

910 and 912 South Cashua Drive

Proudly Presented By:



RE/MAX

COMMERCIAL[®]

A BETTER WAY in
Commercial Real Estate

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910/912 South Cashua Drive



On-Site Income Producing Billboard
\$1000 / Year



Two Tenants Currently Under Lease
\$800 / Month in 910 S Cashua and \$500 / Month in 912 S Cashua

AVAILABLE FOR LEASE

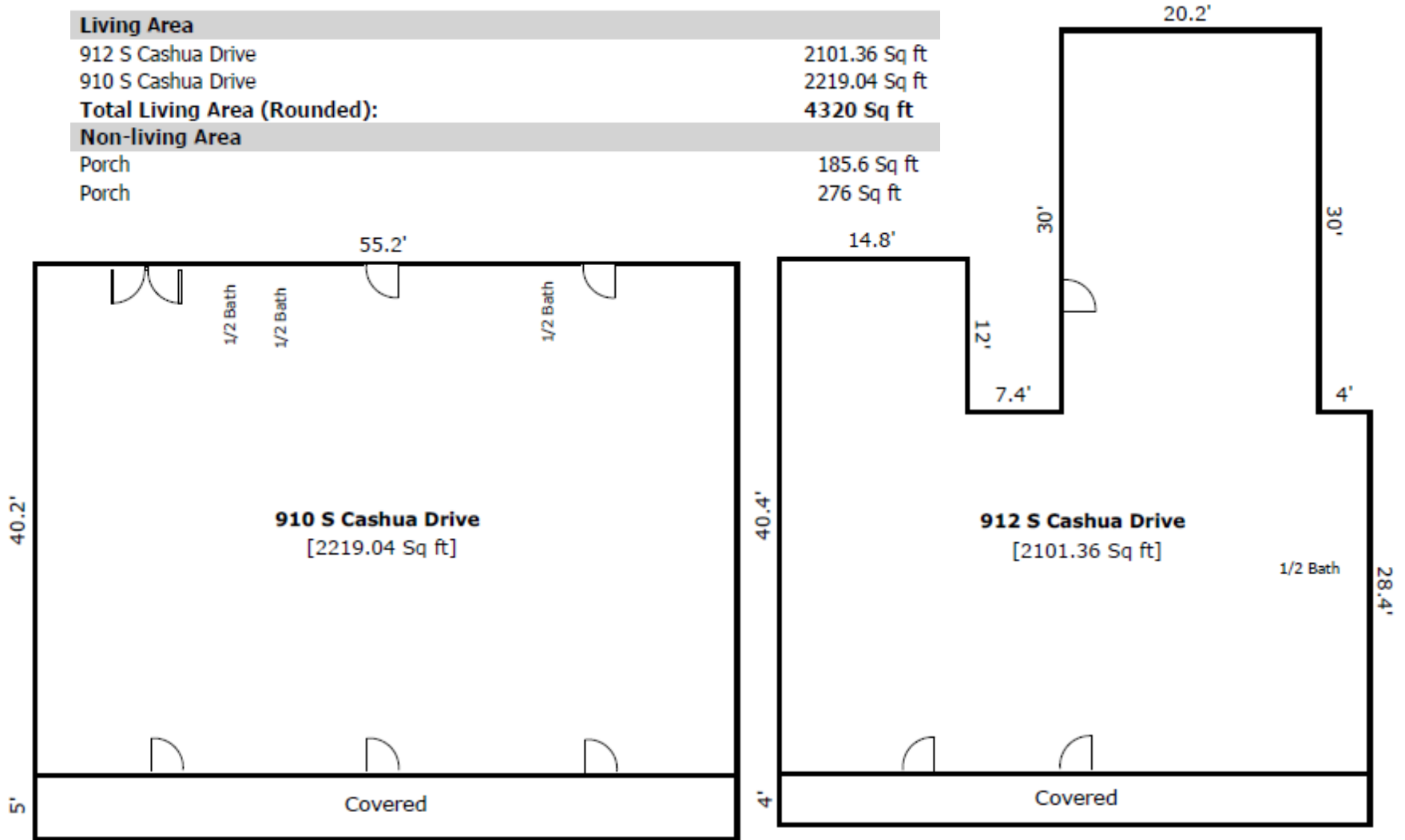
Suite A) +/- 750 SF, formerly used as a hair salon, is available for lease. Call Us Today!

