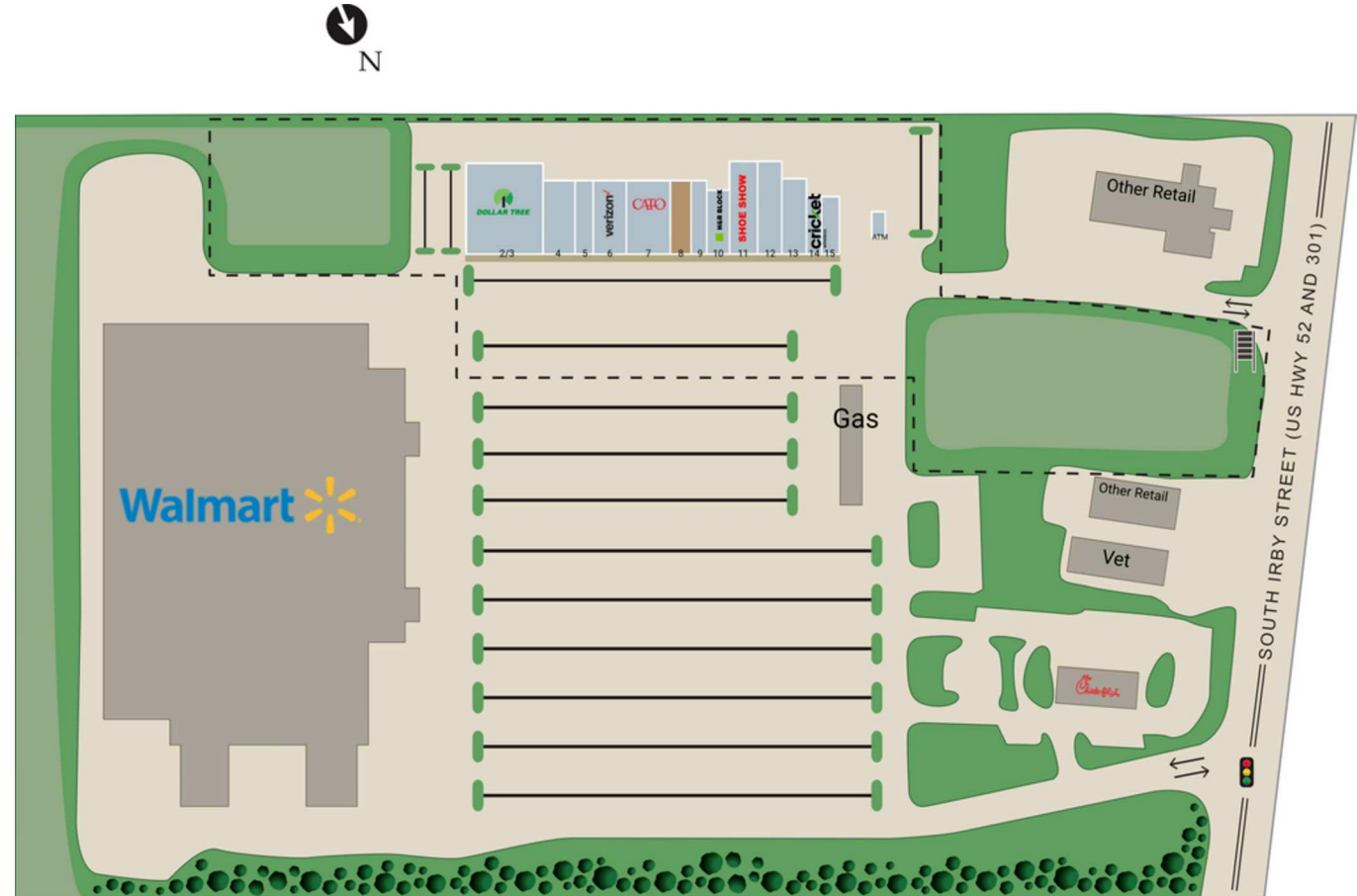
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Tenants

ATM	ATM - Advantage	
2/3	Dollar Tree	9,023 SF
4	It's Fashion	3,133 SF
5	Florence Tobacco and Vape	1,598 SF
6	Verizon Wireless	3,193 SF
7	Cato	4,245 SF
8	Coming Available - GameStop	2,002 SF
9	A1 Liquor	1,608 SF
10	H&R Block	1,746 SF
11	Shoe Show	3,512 SF
12	New Tokyo Express	3,026 SF
13	US Wings and Deli	2,009 SF
14	Cricket Wireless	1,204 SF
15	Today's Nails	1,189 SF



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