

8733

HWY 17 BYPASS

8733 Hwy 17 Bypass
Myrtle Beach, SC
29575



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PROPERTY INFORMATION

Annual Rent
\$13.00/ per SQ. FT.

Property Address
*Suite 300, 8733 Hwy 17 Bypass
Myrtle Beach, SC 29575*

Year Built
1993

Rentable Area
24,300 Sq. Ft.

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .



4 Units available in this wide open building ranging from 2,700 to 24,300 sqft with a total of 39,900 sqft in the whole building. Multiple shared common/reception areas and flexible configurations are available. See floor plan for suggested layout of units. Unit C was previously used as a spa, which has several exam type rooms or offices. Tenant Improvement allowances may be available to customize the space to your specifications. All measurements are estimates and should be verified by tenant/ tenant broker.

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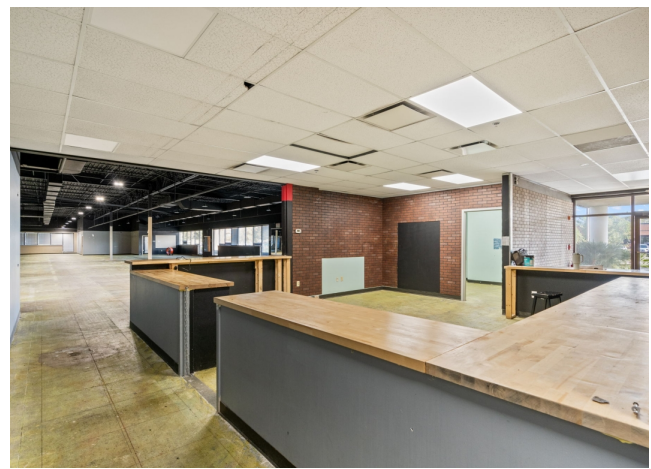
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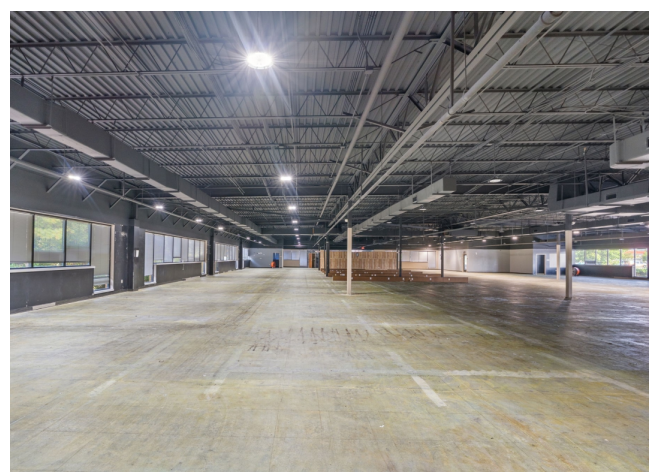
PROPERTY PHOTOS



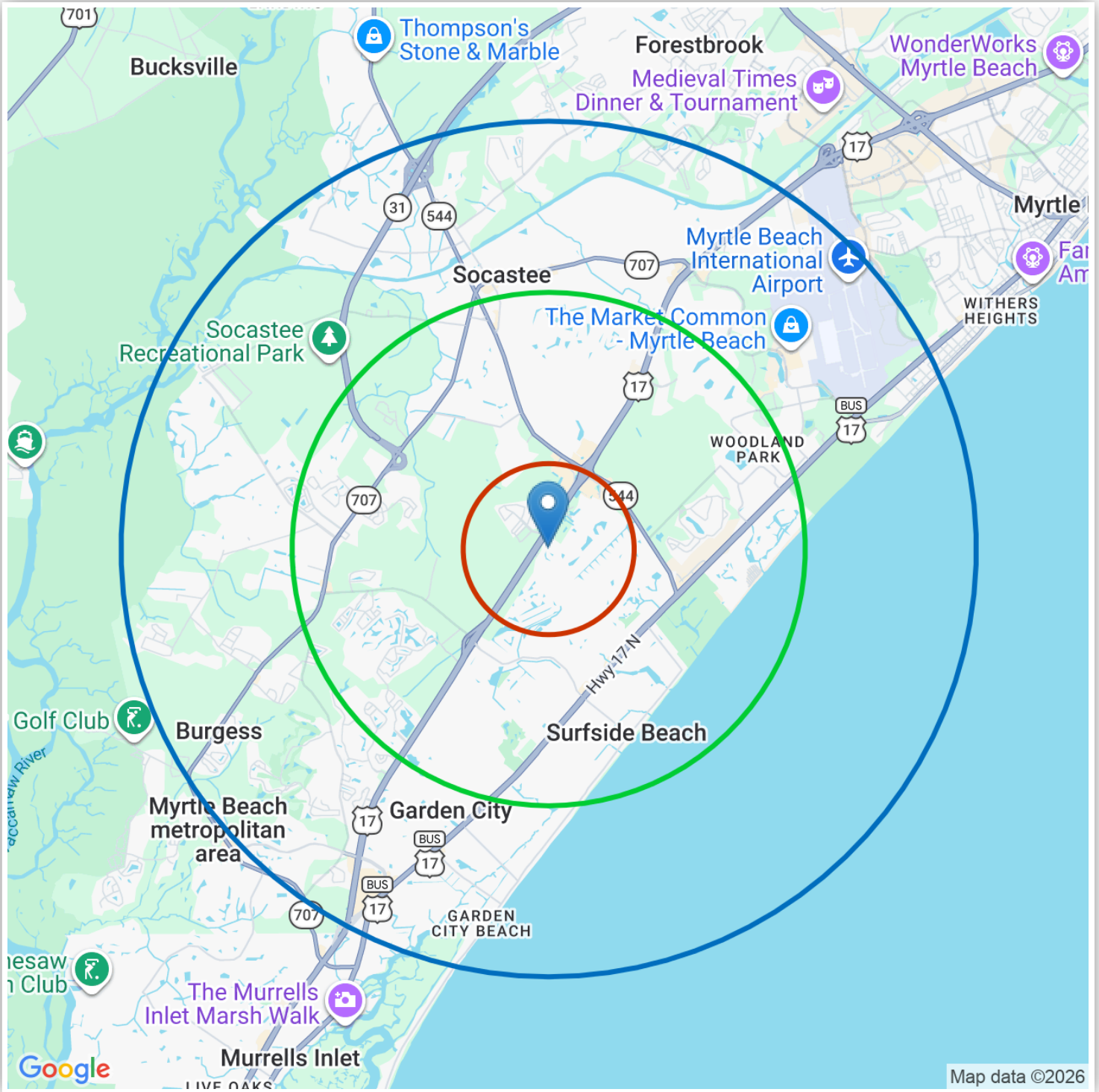
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