John R Etheridge and Tallon R Temple
RE/MAX Professionals Commercial Division
127 N Dargan Street Suite 200 Florence, SC 29506
www.florencecommercial.com

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910/912 South Cashua Drive

Living Area	
912 S Cashua Drive	2101.36 Sq ft
910 S Cashua Drive	2219.04 Sq ft
Total Living Area (Rounded):	4320 Sq ft
Non-living Area	
Porch	185.6 Sq ft
Porch	276 Sq ft



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910 South Cashua Drive TMS 90013-04-003



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912 South Cashua Drive TMS 90013-04-002



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Land

Land Acres	0.30 AC	Land SF	13,230 SF
Bldg FAR	0.21		
Zoning	Commercial		
Parcel	90013-04-003		

Building Notes

Established, multi-tenant complex located on S. Cashua Dr., a fast growing commercial, business, and residential corridor. The area provides a variety of commercial services including retail, service businesses, banks, restaurants and offices, in addition to the many Forest Lake area subdivisions, apartments and Delmae Elementary School. The site provides excellent visibility on the highly traveled S. Cashua Drive and easy access to Interstate 95 (less than 3 miles) and Interstate 20 (approximately 1 mile).

Location

2nd Address	910 S Cashua Dr
Zip	29501
Market	Other Market Areas
County	Florence
State	South Carolina
CBSA	Florence, SC
DMA	Myrtle Beach-Florence, SC-NC

