

OFFERING MEMORANDUM

PRIME COMMERCIAL NNN GROUND LEASE OPPORTUNITY

C-STORE / FUEL / DAILY-NEEDS RETAIL CORRIDOR


POSTON
— REALTY —
COMMERCIAL REAL ESTATE SOLUTIONS

904 ALLIGATOR ROAD
EFFINGHAM, SC 29541
 PRIME C-STORE / FUEL CORRIDOR OPPORTUNITY


 5-LANE
HIGHWAY CORRIDOR


 HIGH
VISIBILITY


 RESIDENTIAL
GROWTH


 NNN
GROUND LEASE



PROPERTY HIGHLIGHTS

- ✓ Zoned Commercial
- ✓ Up to 18 Acres Available
- ✓ Approx. 780 FT Frontage on Alligator Road
- ✓ James Turner Road Frontage
- ✓ 5-Lane Highway Exposure
- ✓ Strong Residential Growth Nearby
- ✓ Limited Nearby Commercial Competition
- ✓ Long-Term NNN Ground Lease

IDEAL FOR

- Convenience / Fuel
- QSR / Coffee
- Car Wash
- Daily-Needs Retail

RESIDENTIAL GROWTH DRIVERS

- Pandora's Path now selling nearby
- New townhomes on Alligator Road
- Additional residential communities in the corridor
- Growing customer base for daily-needs retail


904 Alligator Road, Effingham, SC 29541
 Zoned Commercial • Up to 18 Acres Available

HIGH VISIBILITY, GROWING ROOFTOPS.
IDEAL C-STORE CORRIDOR.
 Perfect for convenience retail, fuel, QSR, car wash and daily-needs uses.


RESIDENTIAL GROWTH DRIVERS

- Pandora's Path now selling nearby
- New townhomes on Alligator Road
- Additional residential communities in the corridor
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NATHANIEL POSTON
 Broker-in-Charge
 843-665-6262
 PostonRealty.net


 1407 West Evans Street,
 Florence, SC 29501

18.57 +/- AC TOTAL AVAILABLE	800 +/- FT ALLIGATOR RD FRONTAGE	10,200 VPD 2024 SCDOT AADT	NNN GROUND LEASE
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Exclusively offered by Poston Realty | Nathaniel Poston, Broker-in-Charge

EXECUTIVE SUMMARY

Poston Realty is pleased to present 904 Alligator Road at James Turner Road in Effingham, South Carolina - a high-visibility commercial land opportunity positioned along the improved Alligator Road / S-107 corridor. The offering includes approximately 18.57 +/- acres and may be divided from approximately 0.96 acre, subject to use, access, zoning and final site configuration.

The northern frontage is marketed for commercial use and is identified in the current listing as County B-3, while the southern portion is identified as R-5. The site is best positioned for a long-term NNN ground lease with qualified users that will develop and operate their own improvements.

SITE FACTS

- 904 Alligator Road, Effingham, SC 29541
- 18.57 +/- total acres available
- Divisible from approximately 0.96 acre
- Approx. 800 +/- FT frontage on Alligator Road
- Additional frontage on James Turner Road
- No standing structures on the parcel
- Parcel / MBP: 00126-01-006
- County zoning: B-3 frontage / R-5 southern portion

PROPERTY HIGHLIGHTS

- Improved 5-lane Alligator Road corridor exposure
- 2024 SCDOT AADT: 10,200 VPD on S-107 between US 52 and S. Knollwood Road
- Two-road frontage supports flexible access planning
- High and dry wooded site with young pine growth
- Growing residential customer base along the corridor
- Limited commercial concentration relative to surrounding rooftops
- Long-term NNN ground lease positioning
- Strong fit for convenience, fuel, QSR and daily-needs retail

WHY THIS SITE STANDS OUT

- **ROOFTOPS BEFORE RETAIL:** New and established residential communities are expanding the daily-needs customer base along Alligator Road.
- **INFRASTRUCTURE:** SCDOT documents the Alligator Road widening program with a 5-lane section between Knollwood/Walker Swinton Road and US 52.
- **FIRST-MOVER POSITIONING:** The corridor has meaningful residential density while commercial services remain comparatively limited.

RESIDENTIAL GROWTH DRIVERS

The commercial thesis for 904 Alligator Road is driven by expanding rooftops, improved roadway capacity and an underserved daily-needs retail environment.

PANDORA'S PATH Active new-home community on Alligator Road. Veranda Homes currently markets 4- and 5-bedroom plans ranging from about 2,205 to 2,916 SF, with homes actively selling and under construction.	NEW ALLIGATOR ROAD TOWNHOMES Brand-new two-story townhomes have been marketed along Alligator Road, adding renter households directly to the corridor.
WILD BIRD RUN Residential community located off Alligator Road in Effingham, reinforcing the corridor's established housing base.	MILLWOOD RUN Residential community near the Alligator Road / Irby Street area, contributing additional established rooftops in the trade area.
EXISTING NEIGHBORHOODS Multiple subdivisions and established neighborhoods surround the site on both sides of Alligator Road and James Turner Road.	FUTURE CUSTOMER BASE Continued residential construction supports demand for fuel, convenience retail, foodservice and other frequent-trip neighborhood uses.

C-STORE / FUEL SITE POSITIONING

VISIBILITY Approx. 800 +/- FT of Alligator Road frontage on a five-lane corridor.	ACCESS Additional James Turner Road frontage provides a second frontage line for site planning.	DEMAND Growing rooftops support repeat-trip convenience, fuel and foodservice demand.
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TARGET USERS

- Convenience store / fuel
- QSR / coffee
- Express car wash
- Daily-needs retail
- Automotive / service retail
- Medical / dental / neighborhood services

LEASE STRUCTURE

Lease Type	Long-term NNN ground lease
Lease Rate	Upon request / negotiable
Available Area	Approximately 0.96 to 18.57 +/- acres
Tenant Improvements	Tenant-developed improvements, subject to governmental approvals and lease terms
Configuration	Flexible pad sizing and phased ground-lease opportunities considered for qualified users

DEVELOPMENT CONSIDERATIONS

- Final acreage, pad configuration and access are subject to survey, site plan, tenant requirements and applicable governmental approvals.
- Prospective tenants should independently verify zoning, utilities, ingress/egress, environmental conditions, stormwater, signage and development suitability.
- The B-3 frontage and R-5 southern portion should be evaluated against the proposed use before lease execution.

CONTACT

Nathaniel Poston

Broker-in-Charge | Poston Realty

Office: 843-665-6262

PostonRealty@gmail.com

PostonRealty.net

904 ALLIGATOR ROAD

Effingham, SC 29541

NNN GROUND LEASE

Up to 18.57 +/- Acres

SELECTED SOURCES

SCDOT 2024 Florence County Average Daily Traffic Report; SCDOT S-107 (Alligator Road) Widening project materials; current 904 Alligator / James Turner Road commercial listing; Veranda Homes - Pandora's Path; current Alligator Road townhome marketing. Accessed September 2026.

DISCLAIMER

Information is believed reliable but is not guaranteed. Prospective tenants should independently verify acreage, dimensions, traffic counts, zoning, utilities, access, environmental conditions and development suitability. Property is subject to prior lease, withdrawal or modification without notice.