



**MAGNOLIA MALL** FLORENCE, SC

**PREIT**<sup>®</sup>

# MAGNOLIA MALL

Dominant property with strong tenant lineup, serves as the market's only enclosed mall within 60 miles.

Located in the heart of the retail, educational and medical hub of the seven-county Pee Dee region.

Situated just off I-95, halfway between the Northeast Corridor and Florida.

The city of Florence, the 7th largest city in South Carolina, is home to more than 4,000 hotel rooms.

Major US companies including Honda of South Carolina Manufacturing, Ruiz Foods, Niagra Bottling, Johnson Controls, Otis Elevator and QVC call Florence home.

In 2021, Cheney Brothers, a broadline food distributor, announced plans to construct a new 50-acre \$66 million distribution center and create 280 new jobs in Florence County.

Performance Foodservice, a division of Performance Food Group, is expanding its operations in Florence with an \$11 million investment and creating 150 new jobs. The expansion is located 12 miles from the mall via I-95.

Buc-ee's selected Florence to house its first location in South Carolina. The 53,000 sf travel and gas center opened in April 2022 and offers 120 fueling stations and created around 200 jobs for the region.



**CENTER SIZE**  
620,000 sf

**INLINE GLA**  
276,000 sf

**FOOD COURT**  
6 Units

**YEAR OPENED**  
1979

**YEAR REDEVELOPED**  
2008

## ANCHORS & JUNIOR ANCHORS

Belk	116,000 sf
Tilt Studio	104,000 sf
Burlington	46,000 sf
DICK'S Sporting Goods	45,000 sf
Best Buy	32,000 sf
Barnes & Noble	29,000 sf
Homegoods	20,000 sf

## RESTAURANTS & OUTPARCELS

Texas Roadhouse	7,100 sf
Chuck E. Cheese's	7,000 sf
Buffalo Wild Wings	6,200 sf
Florence Crab House	4,900 sf
Chick-fil-A	4,500 sf
Chipotle	2,200 sf

## FEATURED RETAILERS

American Eagle Outfitters	Lovisa
Bath & Body Works	Old Navy
Carter's	REEDS Jewelers
The Children's Place	ru21
Five Below	Shoe Dept/ENCORE
Foot Locker	Yankee Candle
H&M	Zales
Kay Jewelers	

# MAGNOLIA MALL

Intersections of I-95 and I-20  
2701 David McLeod Boulevard  
Florence, SC 29501

