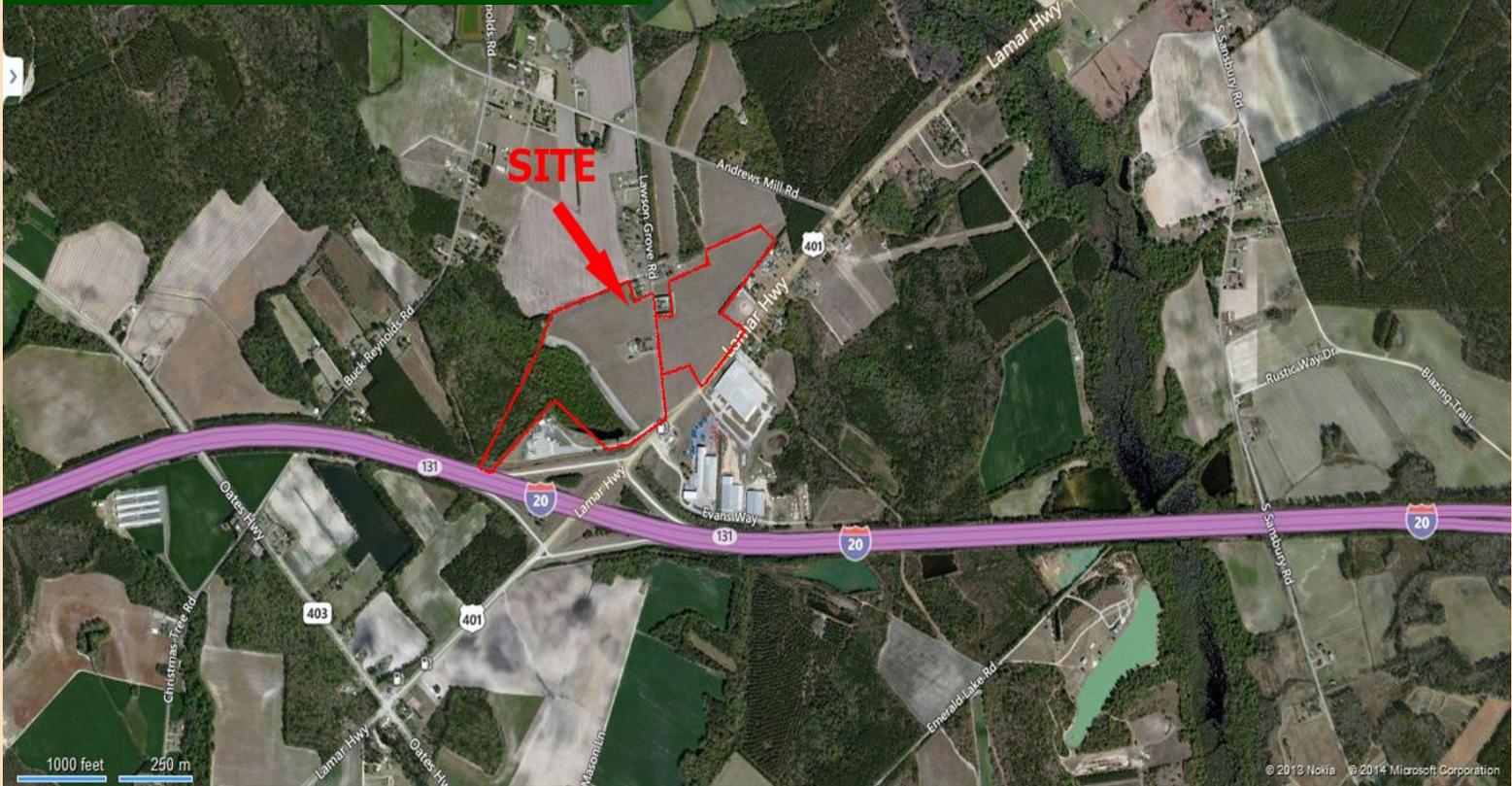


**FOR
SALE**

**US HIGHWAY 401 &
INTERSTATE 20**



DEVELOPMENT SITE

This +/- 72 acre site is situated at the interchange of I-20 and SC Hwy. 401 (Lamar Hwy.) between Darlington and Lamar, SC. The property is approximately 4 miles from the City of Darlington, 15 minutes from Hartsville, 45 minutes from Columbia, and 15 minutes from the intersection of I-20 and I-95 in Florence, the Pee Dee Area's shopping, business and medical hub.

