

LEASE

LITCHFIELD LANDING

14427 Ocean Hwy Pawleys Island, SC 29585



PROPERTY DESCRIPTION

Litchfield Landing is a 43,683 SF shopping center located just north of the signalized intersection of Ocean Hwy (Hwy 17) and Willbrook Blvd on the north side of Pawleys Island, across from Litchfield By The Sea and Litchfield Beach & Golf Resort. Unit A is a 33,773 SF anchor unit with two loading docks. Excellent ingress/egress from Ocean Hwy (Hwy 17) and Willbrook Blvd via St. Paul's Pl. ADT on Ocean Hwy is 41,000.

LOCATION DESCRIPTION

Pawleys Island is located at the southern boundary of The Grand Strand which consists of 60+ miles of coastline stretching from Little River to Georgetown, SC. The Grand Strand is one of America's top vacation destinations with approximately 16 million visitors each year. Pawleys Island is known as one of the oldest resort towns on the east coast, attracting in excess of 1 million. The area is also well-known for its high income year-round population.

OFFERING SUMMARY

Base Rent	Call For Rates
Available SF:	10,000 - 33,773 SF
Lot Size:	9.84 Acres
Building Size:	43,683 SF
Parking:	209 (4.78/1,000 SF)

DEMOGRAPHICS	5 MIN	10 MIN	20 MIN
Total Households	2,404	5,342	24,696
Total Population	4,894	10,998	51,088
Average HH Income	\$109,961	\$109,741	\$106,250

Drew Parks

Senior Broker Associate

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**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

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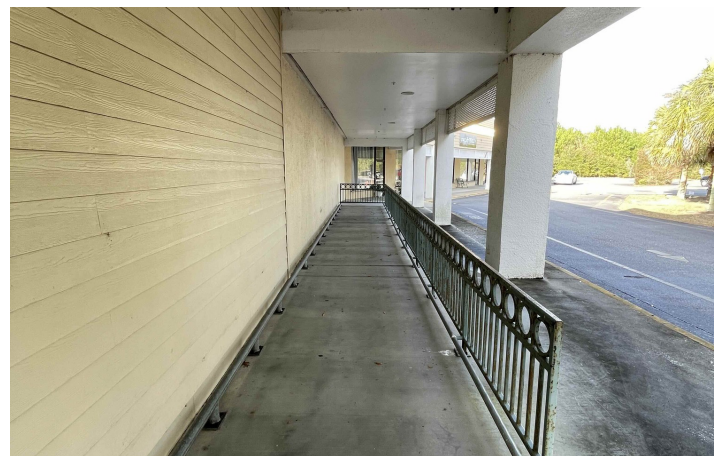
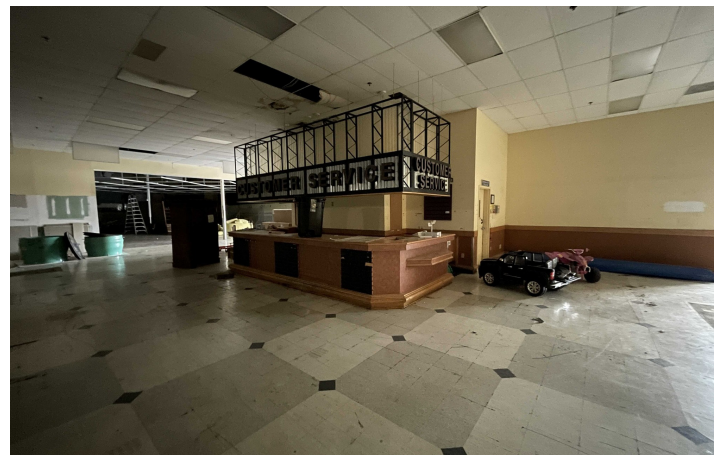
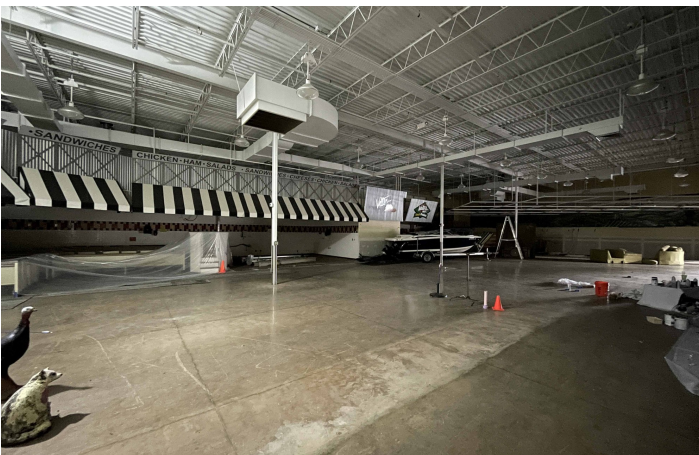
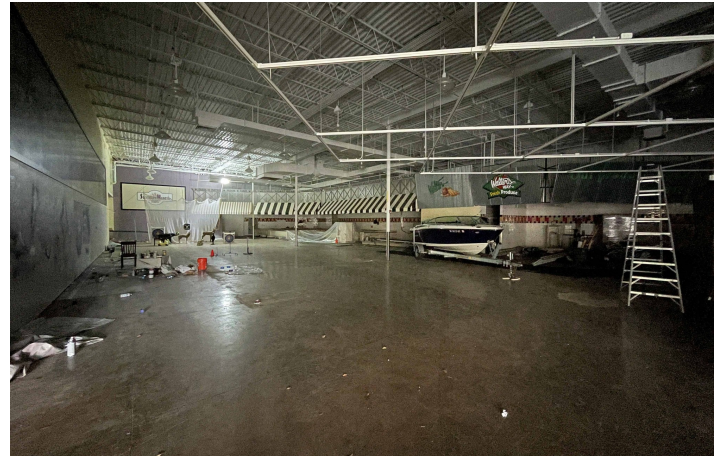