5,455
Population

57.2 Median Age

2.06
Average Household Size

2,234
Total Households

EDUCATION

1.26%

No High School Diploma

13.15%

High School Graduate

21.64%

Some College

18.14%

Bachelor's/ Grad

BUSINESS



191

Total Businesses



3,827

Total Employees

EMPLOYMENT

1,787

Retail Trade Employees

47

Manufacturing Employees

451

Eating & Drinking Employees

1,129

Finance/Ins/Real Estate Emp

1.9%

Unemployment Rate



\$77,138

Median Household Income



\$46,239

Per Capita Income



\$356,755

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (23.6%) ■

The smallest group : < \$15,000 (3.66%) ■

Indicator	Value(%)	
< \$15,000	3.66	■
\$15,000 - \$24,999	7.43	■
\$25,000 - \$34,999	11.5	■
\$35,000 - \$49,999	10.52	■
\$50,000 - \$74,999	15.34	■
\$75,000 - \$99,999	13.95	■
\$100,000 - \$149,999	23.6	■
\$150,000 - \$199,999	6.33	■
\$200,000+	7.69	■



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

48,483
Population

54.8 Median Age

2.2
Average Household Size

18,990
Total Households

EDUCATION

3.13%

No High School Diploma

12%

High School Graduate

21.79%

Some College

20.92%

Bachelor's/ Grad

BUSINESS



1,561

Total Businesses



16,301

Total Employees

EMPLOYMENT

5,719

Retail Trade Employees

218

Manufacturing Employees

2,271

Eating & Drinking Employees

2,209

Finance/Ins/Real Estate Emp

3.9%

Unemployment Rate

INCOME



\$69,113

Median Household Income



\$42,064

Per Capita Income



\$297,944

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (19.08%) ■

The smallest group : < \$15,000 (5.44%) ■

Indicator	Value(%)	
< \$15,000	5.44	■
\$15,000 - \$24,999	7.98	■
\$25,000 - \$34,999	9.08	■
\$35,000 - \$49,999	14.19	■
\$50,000 - \$74,999	16.2	■
\$75,000 - \$99,999	14.89	■
\$100,000 - \$149,999	19.08	■
\$150,000 - \$199,999	6.86	■
\$200,000+	6.28	■



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

101,115
Population

53.6 Median Age



2.21
Average Household Size

40,138
Total Households

EDUCATION



3.27%
No High School Diploma



10.96%
High School Graduate



22.58%
Some College

19.95%
Bachelor's/ Grad

BUSINESS



3,152
Total Businesses



29,735
Total Employees

EMPLOYMENT

565
Manufacturing Employees

10,365
Retail Trade Employees

4,579
Eating & Drinking Employees

3,197
Finance/Ins/Real Estate Emp

3.1% Unemployment Rate

INCOME



\$66,887
Median Household Income



\$41,711
Per Capita Income



\$294,067
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (17.58%) ■

The smallest group : < \$15,000 (6.21%) ■

Indicator	Value(%)	
< \$15,000	6.21	■
\$15,000 - \$24,999	7.28	■
\$25,000 - \$34,999	8.51	■
\$35,000 - \$49,999	15.83	■
\$50,000 - \$74,999	16.28	■
\$75,000 - \$99,999	14.98	■
\$100,000 - \$149,999	17.58	■
\$150,000 - \$199,999	6.55	■
\$200,000+	6.79	■



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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)


POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

5,455 Population	2,653 Households	57.2 Median Age
2.06 Avg Size Household	\$77,138 Median Household Income	\$297,952 Median Home Value
110 Wealth Index	109 Housing Affordability	37.7 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

4.51%



2024-2029
Forecasted
Growth Rate

2.6%



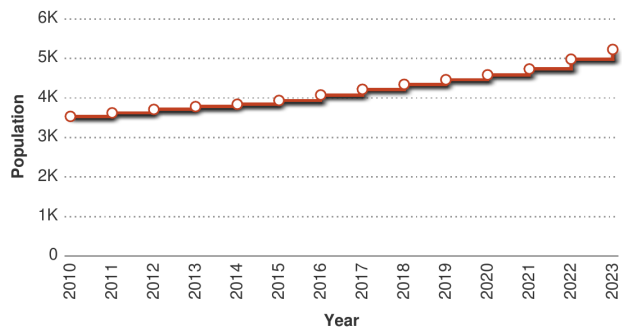
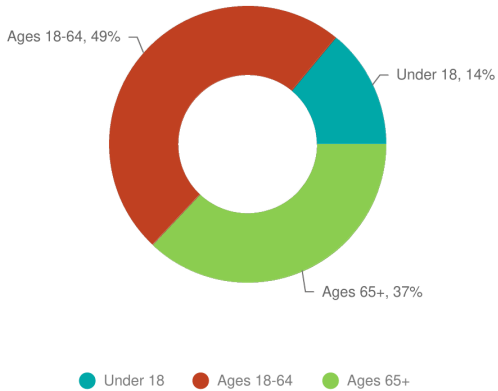