The site has excellent visibility and can be easily accessed from via Interstate 20 and SC Hwy. 401.

Traffic Counts:	25,700 VPD on Interstate 20	Electricity:	Pee Dee Electric
Interstate Access:	Interstate 95 - 9 Miles Interstate 20 - .2 Miles	Gas:	SCE&G-12" Polyethylene Natural Gas Line on SC 401
Zoning:	None	Water:	Darlington County 10" water on South Side of SC 401 6" water on North Side of SC 401 and on Lawson Grove Rd.
Airport:	Florence Regional -12 Miles Myrtle Beach - 80 Miles	Sewer:	Darlington County 8" gravity sewer on South Side of SC 401
Port:	Port of Charleston-138 Miles		
For Sale:	\$1,220,000 (Owner Will Subdivide)		



Palmetto Commercial
Real Estate, LLC
135 South Dargan St.
Suite 301
Florence, SC 29506
Phone: 843.667.4999
Fax: 843.667.1310
www.PalmettoCommercial.com

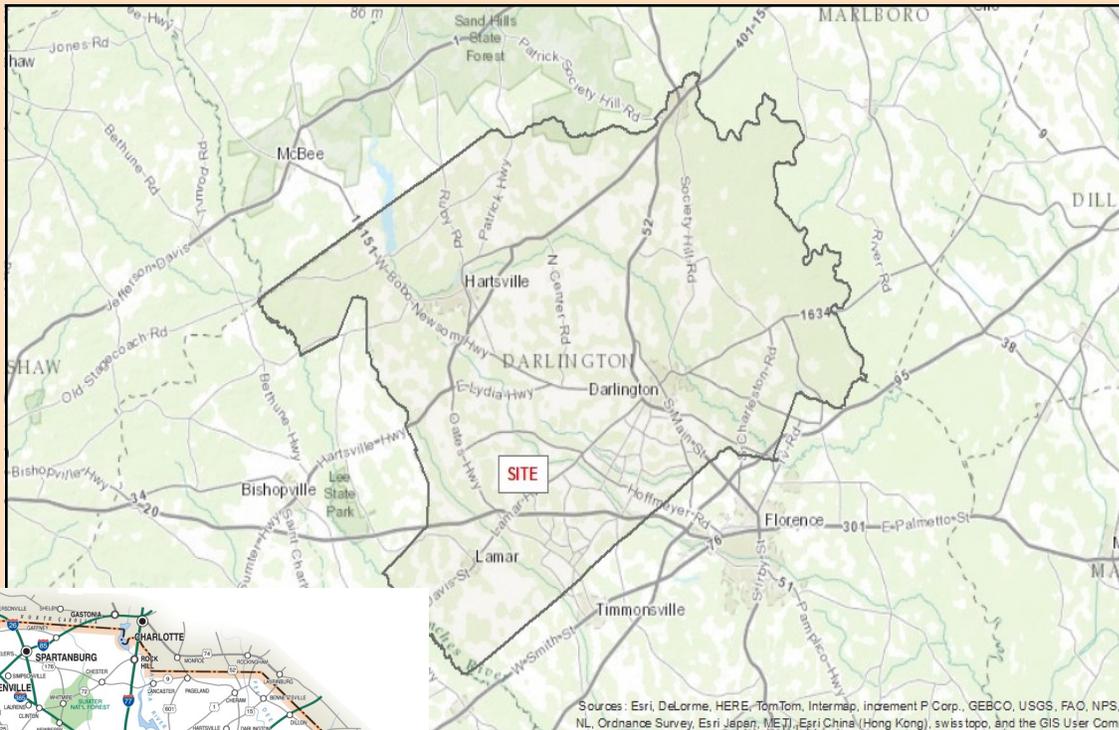
For additional information on this and other available properties, please visit our website at

www.palmettocommercial.com

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

**FOR
SALE**

**US HIGHWAY 401 &
INTERSTATE 20**



PALM ETTO
COMMERCIAL REAL ESTATE

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