



MARION, SC

307 N MAIN ST

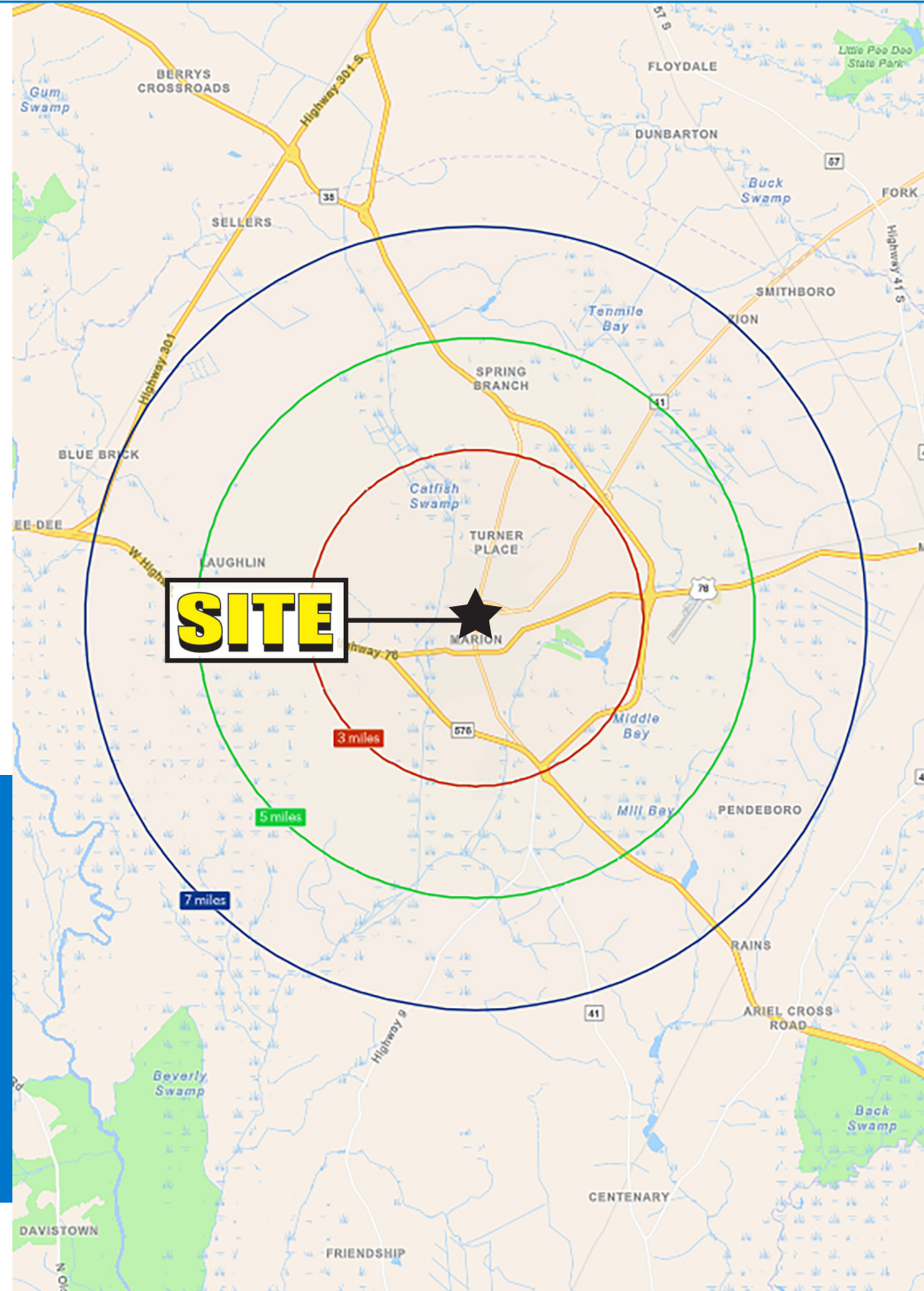
0.91 ACRES | 12,919 SF AVAILABLE FOR SALE