Household
Population
6,199



Population
Density
1,975

POPULATION BY AGE



DAYTIME POPULATION



7,227
2024 Total Daytime Population



3,294
2024 Daytime Pop: Residents




3,933
2024 Daytime Pop: Workers




2,302
2024 Daytime Pop Density


POPULATION BY GENERATION




8.25%
Greatest Gen: Born
1945/Earlier




37.84%
Baby Boomer: Born
1946 to 1964




18.44%
Generation X: Born
1965 to 1980



15.95%
Millennial: Born 1981
to 1998

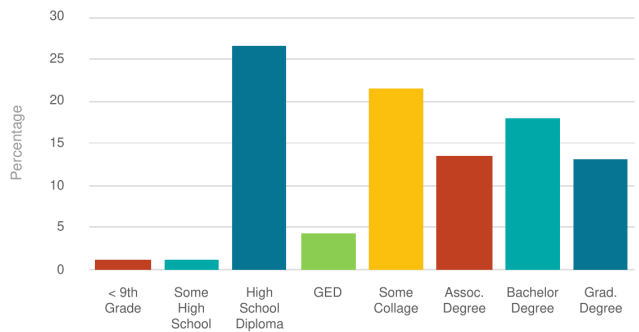


14.26%
Generation Z: Born
1999 to 2016



5.24%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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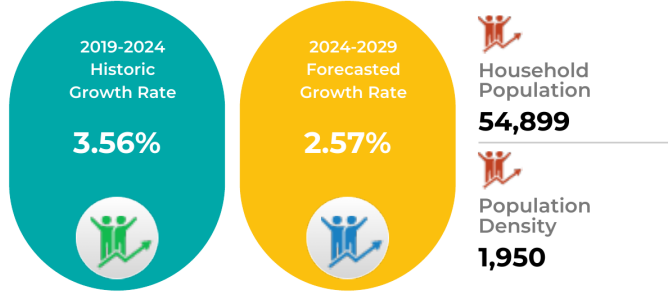
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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

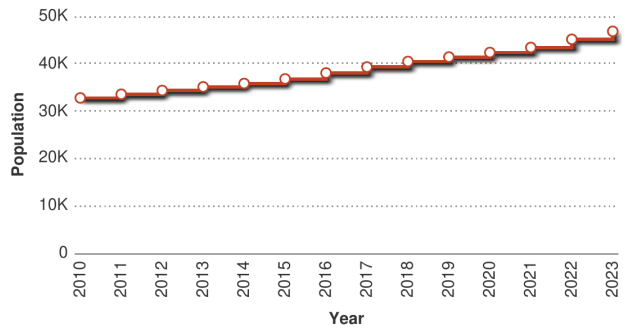
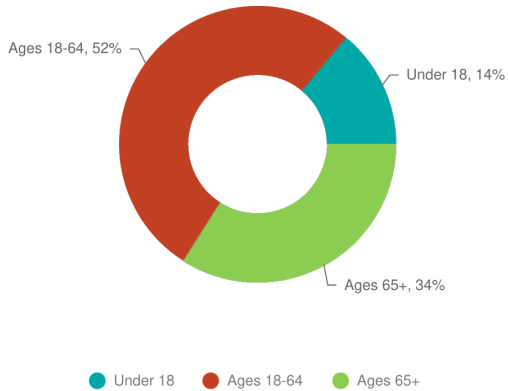
POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

48,483 Population	21,925 Households	54.8 Median Age
2.2 Avg Size Household	\$69,113 Median Household Income	\$305,491 Median Home Value
94 Wealth Index	95 Housing Affordability	36.9 Diversity Index

HISTORICAL & FORECAST POPULATION



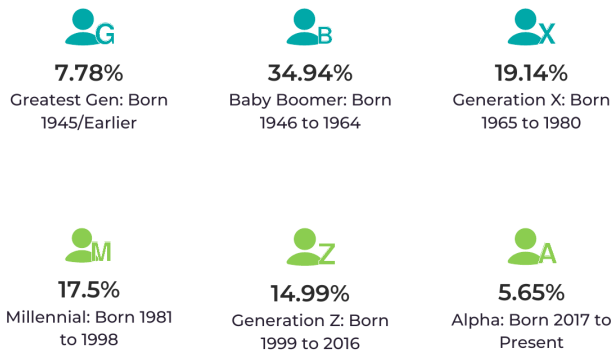
POPULATION BY AGE



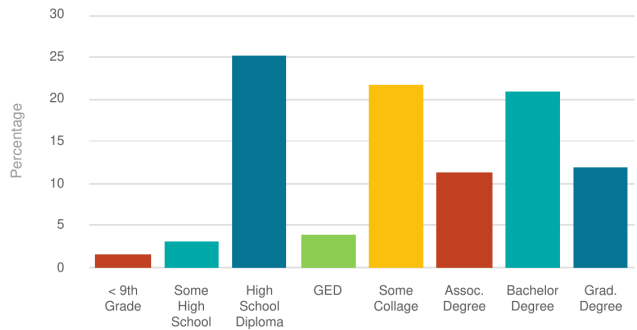
DAYTIME POPULATION



POPULATION BY GENERATION



POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)


POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

101,115 Population	45,530 Households	53.6 Median Age
2.21 Avg Size Household	\$66,887 Median Household Income	\$296,854 Median Home Value
93 Wealth Index	95 Housing Affordability	40.7 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

3.1%



2024-2029
Forecasted
Growth Rate

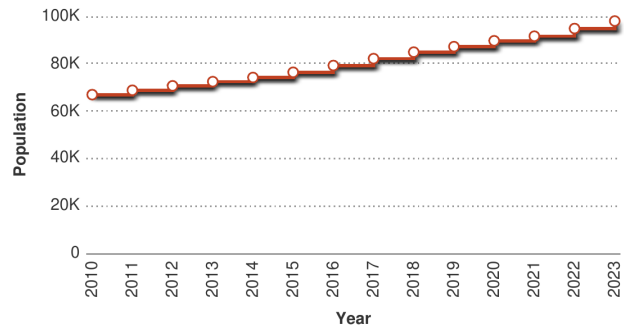
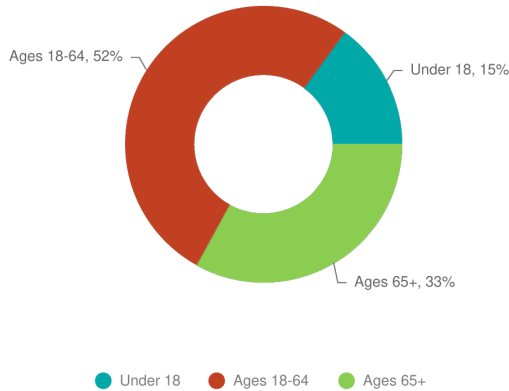
2.32%