910/912 South Cashua Drive

Demographics >>

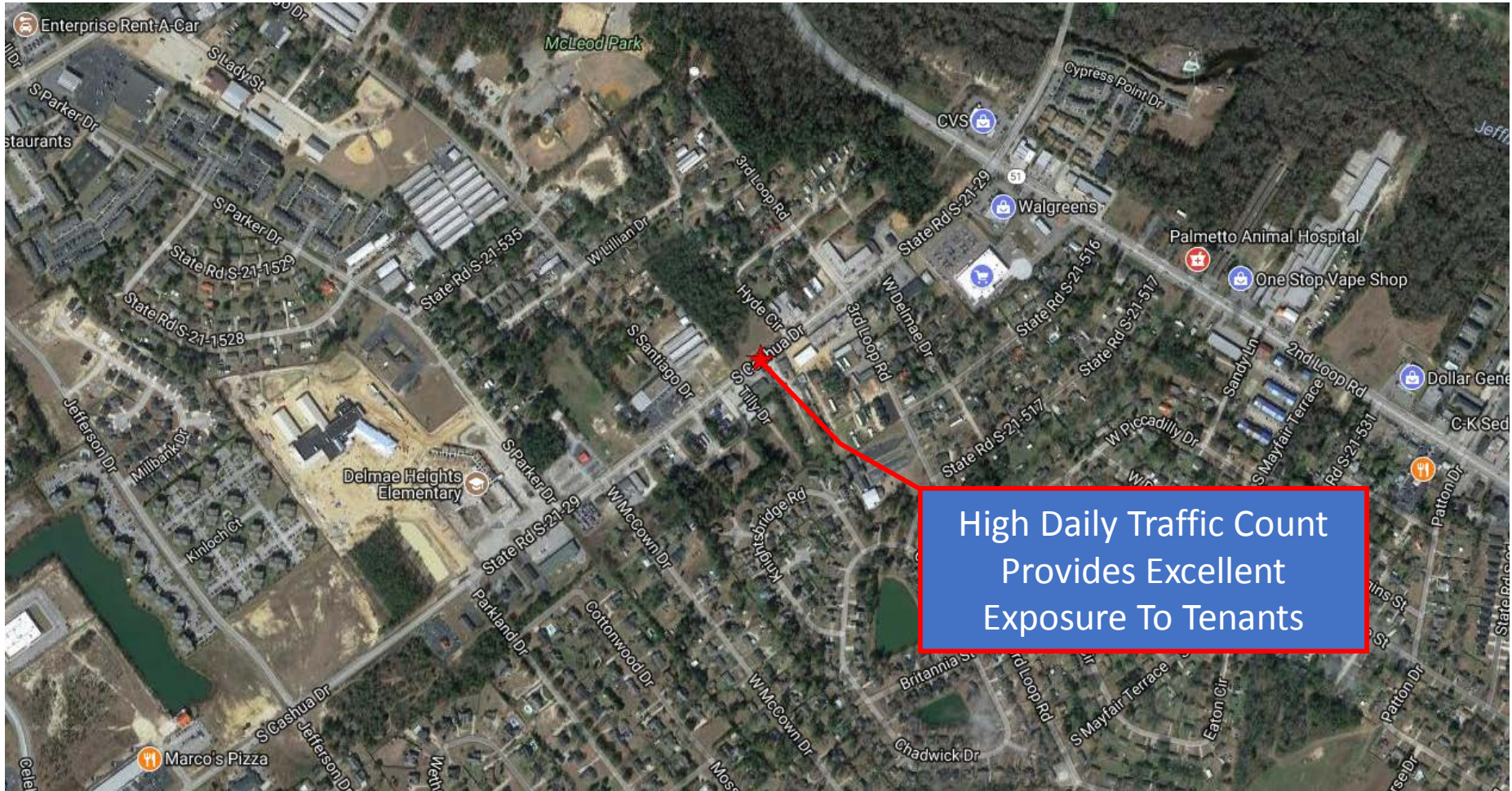
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Population	7,639	39,340
Households	3,370	16,420
Average Age	38.60	39.50
Median HH Income	\$43,620	\$50,267
Daytime Employees	3,420	28,050
Population Growth '17-'22	↑ 1.3%	↑ 1.3%
Household Growth '17-'22	↑ 1.2%	↑ 1.3%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Year	Distance
2nd Loop Rd	S Westminster Dr SE	24,900	2016	0.37 mi
S Santiago Dr	Howell Ln NW	1,800	2016	0.42 mi
S Parker Dr	W Swinney Dr NW	4,700	2016	0.49 mi
2nd Loop Rd	Woodland Dr N	17,600	2016	0.52 mi
Third Loop Rd	Lee Ln NW	2,155	2012	0.54 mi

Made with TrafficMetrix® Products

910/912 South Cashua Drive



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Premier Quality Service & MAXIMIZING Closing Price

Thank you for selecting the *RE/MAX Professionals - Commercial Division of John R Etheridge, III and Tallon R Temple*. Whether buying, selling, or leasing a property, we look forward to helping you develop a plan to best suit your needs.

With over 30 combined years of experience in real estate brokerage, property management, mortgage services, marketing, sales, construction and development, as well as appraisal expertise, it will be a pleasure to work tirelessly to help you and your clients get the best price possible for the highest quality property.

**Thank you again for selecting *RE/MAX Professionals – Commercial Division*.
We look forward to showing you a New VISION for Commercial Real Estate.**

**We can't control market conditions, location or size.
Our focus will be on factors we can control to get maximum price at closing:
Listing Price / Condition / Marketing for maximum exposure**

**It is our pleasure to guide and advise you through the process.
We are a team, working together.**

Prepare a comparative market analysis / Present all offers to you & facilitate negotiations

Refer to other professionals (stager, contractors, etc.) if needed

Inform you of obstacles that may threaten a closing / Monitor the process to ensure a successful transaction