## POPULATION

325,132

## HOUSEHOLDS

130,682

## AVERAGE HHI

\$68,725

## % OF HOUSEHOLDS WITH INCOMES >50K

48%

## AVERAGE HOME VALUE

\$166,456

## MEDIAN AGE

40.9

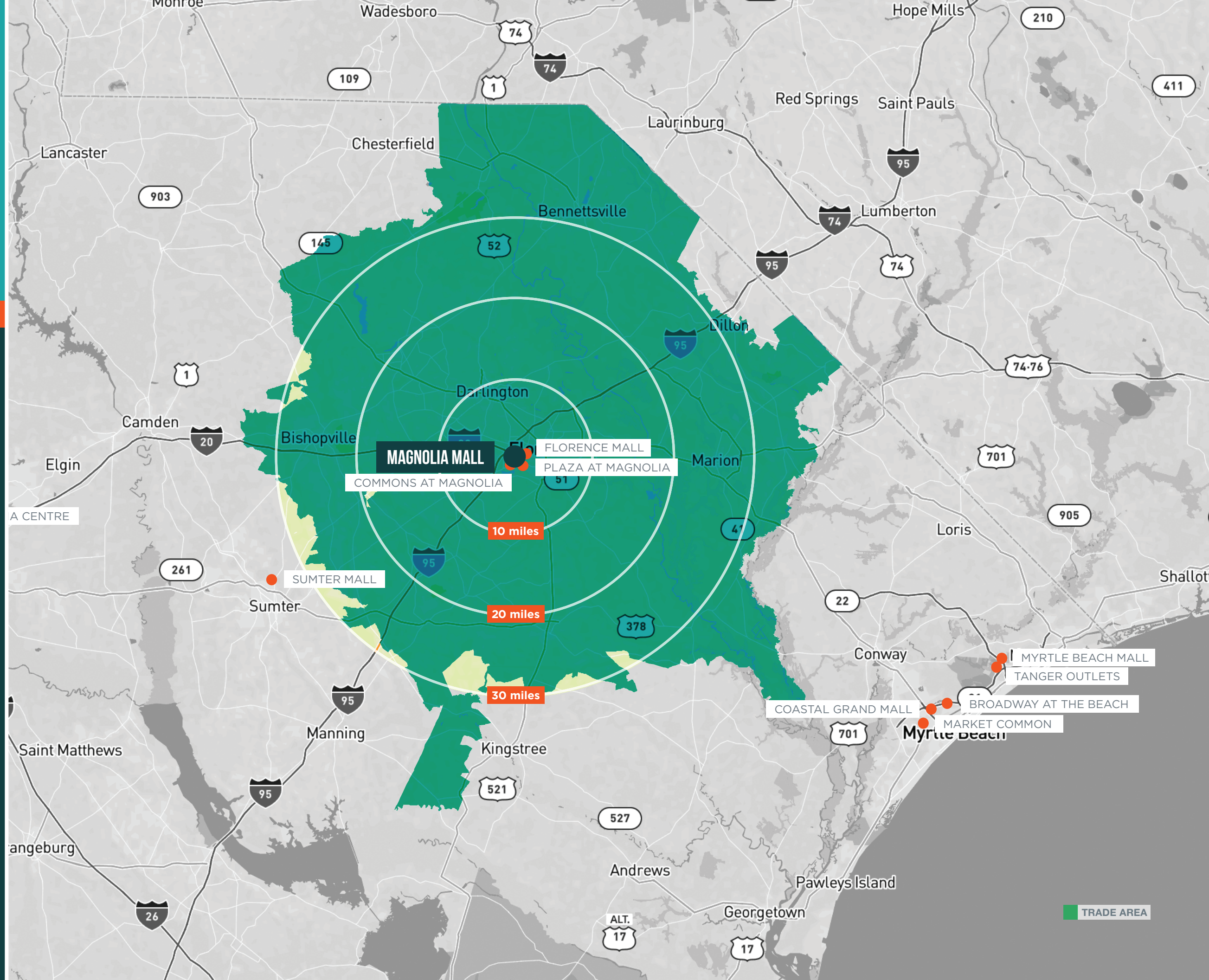
## TOTAL BUSINESSES

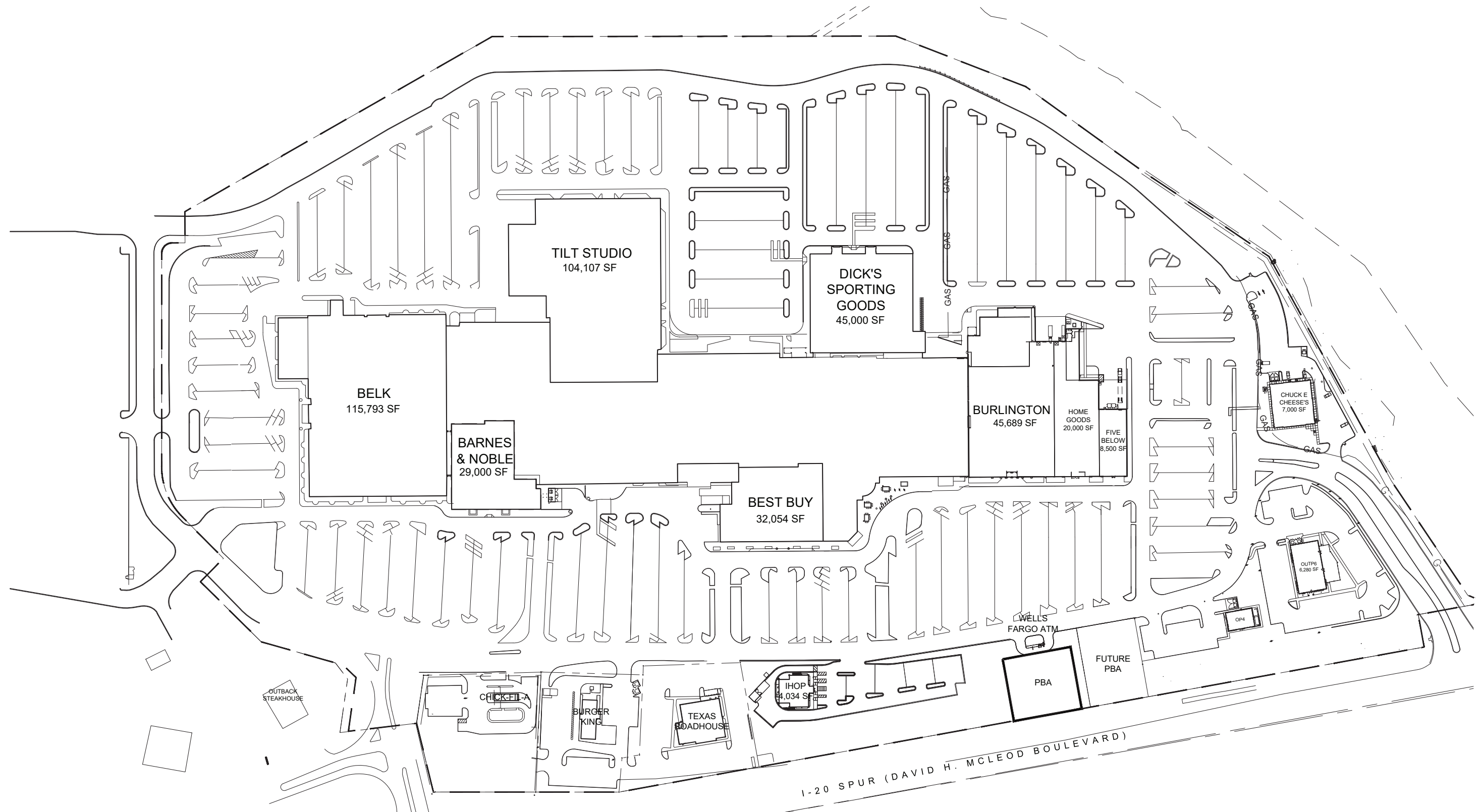
10,684

## DAYTIME POPULATION

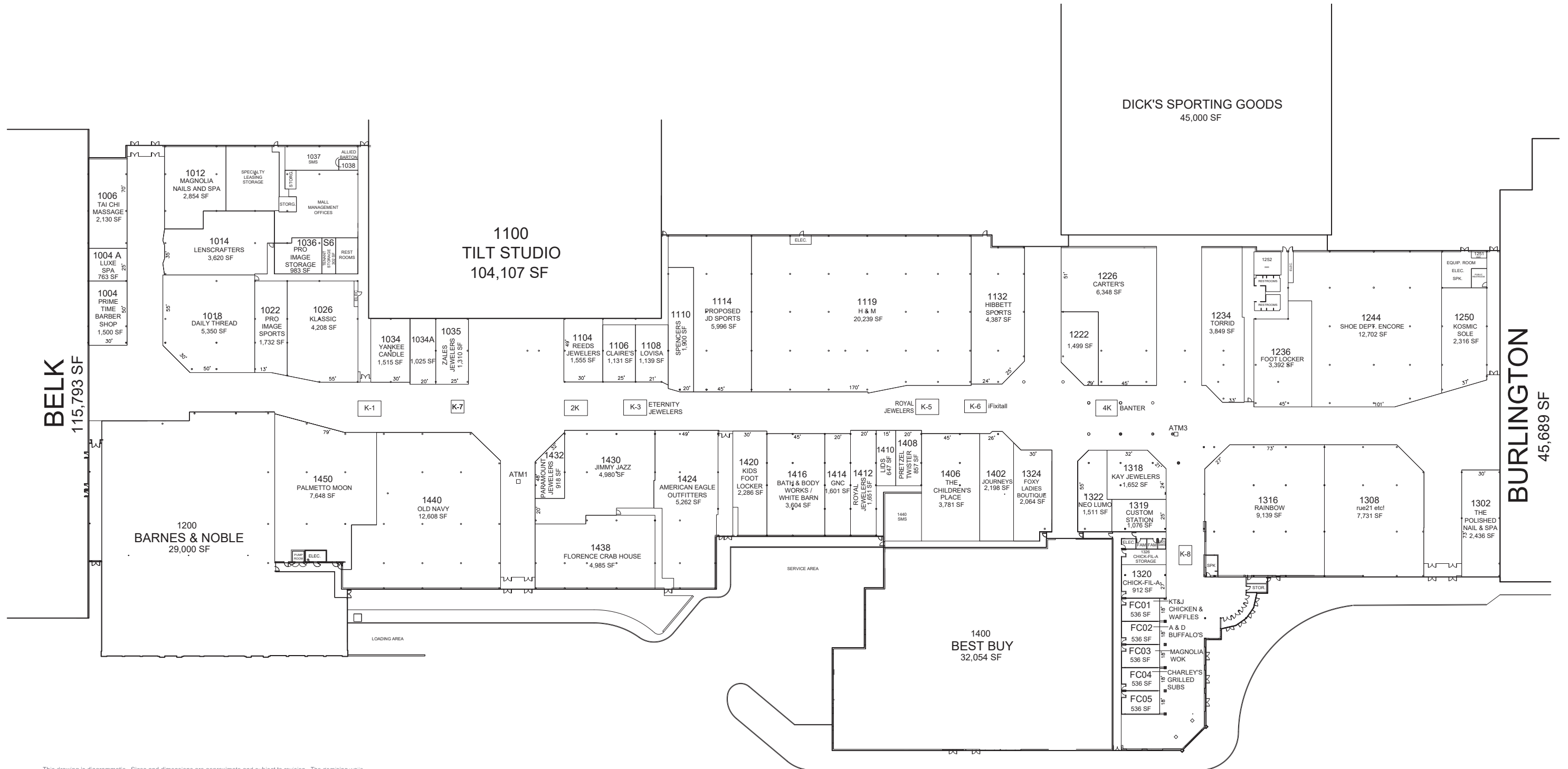
316,799

Source: ESRI 2022





This drawing is diagrammatic. Sizes and dimensions are approximate and subject to revision. The demising walls and / or lease line may not currently exist as shown. Any proposed reconfiguration will occur only in accordance with an executed lease agreement. Landlord does not represent that any tenant whose name appears on this plan is now occupying or will continue to occupy any portion of the shopping center.



BELK  
115,793 SF

BURLINGTON  
45,689 SF

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