

# PREIT Retail

## MAGNOLIA MALL & COMMONS AT MAGNOLIA



Magnolia Mall and immediately adjacent Commons at Magnolia are located in Florence, South Carolina, at the “halfway” mark on I-95 between the northeast corridor and Florida, and a popular stop for many along the way. Located at the intersection of Routes I-95 and I-20, Magnolia Mall is the only enclosed mall for 50 miles, between Myrtle Beach (70 miles east) and Columbia (70 miles west). Florence and the seven county Pee-Dee region has evolved as a center for industry, medicine and education. Featuring two major medical centers plus the manufacturing home of Honda, General Electric and Beneteau Yachts, Florence is a growing area and retail hub for the market. The mall added the Verandah Café Food Court in 2003 along with a 32,000 sf Best Buy in an anchor location. In 2007, the mall completed an interior renovation and upgraded the entrances along with adding a 29,000 sf Barnes & Noble store and a 45,000 sf Dick’s Sporting Goods. Commons at Magnolia power center includes Target, Bed Bath & Beyond, Goody’s and a David’s Bridal which opened in 2007.

### MARKET INFORMATION

- Major employers are McLeod Regional Medical Center (3,151 employees), the Florence School District One (1,718 employees), Carolinas Hospital System (1,640 employees) and Honda of South Carolina (1,625 employees).
- Francis Marion University in Florence enrolls over 3,100 students annually and Florence Darlington Technical College enrolls over 4,000 students.

### MAGNOLIA MALL HIGHLIGHTS

<p>CENTER SIZE 621,133 sf</p>	<p>ANCHOR STORES Belk – 119,046 sf JCPenney – 104,107 sf Sears – 91,164 sf</p>	<p>JUNIOR ANCHORS &amp; OUTPARCELS Dick’s Sporting Goods – 45,000 sf Barnes &amp; Noble – 29,000 sf Best Buy – 32,054 sf IHOP – 4,034 sf Pier 1 Imports – 8,319 sf Chuck E. Cheese – 7,000 sf</p>
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### COMMONS AT MAGNOLIA HIGHLIGHTS

<p>CENTER SIZE 229,494 sf</p>	<p>ANCHOR STORES Target – 126,200 sf Goody’s Family Clothing – 29,940 sf Bed, Bath and Beyond – 20,631 sf Rack Room Shoes – 10,260 sf</p>
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### FOOD COURT

Number of Units – Verandah Café – 6

### TRADE AREA DEMOGRAPHIC INFORMATION

POPULATION	314,018
HOUSEHOLDS	120,478
AVG. HH INCOME	\$52,664
AVG. HOMEVALUE	\$105,424
MEDIAN AGE	37.5

Source: ESRI