PROJECT DETAILS

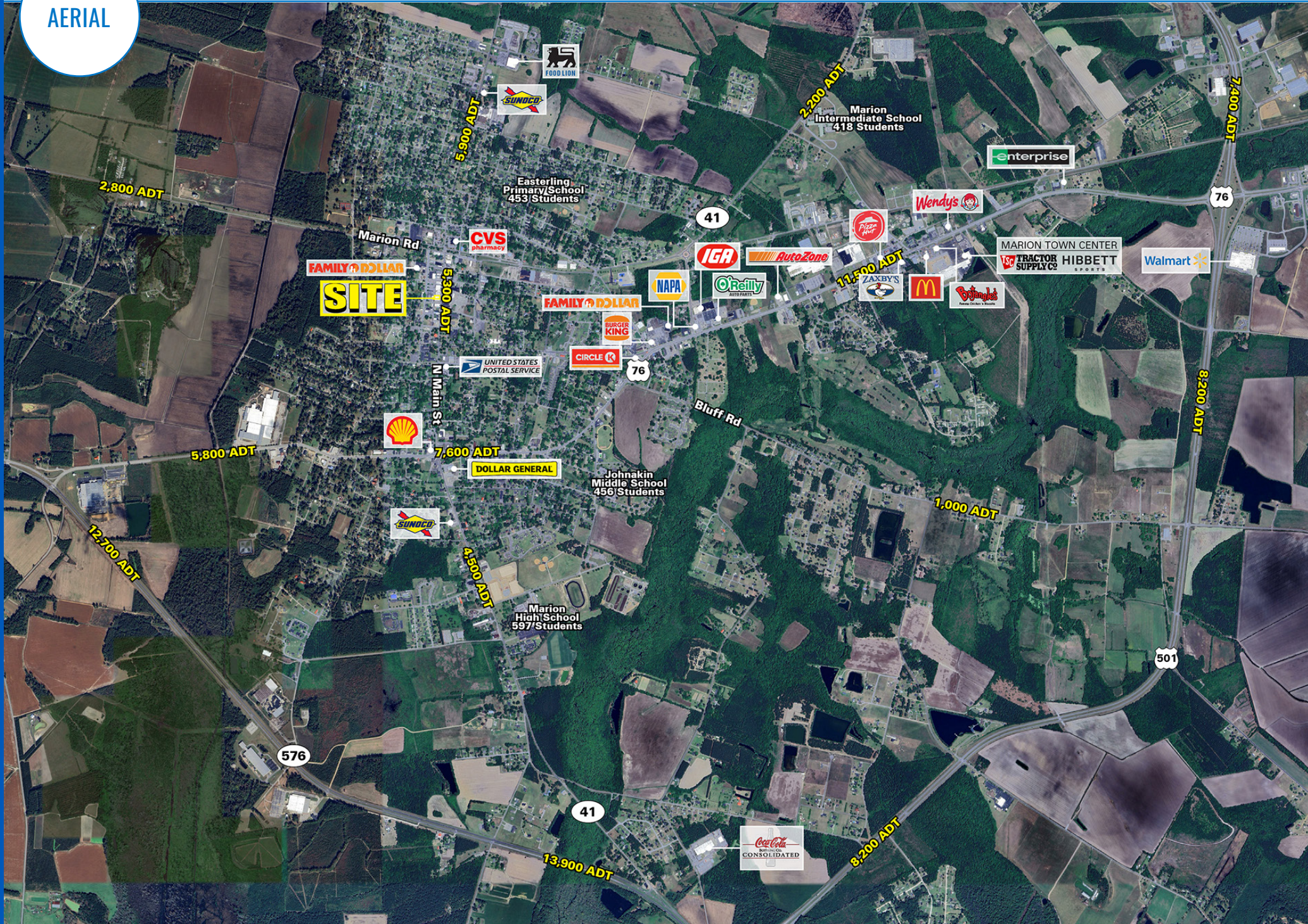
307 N MAIN ST • 0.91 ACRES | 12,919 SF AVAILABLE FOR SALE • RETAIL

