



PROPERTY DESCRIPTION

901 South Main Street is a 1,200 square foot office building located on a 0.38 acre commercial parcel in the Town of Marion. This building offers a reception area, two full restrooms, a kitchenette, and two offices. This parcel is fenced in its entirety, and 0.2 acres of the parcel fronting South Main Street was resealed in 2026. A 0.18 acre portion of the parcel at the rear of the property is cleared and functions well for fleet parking and laydown yard. This property is approximately 1 mile south of Marion's Downtown Business District, and is within 5 minutes of Highways 76 and 501, major regional traffic arteries providing connectivity to both Florence and Horry counties.

PROPERTY HIGHLIGHTS

- 1,200 SF Office Building
- Fenced yard provides secure site
- New asphalt parking lot

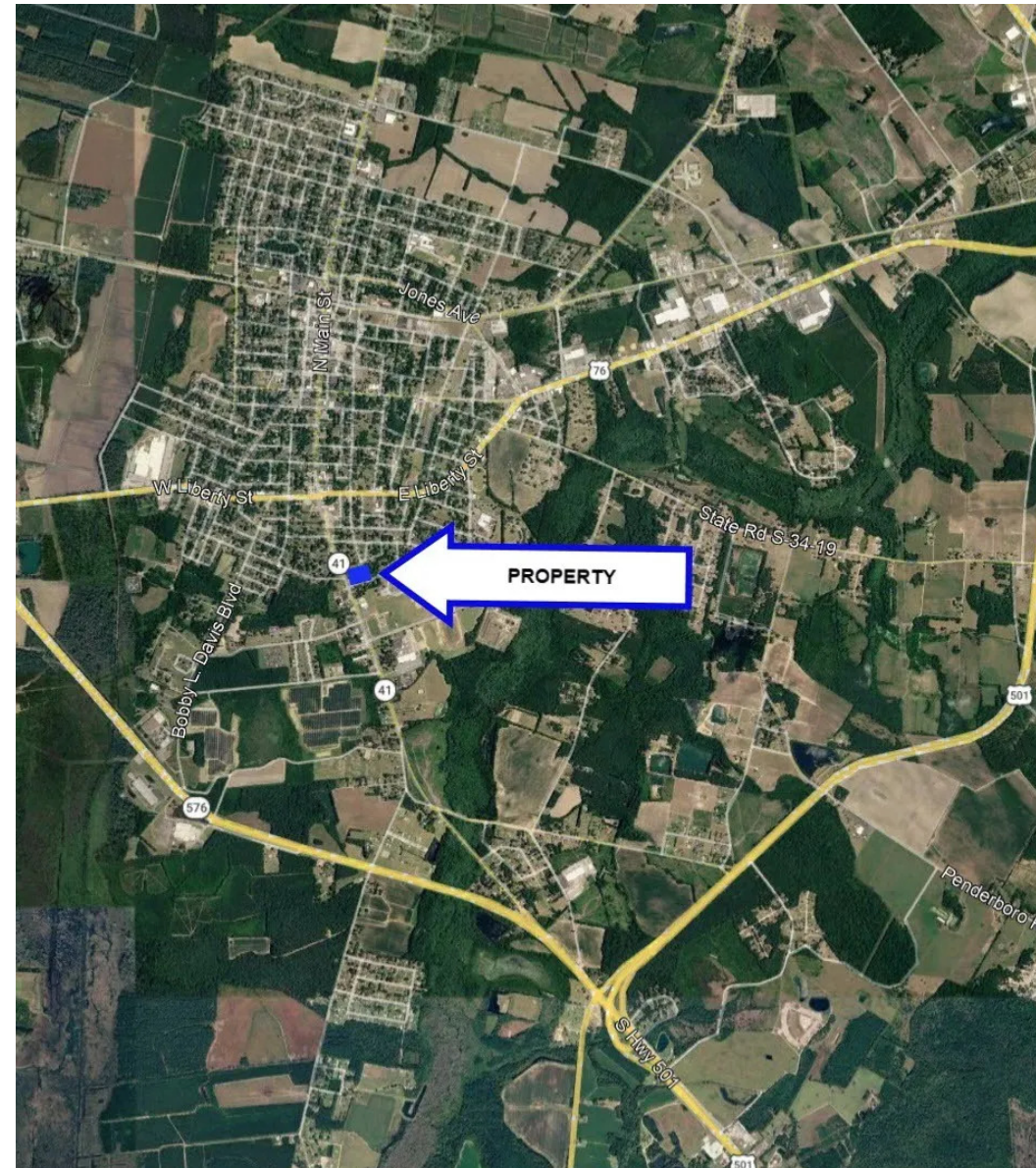
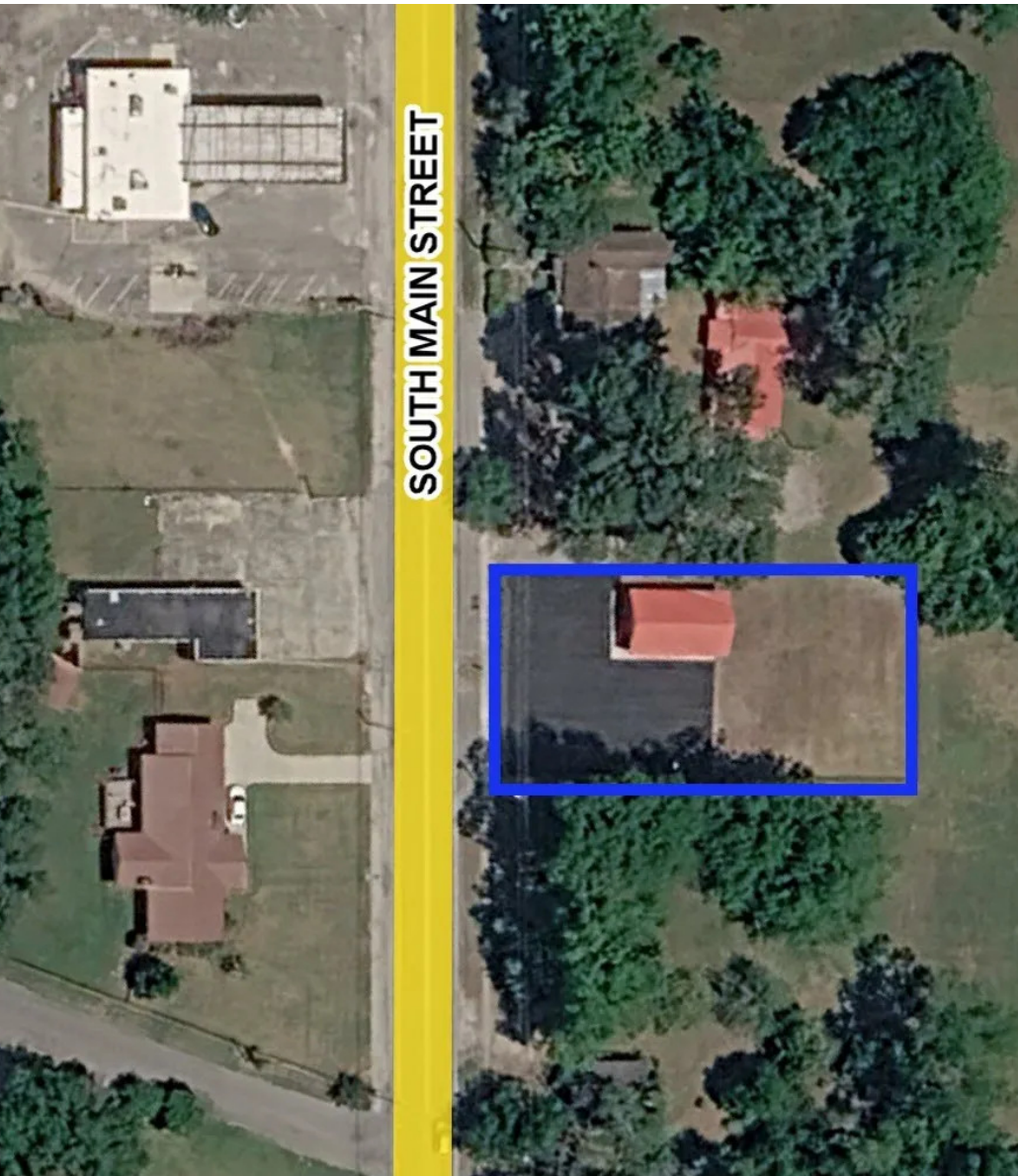
OFFERING SUMMARY

