



FOR SALE

100% LEASED MULTI-TENANT STRIP CENTER | FLORENCE, SC

PROPERTY SUMMARY

Address	1520 American Drive Florence, SC 29505
Building Area	9,480 SF
Land Acres	±1.01 AC
Year Renovated	2023
Parking	±50 Spaces (±5.27/1,000 SF ratio)
Zoning	B3 Commercial (office/retail)
Tenants (2)	Proactive MD & El Dos Agaves Mexican Grill
Price	\$3,100,000
Cap Rate	7.0%
NOI	\$216,749

PROPERTY HIGHLIGHTS

- **Multi-tenant configuration** including restaurant & high credit medical office
- **Ample on-site parking** with approximately 50 spaces
- **Pylon signage opportunity** providing strong street presence and tenant exposure
- **Located within Florence's primary commercial hub**, serving the broader Pee Dee regional market
- **Strategically positioned** near the intersection of Interstate 95 and Interstate 20, providing excellent regional connectivity
- **Florence continues to experience strong economic growth** with major employers in healthcare, manufacturing, and logistics
- **B3 Commercial zoning** allowing for a variety of retail, office, & service uses
- **More than \$1 billion in recent capital investment** across commercial, industrial, and institutional projects around Florence in the past 8 years
- **Corporate Guarantee** by Proactive MD SC, P.A.
- **Landlord Responsibilities:** Limited to structural components of the building (including roof and structure), with Tenant responsible for all other operating expenses pursuant to the NNN lease

