



SOUTH IRBY STREET • FLORENCE • FOR LEASE

Property Description

Address: 1611 South Irby Street, Florence, SC

Lot Size: ± 13.7 Acres

Center SF: ± 86,324

Year Built: 1994 Renovated: 2022

Traffic: 26,400 VPD on S Irby St (US-52)

Zoning: CG - Commercial General

Parking: ±380 Lined Spaces with Room for Additional Parking

Fully Sprinkled

Property Highlights

- ±22,800 Square Foot Anchor Suite Available
- Complete renovations of new storefront, roof, landscaping, parking and monument sign.
- 20' Clear Height
- Ingress/Egress with signalized intersection on South Irby Street
- Multiple access points via Second Loop Road and South Irby Street
- Ample parking
- Prominent visibility to South Irby Street (US-52)



135 S Dargan St. Suite 301 | Florence, SC 29506 | Phone (843) 667-4999 | www.palmettocommercial.com

No warranty or representation is made as to the accuracy of the information contained herein.



AVAILABLE
±22,800 SF

planet fitness

YOUNG'S FASHIONS

BTS

Carolina Supply House

Knight Furniture Showrooms

SECOND LOOP ROAD (26,800 VPD)

FITNESS WORKING GYM

CAPTAIN D'S

Tobacco Market

WELLS FARGO

TIDAL WAVE

Exxon

SOUTH IRBY STREET (26,400 VPD)

KFC

52

PAMPLICO HWY

TACO BELL

Hardee's

W

TAKE 5

McDonald's

W

Arby's



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