- AVAILABLE SPACE** 0.91 Acres | 12,919 SF
- TRAFFIC COUNTS** 5,300 ADT on N Main St
- PROPERTY HIGHLIGHTS**
 - Former bank with drive-thru available for sale
 - Ample free parking in a shared lot, plus free on-street parking
- PURCHASE PRICE** Call to discuss
- COUNTY** Marion
- MARKET** Marion

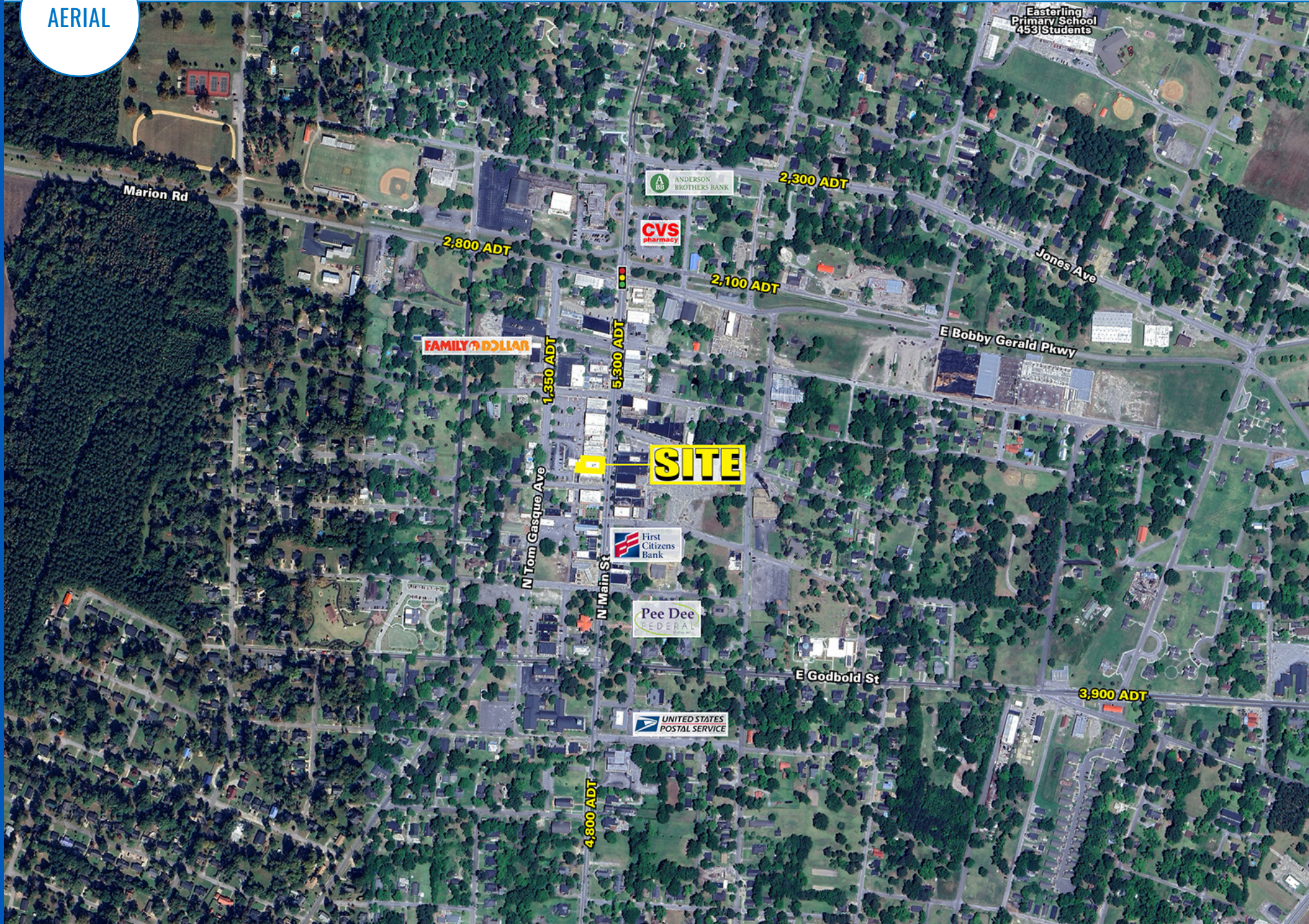


DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
 TOTAL HOUSEHOLDS	3,782	4,860	6,052
 TOTAL POPULATION	8,790	11,319	14,073
 MEDIAN HH INCOME	\$32,471	\$33,648	\$35,096

