Outparcel Development Opportunities

±1.0 – 5.0 Acres For Sale or Lease

3300 Pine Needles Road
Florence, SC 29501

Located in a growing and well-positioned corridor of Florence, SC, this offering presents a prime opportunity for outparcel development. The site features flexible pad sizes, strong visibility, and convenient access, making it well-suited for a variety of retail, service, or restaurant users. Surrounded by established residential communities and neighboring educational uses, the property benefits from a built-in customer base and steady daily traffic.

PROPERTY HIGHLIGHTS

- Pricing: $525,000 per acre
- Flexible outparcel configurations ranging from 1.0 to 5.0 acres
- ±850 feet of frontage along Pine Needles Road
- Zoned PD (Planned Development)
- Full access to utilities, including a shared stormwater management system
- Situated adjacent to The King's Academy (±318 students) and The Grove residential community (224 single-family homes and 219 townhomes)

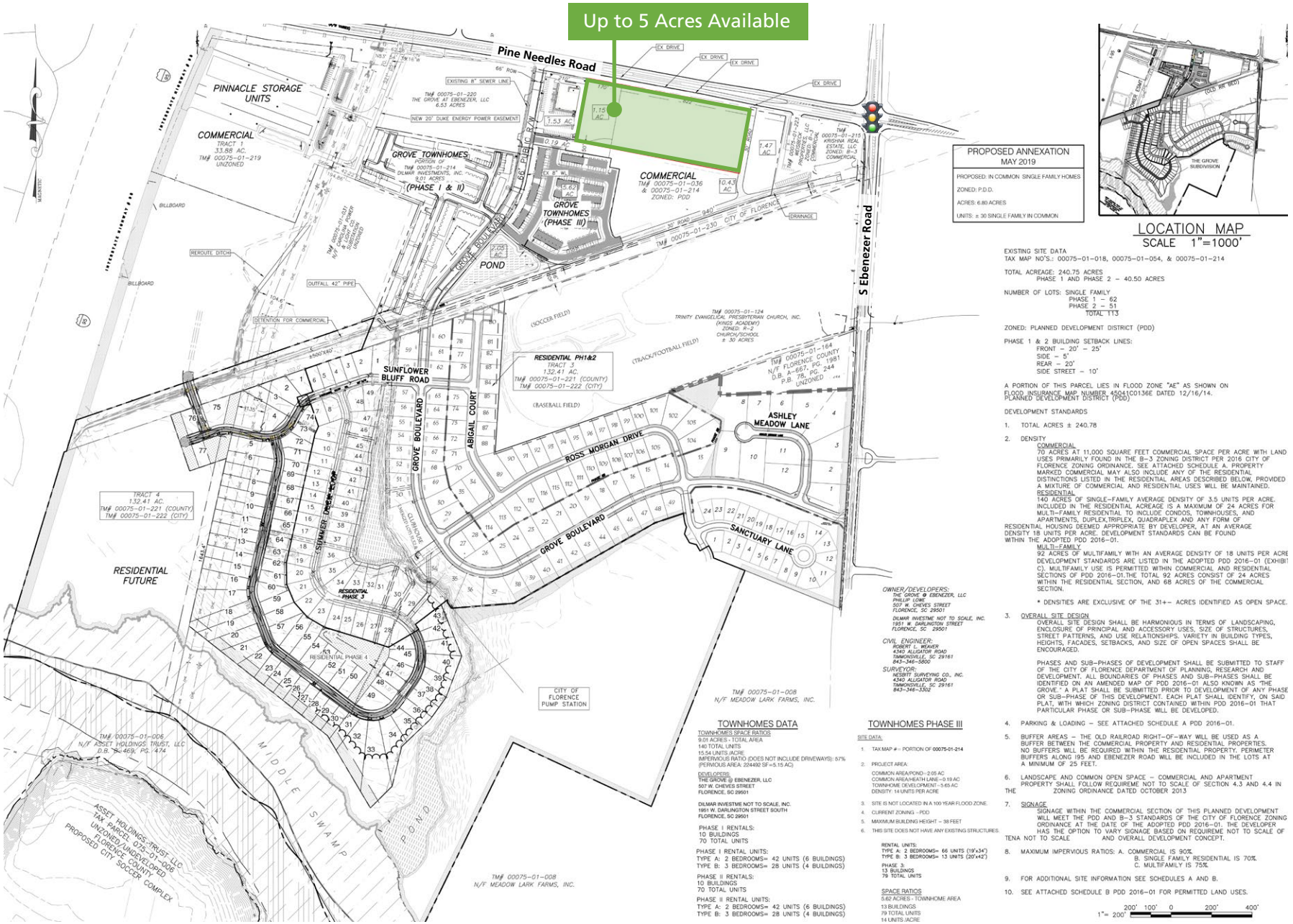


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SITE PLAN Outparcel Opportunities



SURROUNDING AREA Growing Florence Corridor



DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
POPULATION	4,082	28,385	58,256
AVERAGE HH INCOME	$127,070	$114,282	$103,944
BUSINESS ESTABLISHMENTS	85	1,031	2,299
DAYTIME POPULATION	549	10,376	21,919

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