

# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	±45,000 SF
Available SF:	±12,000 SF
Market:	Hartsville, SC
Traffic Counts:	14,000 VPD

## PROPERTY OVERVIEW

SVN Blackstream is pleased to present an opportunity to lease ±12,000 sq. feet within this Big Lots anchored shopping center in Hartsville, SC. The endcap space faces SC-151 Business and the 14,000 vehicles that pass by the site each day. The shopping center sits next to a Walmart anchored shopping center and is surrounded by new development including Starbucks, Bojangles, McDonald's, KFC, and Zaxbys.

## PROPERTY HIGHLIGHTS

- Big Lots anchored center
- High visibility end cap available
- ± 14,000 VPD on SC-151 Business
- Great opportunity for Junior Box user

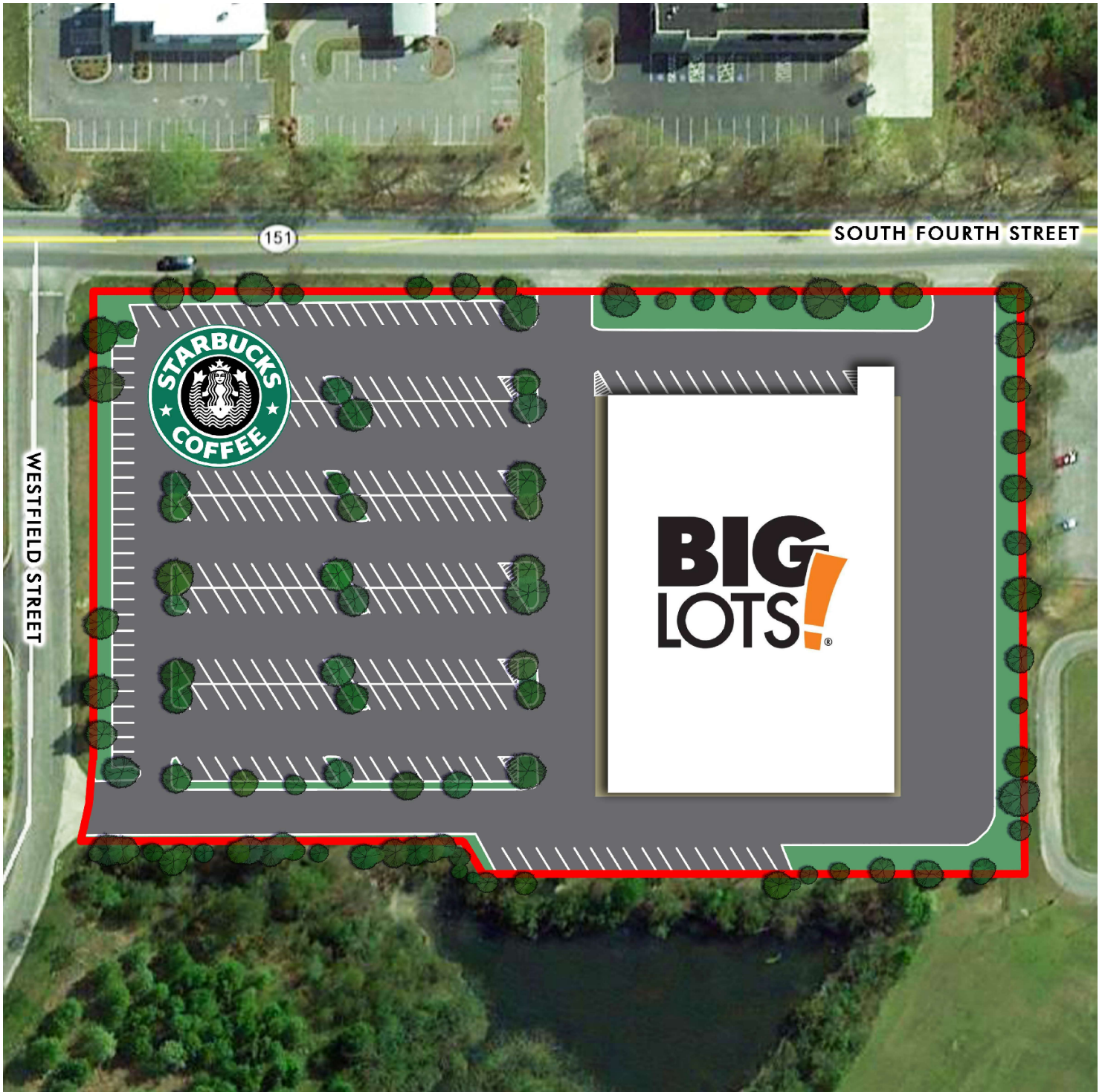
# Additional Photos



# Additional Photos



# Additional Photos



# Retailer Map



# MEET "THE TEACHERS"

IN 2018 DUSTIN TENNEY AND DANIEL HOLLOWAY TOOK A LEAP OF FAITH AND LEFT THEIR JOBS AS CLASSROOM TEACHERS TO PURSUE A CAREER IN COMMERCIAL REAL ESTATE. FAST FORWARD JUST TWO YEARS LATER, AND DUSTIN AND DANIEL HAVE BUILT ONE OF THE MOST DOMINANT RETAIL BROKERAGE TEAMS IN THE UPSTATE. DRAWING ON THEIR EXPERIENCE IN THE CLASSROOM, "THE TEACHERS" FOCUS ON BUILDING RELATIONSHIPS, EDUCATING THEIR CLIENTS, AND ADDING VALUE THROUGH HUSTLE, RELIABILITY, AND CREATIVITY. IN 2020, COURTNEY PITTS, ALSO A FORMER TEACHER, JOINED THE TEAM AS AN ASSOCIATE ADVISOR.



DANIEL HOLLOWAY

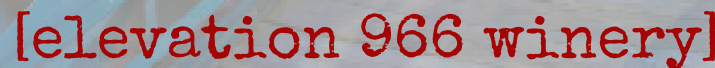


COURTNEY PITTS



DUSTIN TENNEY

BELOW IS A SAMPLING OF THE TENANTS WE'VE WORKED WITH



Evicare Reimagined.