Household Population
113,140

Population Density
1,446

POPULATION BY AGE



DAYTIME POPULATION

92,394
2024 Total Daytime Population

33,993
2024 Daytime Pop: Workers

58,401
2024 Daytime Pop: Residents

1,177
2024 Daytime Pop Density

POPULATION BY GENERATION

7.55%
Greatest Gen: Born 1945/Earlier

33.81%
Baby Boomer: Born 1946 to 1964

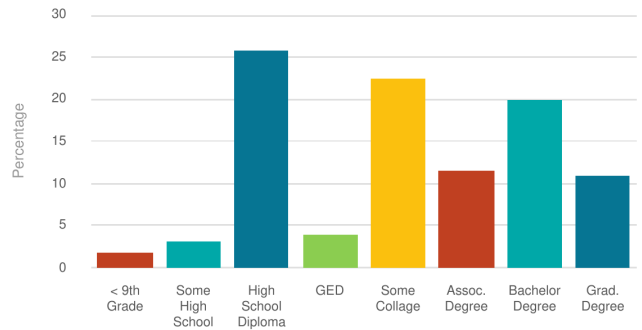
19.01%
Generation X: Born 1965 to 1980

17.95%
Millennial: Born 1981 to 1998

15.49%
Generation Z: Born 1999 to 2016

6.18%
Alpha: Born 2017 to Present

POPULATION BY EDUCATION



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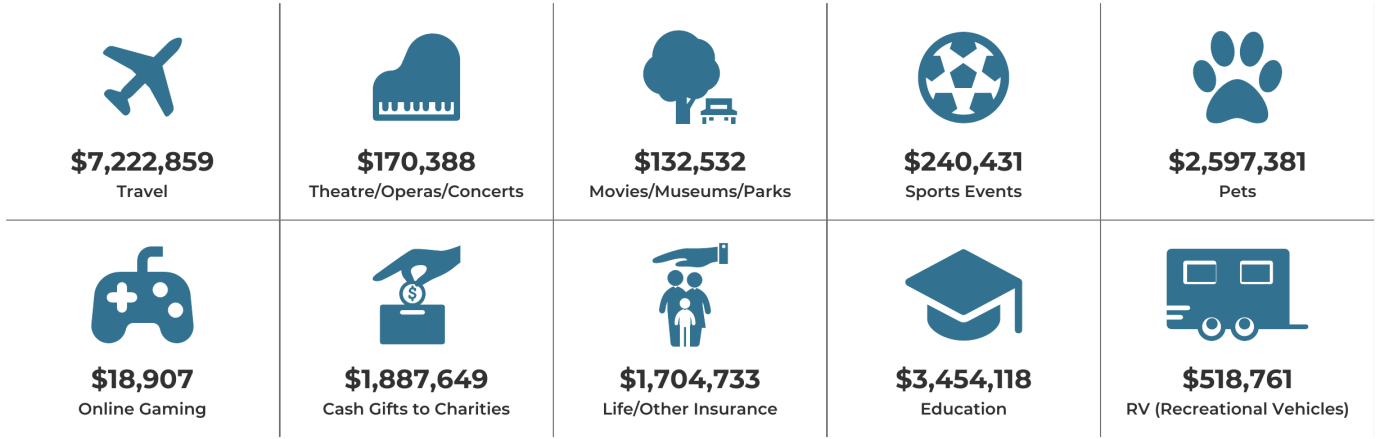
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

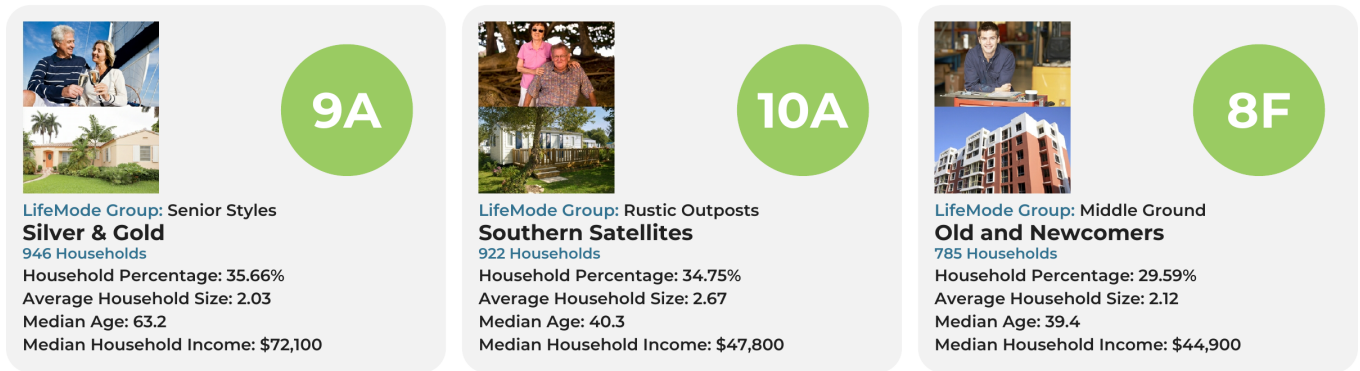
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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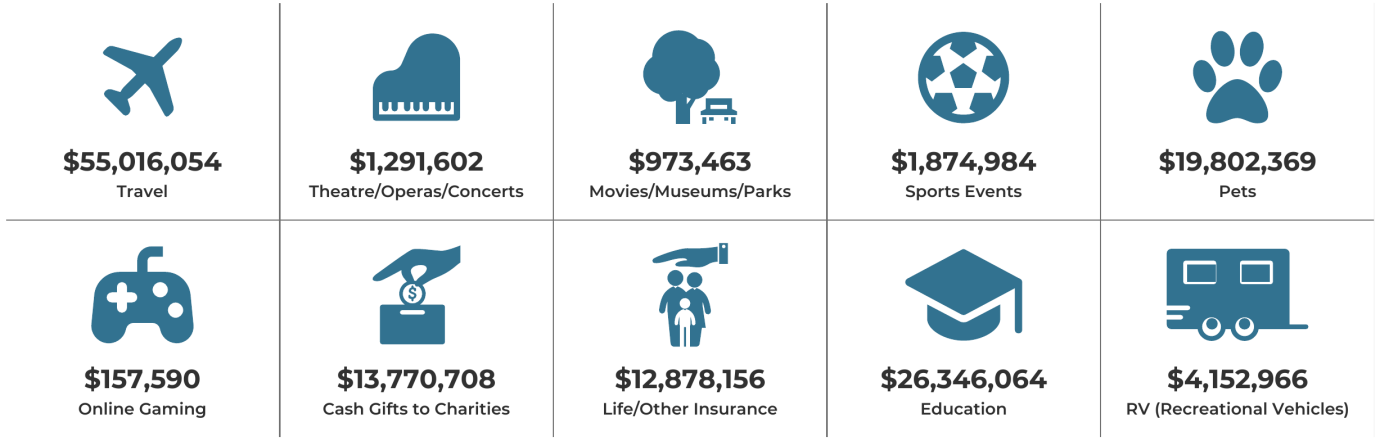
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