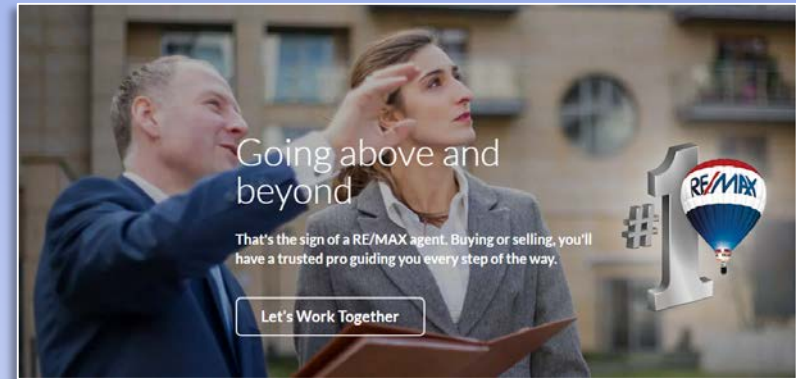


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Why RE/MAX Professionals ~ Commercial Division?

Marketing Strategies

- Share your property with our extensive global network through RE/MAX, its extensive national network of sales professionals and buyer agents
- Advertise your property to ensure the greatest exposure to buyers through
 - LoopNet & CoStar
 - Multiple Listing Service
 - Social Media – Facebook, Twitter, LinkedIn, Instagram, Google+
 - Internet – remaxcommercial.com, florencecommercial.com
- Take high quality pictures for marketing purposes to include interior, exterior, and aerial photography
- 3D Virtual Tours through Matterport
- Target marketing to local, regional, and national manufacturers in need of shipping/distribution for supply chain management and/or logistics providers



You never know where your next buyer will come from. RE/MAX is in more than 95 countries. Through RE/MAX, your listings are displayed in 41 languages and 48 currencies.

We Get Results!

Our local experience and expertise in real estate brokerage, property management, mortgage services, marketing, sales, building and development, as well as appraisal services, combined with the brand power and influence of RE/MAX, enables us to help you achieve all your objectives.

Our Objective:

To sell or lease your property....In the shortest amount of time
For the highest amount possible.....And with the most favorable terms. Working together, we will strive to achieve these goals.

Professional Backgrounds

John R Etheridge, III

John is a licensed Broker and specializes in representing clients in the purchase and sale of commercial use and income producing properties within Florence and the surrounding areas of the Greater Pee Dee. John truly loves this area and prides himself on his knowledge of the Florence market, school districts, neighborhood information, and related services, including mortgage, insurance and inspection information.

John is a customer service-driven Client Representation Professional dedicated to achieving results and providing exceptional service. If you are in the market to buy or sell, John will put his over 15 years of real estate and mortgage expertise to work for you.

John is a Florence native, born and raised in the local area. Growing up, John was always involved with extra-curricular activities through school and various organizations. He graduated from James F. Byrnes Academy and later graduated from Francis Marion University.

John's current hobbies include spending time with his wife, JoDee, and their daughters Avery and Harper, as well as playing golf and working with local organizations.

Tallon R Temple

Born and raised in Florence, Tallon has local knowledge and a lifetime of experiences that he uses to help clients reach their real estate goals within the Greater Pee Dee Region.

Upon graduation from University of South Carolina, Tallon returned to Florence to begin his career with The SIM Group. During this time, Tallon served as Vice President of Sales and Marketing for each Company / Development under management:

The Country Club of South Carolina, Inc. & The Golf Club of South Carolina

SINTRA Development Corporation / The SINTRA Corporation / SINTRA Homes.

Land acquisition, development and residential home building group of companies responsible for some of the premier developments and homes in Florence, SC & Charleston, SC.

The Country Club of South Carolina - BrickYard Plantation - Hamlin Plantation - Wentworth Hall (Phase I)

SintrAir. Fixed wing and Helicopter charter aviation company

With now over 17 years in real estate marketing, sales, home building and development, logistics, as well as appraisal expertise with Bryant Temple Appraisals, Tallon is results driven and excited to provide clients of RE/MAX Commercial Division in Florence the best possible representation in the marketplace.

Tallon and his wife, Meg, live in Florence with their two sons, John Wyatt and Stirling. He proudly serves with various local organizations to promote the enrichment of our community.