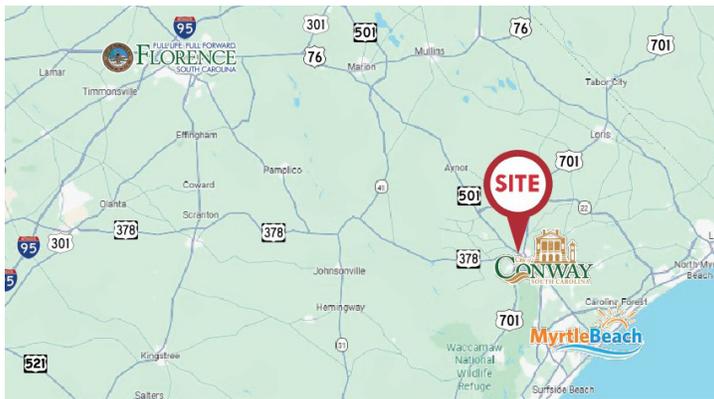




**903 BELL STREET | CONWAY, SC 29526**

## PROPERTY SUMMARY

Building Area	±2,210 SF
Land Acres	±0.15 AC
Building Use	Medical Office
Tenant	Proactive MD SC, P.A.
Lease Type	NNN
Price	\$670,000
Cap Rate	7.02%
NOI	\$47,020
Rent Increases	2% base rent increases per annum



## PROPERTY HIGHLIGHTS

- **Located in Conway, SC** – Part of the rapidly growing Myrtle Beach MSA
- **Coastal Growth Corridor** – Benefiting from strong population migration and retiree inflow
- **Healthcare Demand Driver** – Aging demographics continue to increase demand for medical services
- **Essential-Use Asset Class** – Medical office historically more resilient through economic cycles
- **Limited Medical Inventory in Immediate Area** – Standalone medical buildings in Conway remain limited
- **Strong Regional Healthcare Presence** – Supported by major hospital systems and expanding healthcare infrastructure throughout Horry County
- **Proximity to Myrtle Beach** – Access to one of South Carolina's fastest-growing coastal markets
- **Community-Oriented Submarket** – Conway serves as the historic and governmental hub of Horry County
- **Corporate Guarantee** – Proactive MD SC, P.A.



**W. Scott Jones, SIOR**  
Shareholder  
864 640 2727  
sjones@naief.com

**John Stathakis, II, CCIM**  
Senior Associate  
864 494 1319  
jstathakis@naief.com

**Chrestman Rainey, Jr.**  
Associate  
864 569 2575  
crainey@naief.com