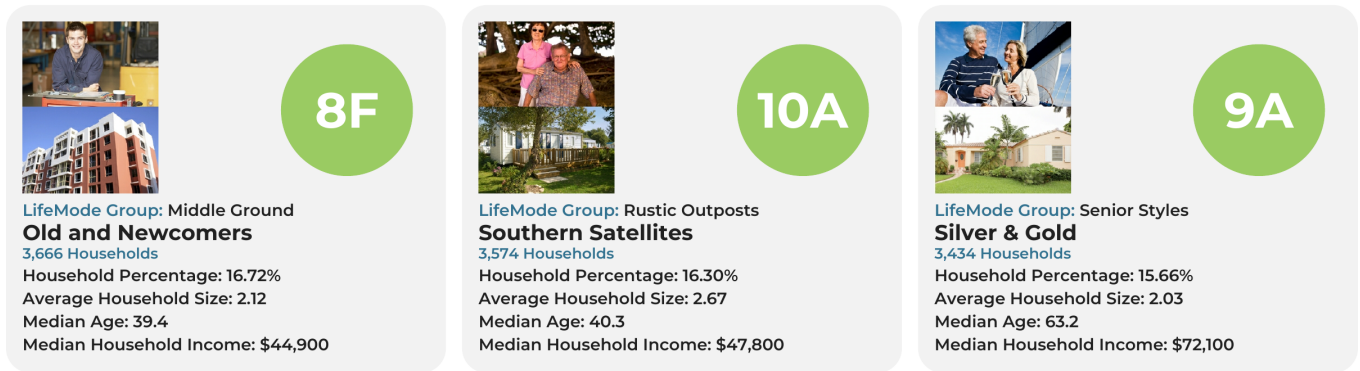
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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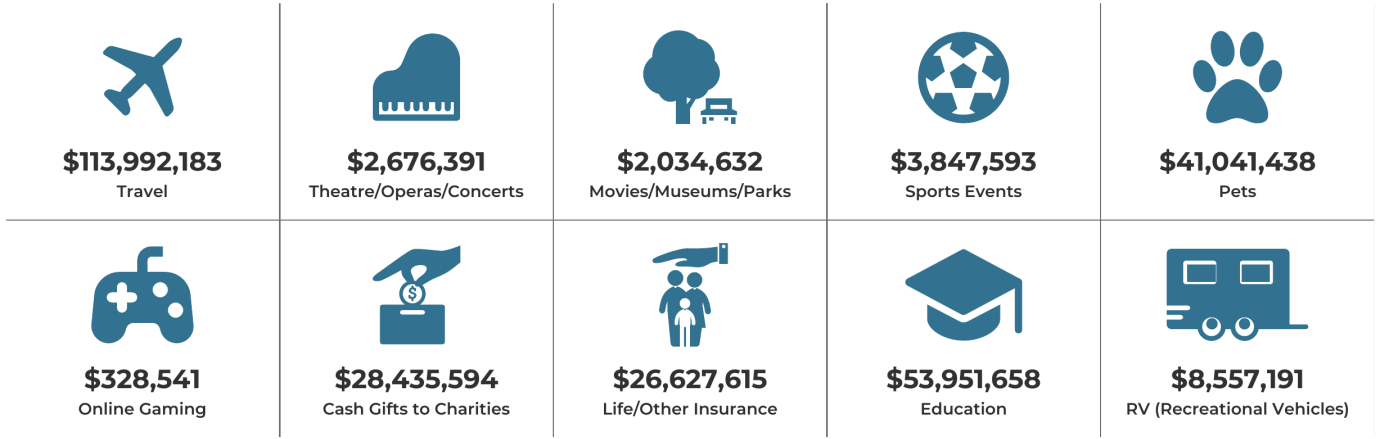
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

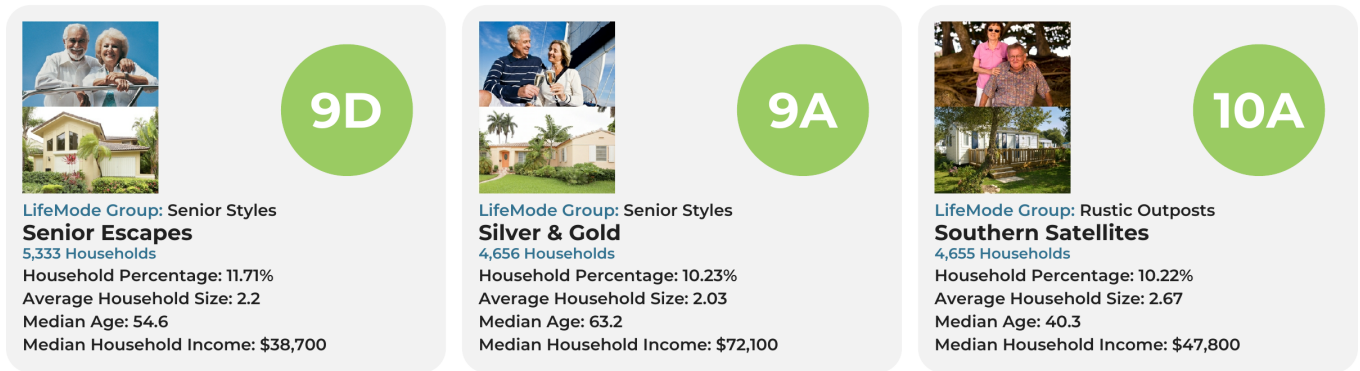
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | |



LOCATION RISK ANALYSIS

AI Location Risk Summary

Flood Risk Analysis

Risk Assessment: The report includes a FEMA flood risk analysis with a map showing the subject property location. Flood hazard designations are explained, including Special Flood Hazard Areas (SFHA) such as Zones A, AE, AH, AO, AR, A99, V, VE, and moderate/low risk areas (Zones B, C, X). The subject property is mapped and appears outside of the high and moderate risk flood zones, indicating it is in a low to moderate risk area.

Recommendation: The subject property is located in a FEMA-designated low-risk flood zone, indicating minimal likelihood of flooding. While this reduces potential exposure, investors and tenants should still confirm local requirements and consider standard insurance coverage as a precaution.



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AI Location Risk Summary

Environmental Risk Analysis

Database Overview: This summary focuses on facilities with the highest perceived environmental risk. TheAnalyst® PRO's proprietary Environmental Database aggregates environmental records from 88 local, state, and national sources across the U.S., tracking 115 Interest Types classified by High, Moderate, and Low Risk of Contamination.

Proximity Analysis: No moderate or high risk contamination found within the 0.5-mile radius.



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LOCATION RISK ANALYSIS

High Risk Contamination Facilities within 0.25 miles (0 facilities)

Facility Name	Address	Risk Type
---------------	---------	-----------

No high risk facilities found

Moderate Risk Contamination Facilities within 0.25 miles (0 facilities)

Facility Name	Address	Risk Type
---------------	---------	-----------

No moderate risk facilities found

NA		
----	--	--



Environmental Recommendation: Verify these findings with qualified environmental experts and consultants prior to any investment or operational decisions, as recommended in the report disclaimer.

Final Risk Assessment Summary

Executive Summary: The subject property is situated in a FEMA-designated low-risk flood zone, which indicates minimal likelihood of flooding and reduces potential exposure for investors and tenants. However, standard due diligence and insurance coverage are still recommended. Additionally, there are several environmental interest sites within a 0.5-mile radius, including non-major NPDES and state master facilities, which may warrant further review by an environmental consultant. No crime data was provided in this report. No High or Moderate Risk Interest Types were identified within the 0.25- or 0.5-mile radii in the provided report. Based on the supplied environmental listings, there are no proximate facilities classified as High or Moderate Risk of Contamination; however, verification with an environmental professional is recommended before proceeding with property due diligence.

Disclaimer: This summary was generated by AI using the Location Risk Analysis data selected for this report. While it is designed to provide helpful insight, it should not be relied upon as a substitute for professional due diligence. All parties involved in this property are responsible for verifying all content with qualified experts and consultants before making investment or operational decisions.



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LOCATION RISK ANALYSIS

Flood Risk Analysis
FEMA Map Last Updated: 2022-08-12



Flood Hazard Designations

FEMA Map Last Updated: 2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply. Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

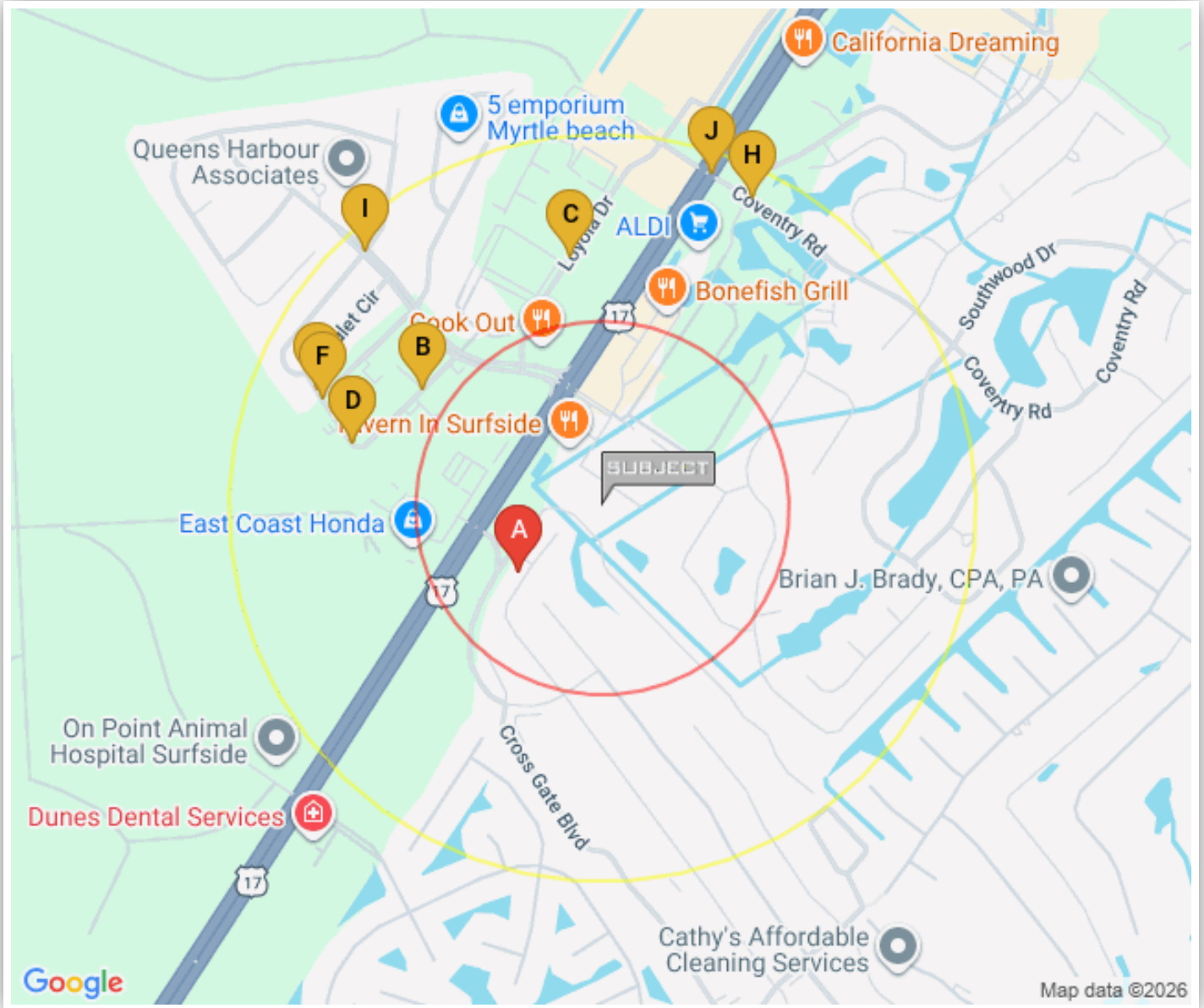
Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



