

Florence, SC 29501

1945 West Palmetto Street

Florence Mall

RIVERCREST
REALTY
INVESTORS



South Carolina



- **Anchors:** Food Lion, TJ Maxx, Ulta, Ross
- **Key Tenants:** Starbucks, Petco
- **GLA:** 329,345 SF
- **Parking Ratio:** 5.98/1,000 SF
- **Year Built/Remodeled:** 1969/2002
- **Average Daily Traffic:**
 - 11,375 VPD - W Evans St
 - 13,783 VPD - Hoffmeyer Rd
 - 21,954 VPD - US 76/W Palmetto St

Distance	7 Min	10 Min	13 Min
Population	24,421	41,681	64,603
Average Household Income	\$84,799	\$87,869	\$90,652

Leasing contact: Heather Smith-Stewart · (919) 926-3097 ·
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Tenants

10	Starbucks Coffee	1,919 SF
20	Available	3,100 SF
30	Moe's Southwest Grill	2,522 SF
35	Armed Forces Recruiting Office	2,509 SF
40	Golden Nails & Spa	1,624 SF
42	Sportclips Haircuts	1,016 SF
45	Five Guys Burgers & Fries	2,432 SF
60	Aspen Dental	4,668 SF
70	Nothing Bundt Cakes	2,065 SF
75	Luxx Nail Lounge	2,728 SF
80	GameStop	1,495 SF
90	Great Clips	1,488 SF
95	T-Mobile	2,562 SF
105	Carolinas Home Health	4,146 SF
110	Ross Dress for Less	30,252 SF
111-112	America's Best Contacts & Eyeglasses	3,384 SF
113	Smokers Tobacco	1,020 SF
114	Cici's Pizza	4,062 SF
115	Armed Forces Recruiting Office	3,310 SF
120	TJ Maxx	29,932 SF
130	Shoe Carnival	7,946 SF
160	Palm Beach Tan	2,596 SF
170	Rainbow	12,129 SF
250	Petco	10,665 SF
260	ULTA	10,123 SF
270	Coming Available - Joann Fabric & Craft	15,101 SF
340	Food Lion	39,137 SF
345	Red Bone Alley	15,203 SF
390	Coming Available - Overstock Furniture and Mattress	29,356 SF
400	Available - Interior Office Space	10,205 SF
405	Available - Interior Office Space	2,112 SF
408	Boot Barn	13,107 SF
409	Storage (Non-Retail)	798 SF
520	Mattress Firm	4,000 SF
525	Konnichiwa Bento, Sushi & Grill	2,963 SF
540	Firestone	10,270 SF
570	Wells Fargo	4,918 SF
580	Dave's Hot Chicken	3,560 SF
590	First of the Month Eatery	3,346 SF
600	Coming Available - The UPS Store	1,712 SF
605	Cold Stone Creamery	1,355 SF



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