

FOR SALE / DEVELOPMENT LAND

# 0 HWY 521

ALCOLA, SC



**BRIDGE**  
COMMERCIAL



- > SUMTER HWY & I-95
- > CLARDENDON COUNTY
- > 0.63 ACRES
- > \$145,000 SALE PRICE

**JAKE LIBAIRE**

843 732 3455

[jake.libaire@bridge-commercial.com](mailto:jake.libaire@bridge-commercial.com)

**BRIDGE COMMERCIAL**

843 535 8600

[www.bridge-commercial.com](http://www.bridge-commercial.com)



# DEVELOPMENT LAND FOR SALE



**BRIDGE  
COMMERCIAL**

## PROPERTY HIGHLIGHTS

- Great Visibility from Interstate 95
- Located 500 Feet from On/Off Ramps to Interstate 95
- 2016 Daily Traffic Counts:
- 32,900 VPD on I-95
- 6,400 VPD on Sumter Hwy (US 521)
- Proposed 132 Acre Industrial & Technology Park Located 350 Feet North of this Property
- Future Retail on this Property will be the "First Stop" for Southbound Travelers - No Significant Retail Off Any I-95 Exits Between this Property and Florence, SC (45 Miles North)
- Double Frontage on Sumter Highway and Main Street

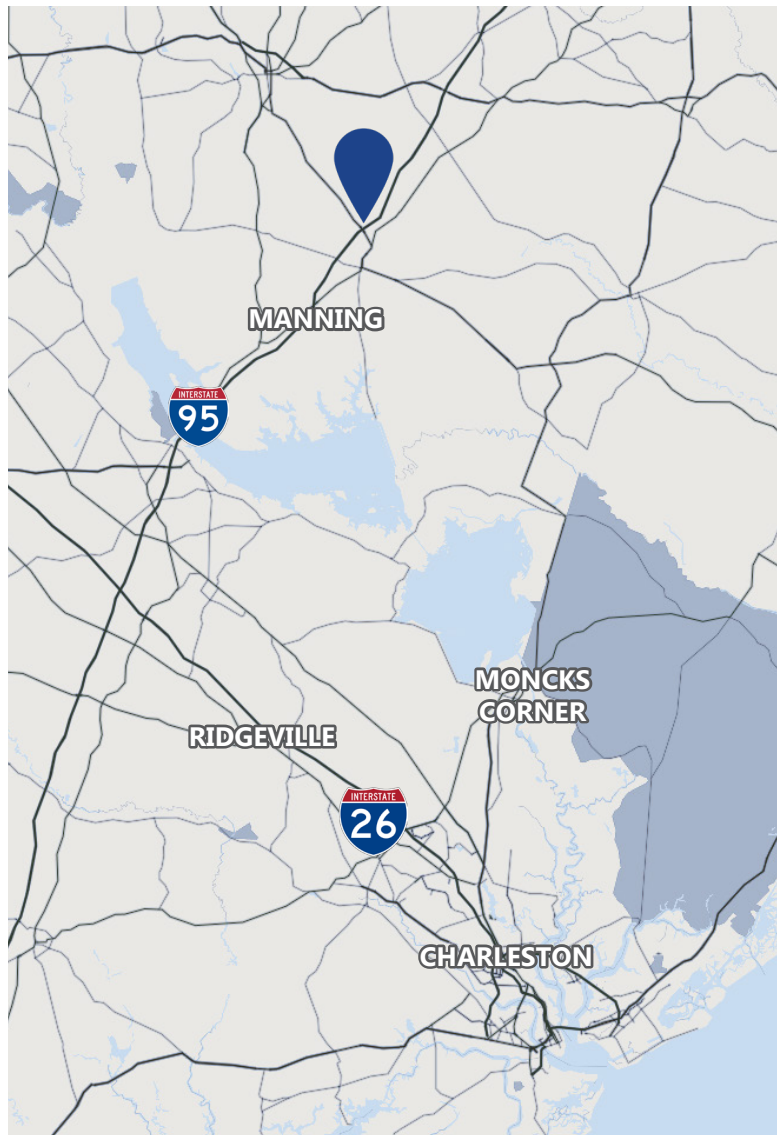






# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	176	1,968	8,331
AVERAGE HOUSEHOLD INCOME	\$35,975	\$36,231	\$38,786





FOR SALE / DEVELOPMENT LAND

# 0 HWY 521

ALCOLA, SC



**BRIDGE**  
COMMERCIAL



**PROPOSED 132 ACRE ALCOLU  
INDUSTRIAL & TECHNOLOGY PARK**

**JAKE LIBAIRE**

Senior Associate

843 732 3455

[jake.libaire@bridge-commercial.com](mailto:jake.libaire@bridge-commercial.com)

BRIDGE COMMERCIAL

PO Box 22796

Charleston, SC 29413

843 535 8600

[www.bridge-commercial.com](http://www.bridge-commercial.com)

Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.