LOCATION RISK ANALYSIS

ENVIRONMENTAL RISK ANALYSIS



LOCATION RISK ANALYSIS

Locations within 0.25 mile of Subject

A BEACH VILLAGE SUBDIVISION

Latest Update:

Site Type: STATIONARY
 County: HORRY
 Country: USA

Address: NEAR INTERSECTION ,
 DEERFIELD LINKS DR AND
 DEERFIE
 Facility Detail Report: 110071928561

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			

Locations within 0.50 mile of Subject

B VILLAGE FAMILY DENTAL PA

Latest Update:

Site Type: STATIONARY
 County: HORRY
 Country: UNITED STATES

Address: 3012 NEWCASTLE LOOP
 Facility Detail Report: 110017304727

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS	dmd	REARDEN, JOHN	
STATE MASTER	SC-EFIS	dmd	REARDEN, JOHN	

C VILLAGES AT QUEENS HARBOUR CLEAR AND GRUB

Latest Update:

Site Type: STATIONARY
 County: HORRY
 Country: USA

Address: OFF LOYOLA DRIVE
 Facility Detail Report: 110071932699

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			



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LOCATION RISK ANALYSIS

D PREMIER CONCRETE SITE

Latest Update:

Site Type: STATIONARY **Address:** NEWCASTLE LOOP +0.06 MI
County: HORRY FROM QUEENS HARBOUR BLVD
Country: USA **Facility Detail Report:** [110071929612](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			

E INNOVATIVE ENDODONTICS

Latest Update:

Site Type: STATIONARY **Address:** NEWCASTLE LOOP
County: HORRY **Facility Detail Report:** [110071931530](#)
Country: USA

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			

F LOT 20 QUEENS HARBOUR

Latest Update:

Site Type: STATIONARY **Address:** MONTAGUE LANE
County: HORRY **Facility Detail Report:** [110071910598](#)
Country: USA

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			

G MARKS CONSTRUCTION

Latest Update:

Site Type: STATIONARY **Address:** 3061 NEWCASTLE LOOP
County: HORRY **Facility Detail Report:** [110016971437](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			


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LOCATION RISK ANALYSIS

H SC SURFSIDE BEACH

Latest Update:

Site Type: STATIONARY **Address:** BEAVER RUN BLVD AND
County: HORRY COVENTRY ROAD
Country: USA **Facility Detail Report:** 110071931387

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			

I QUEENS HARBOUR ASSOCIATES LLC

Latest Update: 29-Dec-2014

Site Type: STATIONARY **Address:** 3200 PLATMOOR DR
County: HORRY **Facility Detail Report:** 110019996469
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS		STRICKLAND, STEVEN G	
STATE MASTER	SC-EFIS	district conservationist	STRICKLAND, STEVEN G	

J SUNSCAPES

Latest Update:

Site Type: STATIONARY **Address:** US-17 BYP S & COVENTRY RD
County: HORRY **Facility Detail Report:** 110071921420
Country: USA

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			



LOCATION RISK ANALYSIS

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

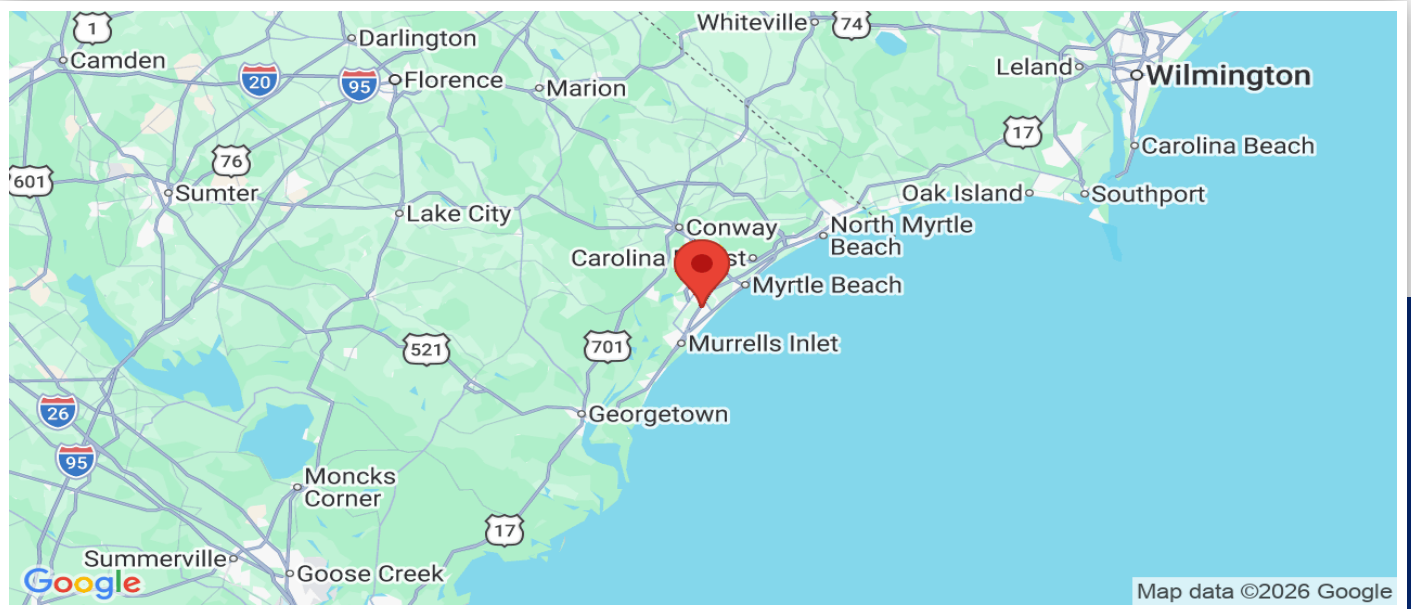
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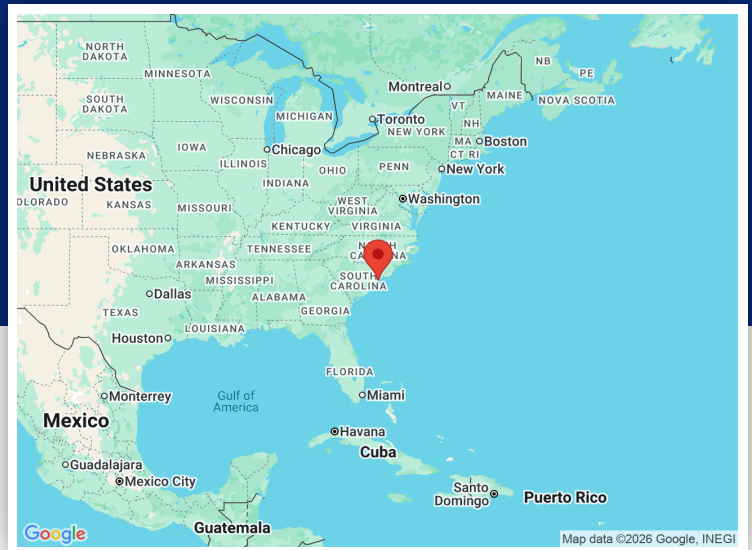
AREA LOCATION MAP