Sale Price:	\$159,900
Lot Size:	0.38 Acres
Building Size:	1,200 SF

OFFICE BUILDING FOR SALE

901 SOUTH MAIN STREET

901 South Main Street, Marion, SC 29571



ADAM CATES, CCIM, SIOR

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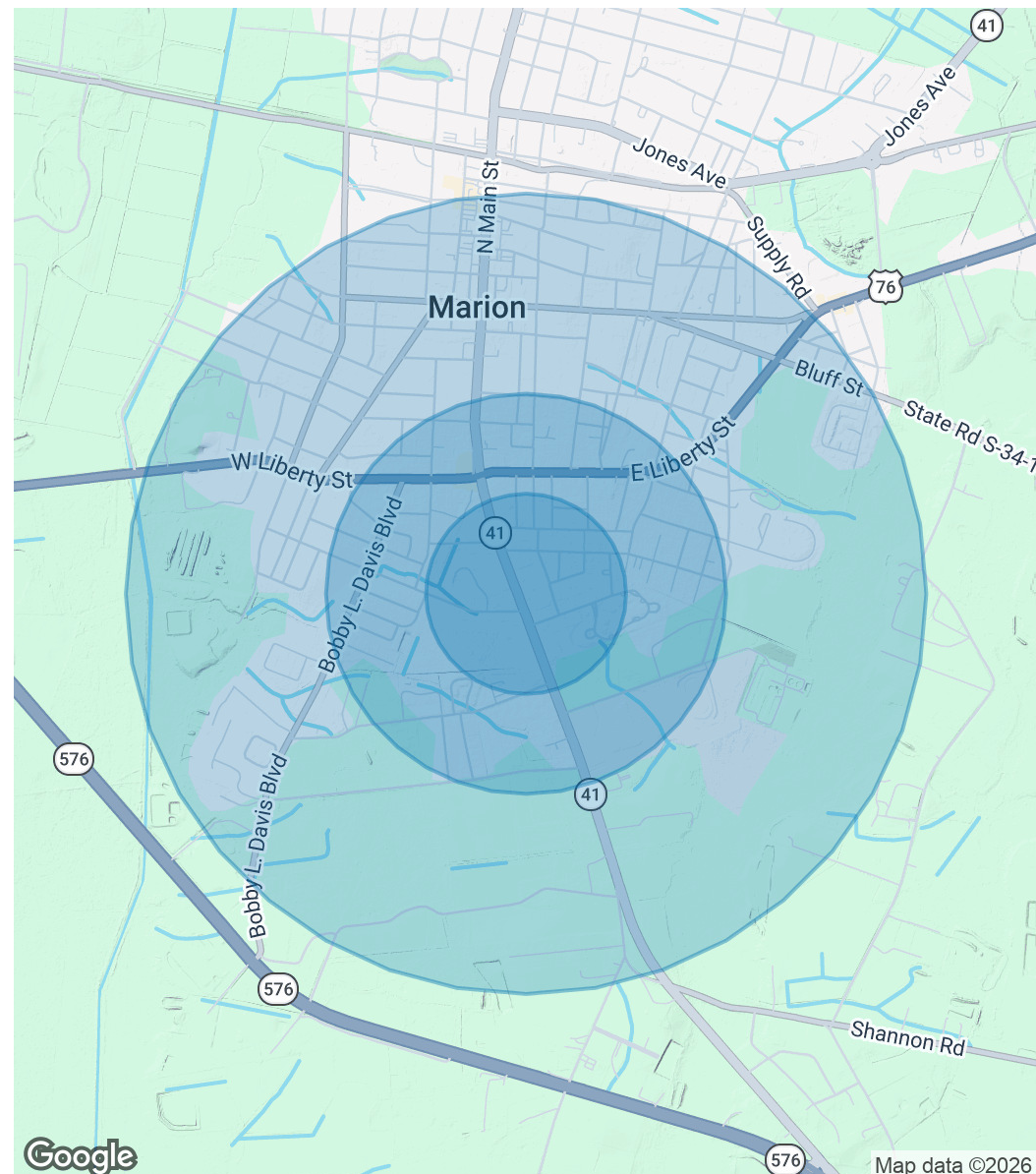


901 SOUTH MAIN STREET

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	275	1,167	3,522
Average Age	34.8	36.1	37.5
Average Age (Male)	30.5	31.2	35.0
Average Age (Female)	45.5	48.4	45.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	102	456	1,351
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$38,741	\$39,013	\$40,417
Average House Value	\$104,572	\$101,475	\$106,434

2023 American Community Survey (ACS)



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