

**SOLD**



## Commercial I-95 Frontage Road

1 +/- Acres | Clarendon County, SC



### ADDRESS

Paxville Highway Frontage Road  
Manning  
Clarendon, SC 29102

### LOCATION

From Charleston: I-26, exit onto I-95 N. to Exit 119 Manning onto SC Hwy.261 towards Manning ,Exit Paxville Hwy.Frontage Rd by the Waffle House. Property is on the left past the Quality Inn.

Charlotte: I-77 to Columbia, Exit onto Garners Ferry Rd./Hwy.378 to Sumter, Take Highway 521 t

### PROPERTY SUMMARY

Ideal Development Opportunity.

This property would provide a great location for a hotel or major food franchise. This Property consists of 8 +/- acres with 1022 +/-feet on I-95 North, Exit 119 A additional 3.8 +/-acre parcel providing 1263 +/- feet of road frontage off I-95 South. There is currently one billboard located on the 8 acres. The 3.8 acres would make another great billboard location.

Exit 119 Highway 261 is the main commercial corridor with 35,000 vehicles passing's daily. Six branded hotels, Burger King, McDonalds, Zaxbys, Cook Out, Shoneys, Waffle House, T/A's truck Stop, Huddle House and Mariachi's are located here with several major fast food franchises negotiating currently.

A Walmart Super Center, Tractor Supply, Pizza Hut, Taco Bell and Sonic are also located on Highway, Exit 119.

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