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UNIT A - LITCHFIELD LANDING

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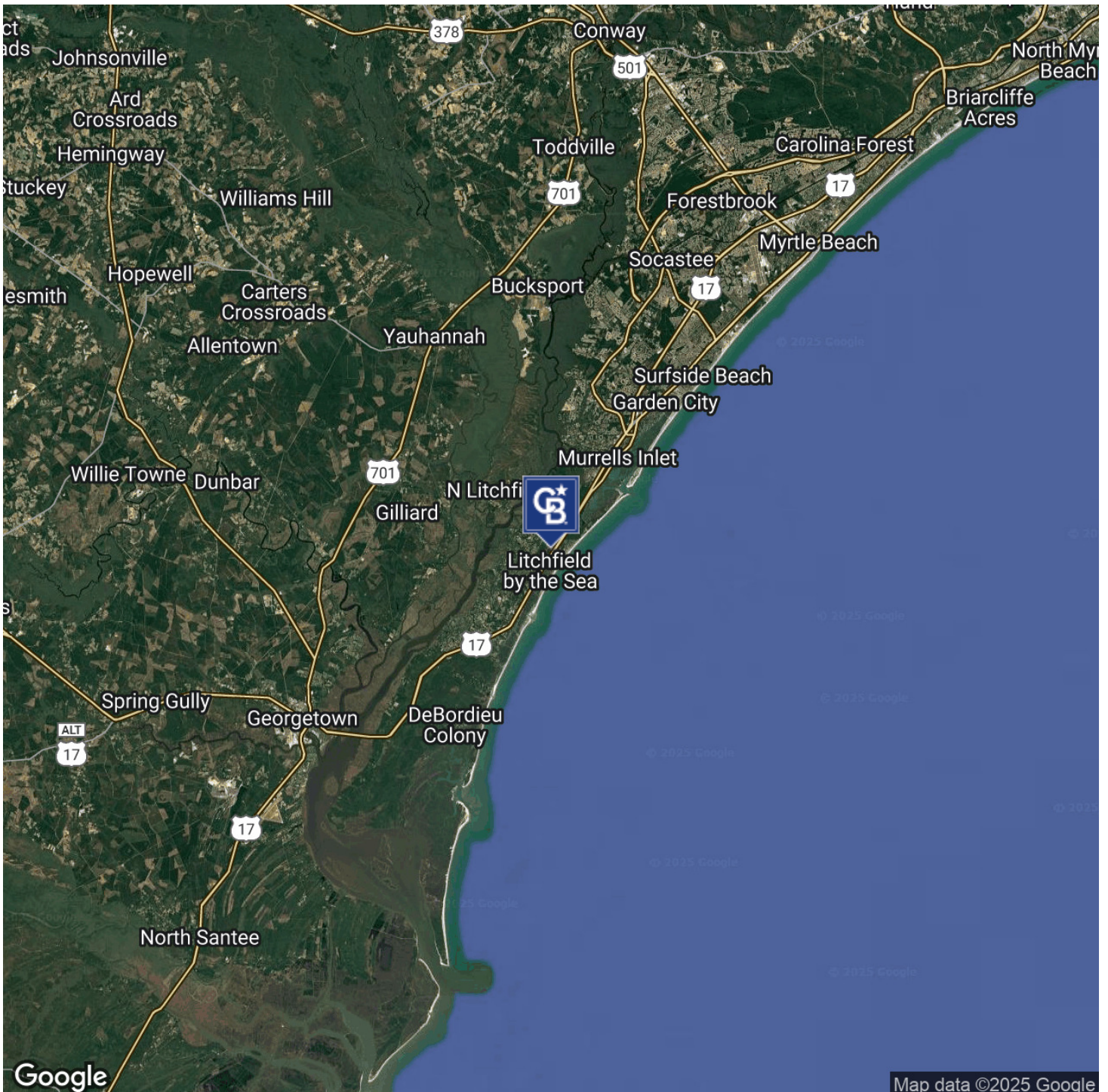


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