



# For Sale or Lease

1245 S. Irby Street | Florence, SC 29505

**Collett**  217-A E. Washington Street  
Greenville, SC 29607  
864 752 0300  
Greenville, SC | Charlotte, NC | Dallas, TX

**Brayden Wynn, CCIM**  
1 864 752 0304  
[bwynn@collettre.com](mailto:bwynn@collettre.com)

The information contained herein has been obtained by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# 1245 S. Irby Street

## Property Overview

### PROPERTY FEATURES

- For Sale or Lease ±796 SF on ±0.50 AC
- Double drive thru
- Patio seating
- Ample on site parking
- Multiple points of ingress and egress

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	3,883	41,982	68,256
Total Households	1,669	17,540	28,205
Avg HH Income	\$83,979	\$83,725	\$85,284

### TRAFFIC COUNTS

S. Irby Street	21,523 VPD
Pamplico Highway	21,220 VPD



# 1245 S. Irby Street

Aerial



# 1245 S. Irby Street

## Site Plan