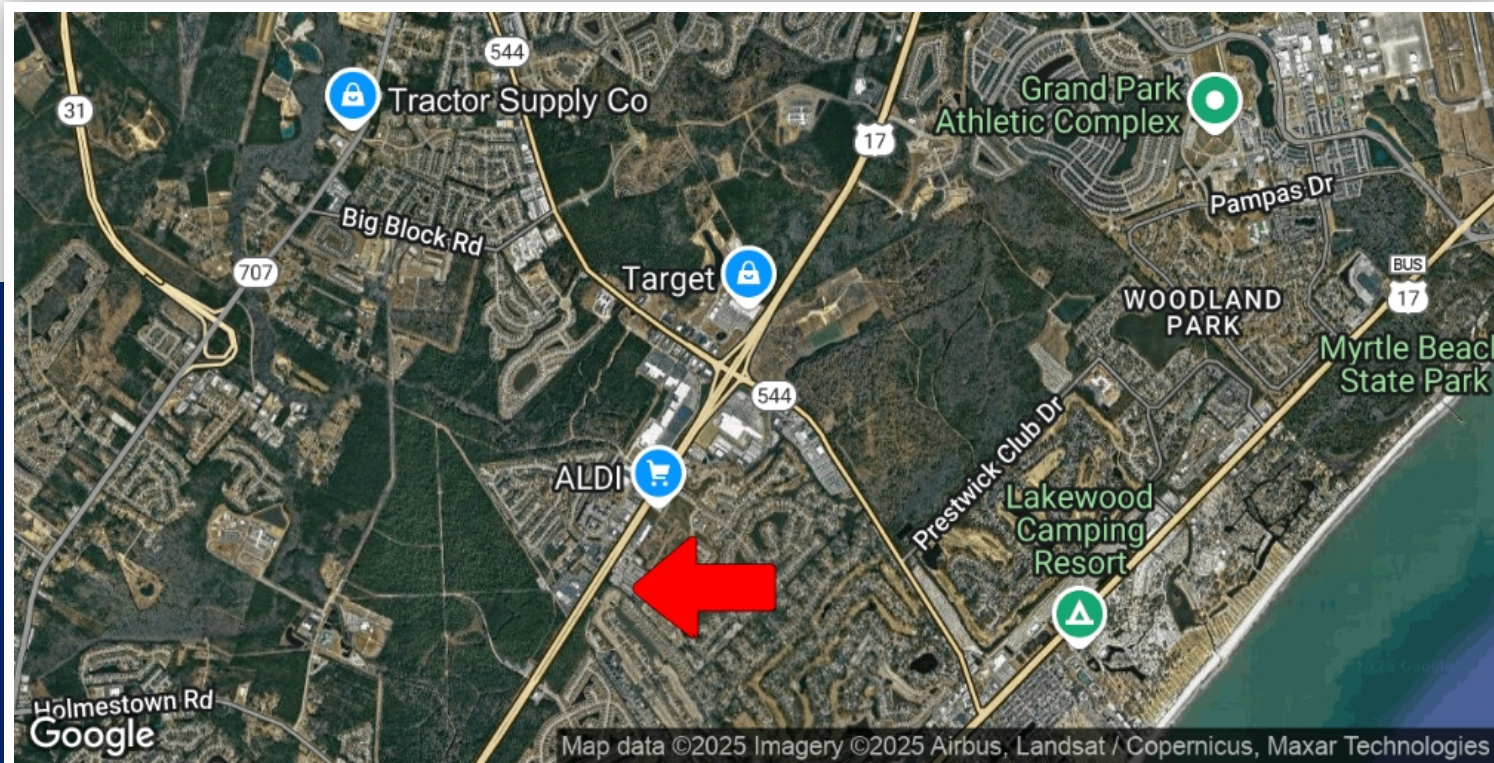
8733

HWY 17 BYPASS

**8733 Hwy 17 Bypass
Myrtle Beach, SC,
29575**



AERIAL ANNOTATION MAP



8733

HWY 17 BYPASS

8733 Hwy 17 Bypass
Myrtle Beach, SC,
29575



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