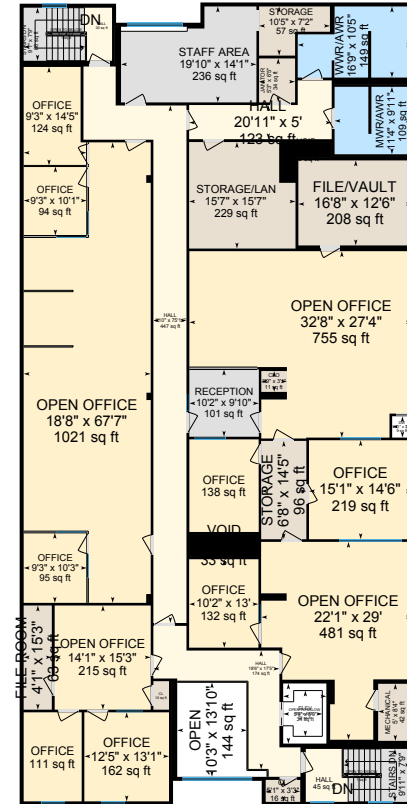
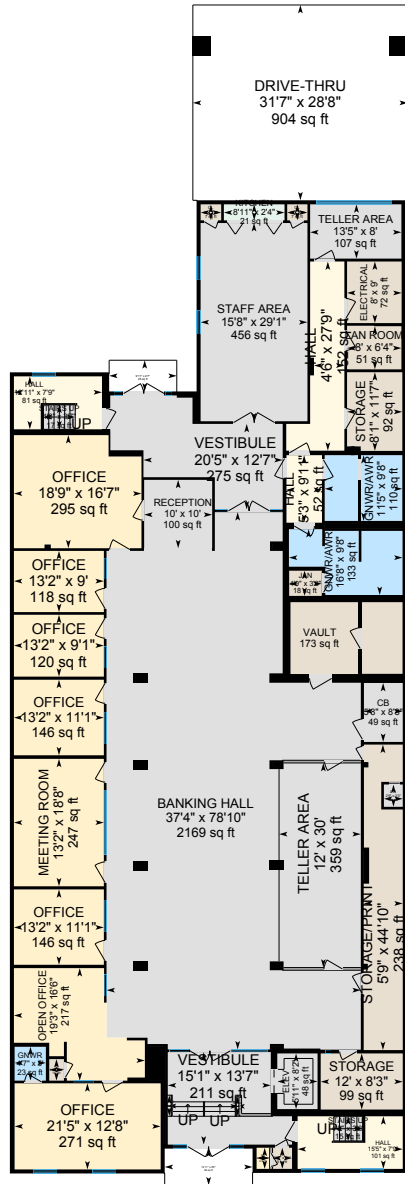
AERIAL



AERIAL



FLOOR PLAN





SOUTH CAROLINA

MARION

Marion, the county seat of Marion County, South Carolina, is a historic city in the state's Pee Dee region known for its connection to Revolutionary War General Francis Marion, the "Swamp Fox," for whom it is named. European settlers arrived in the mid-1700s, and the town's downtown, laid out in 1799, is now a nationally registered historic district featuring a large public square and many significant buildings, including the oldest brick courthouse still in use in South Carolina. With a population of just over 6,000 in 2024, Marion offers a small-town lifestyle with a predominantly Black and African American demographic, though it faces economic challenges with a poverty rate higher than the national average. The city's history is a major draw, with attractions like the Marion County Museum and the annual Swamp Fox Festival, while its location offers convenient access to larger areas like Florence and Myrtle Beach.

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