



COSTAL WELLNESS CENTER - FOR LEASE

4955 US Highway 17 Bypass South - Myrtle Beach, SC 29577

Representative Image

COSTAL WELLNESS CENTER - FOR LEASE - MYRTLE BEACH, SC

EXCLUSIVELY MARKETED BY



COLE KOEPESELL

GA #GA405304
770.672.5564 | DIRECT
cole@SIGnn.com

In Cooperation With Sands Investment Group Charleston, LLC - Lic. #20891
BoR: Chris Sands - Lic. SC #93103

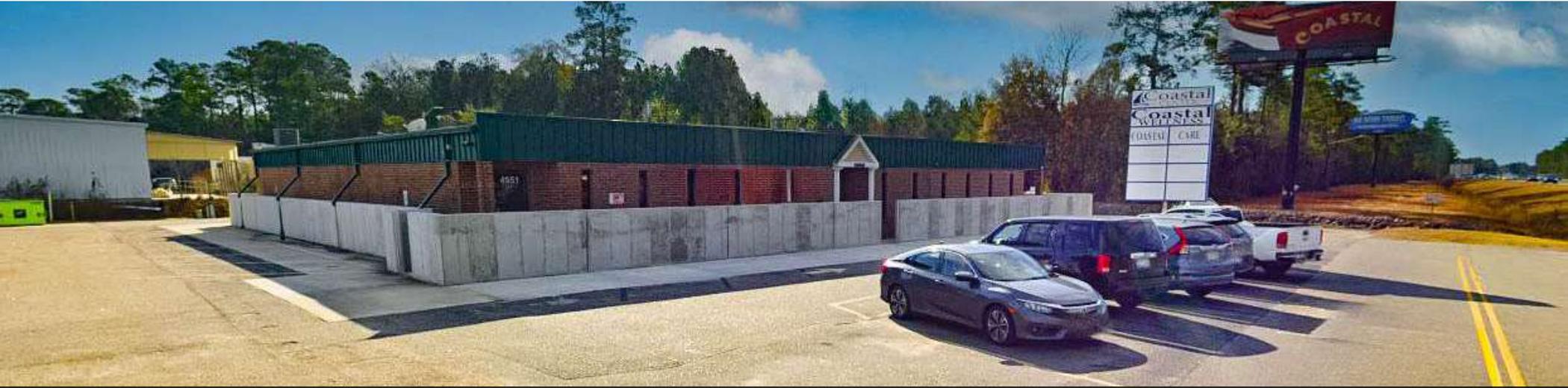
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CONFIDENTIALITY & DISCLAIMER

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EXECUTIVE SUMMARY



Actual Property Image

Lease Rate	\$20 RENT/SF (ABS NNN)
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OFFERING SUMMARY

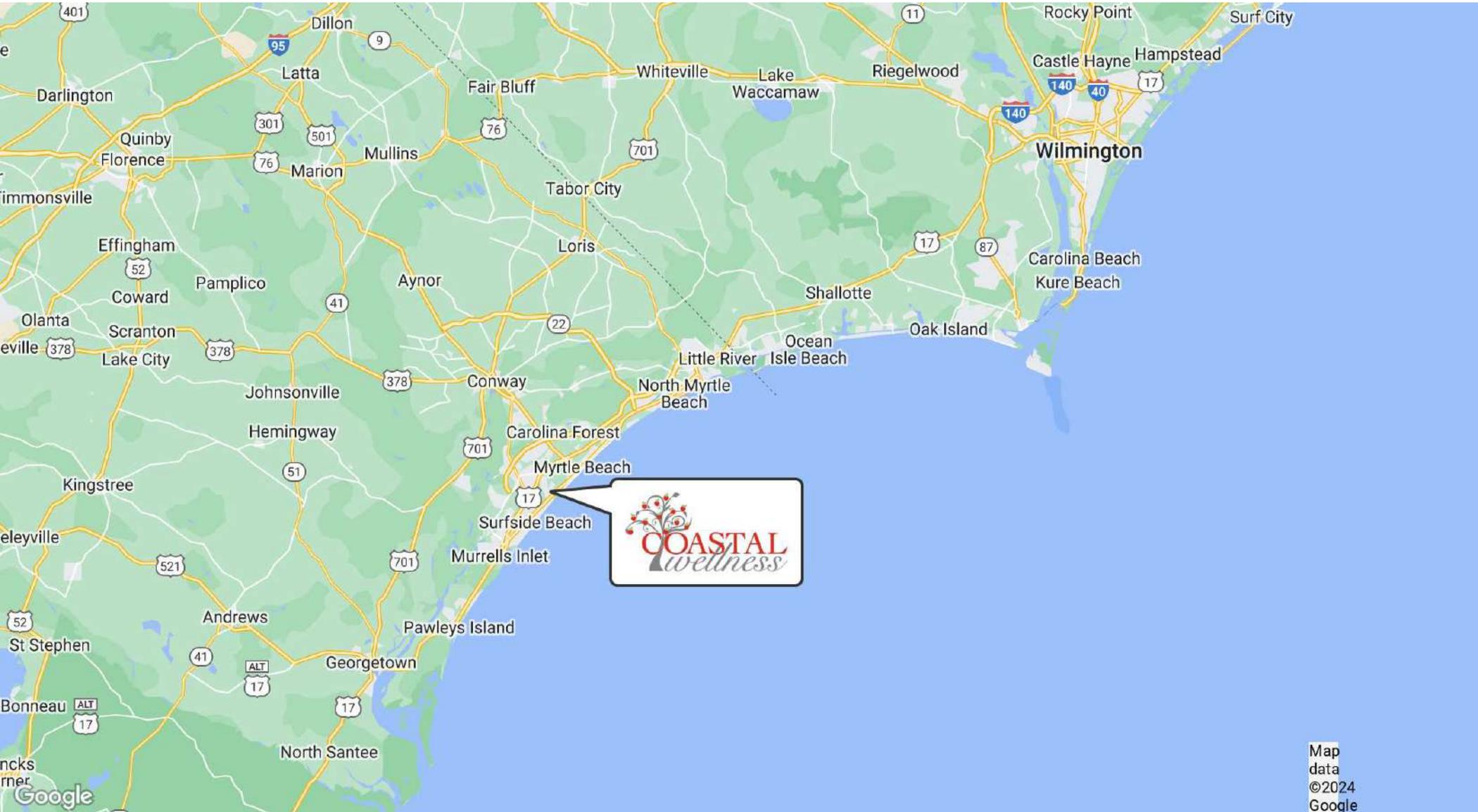
Street Address:	4955 US Highway 17 Bypass South
City, State, Zip:	Myrtle Beach, SC 29577
County:	Horry
Building Size:	7,880 SF
Leaseable	2,626 SF
Year Built:	1983
Last Renovated:	2016

PROPERTY HIGHLIGHTS

- 2,626 SF For Lease
- Adjacent to High-Performing Medical Wellness and Laboratory Tenants
- The Layout Includes: Two Front Entrances (Front and Back), a Lobby, a Receptionist Office, 10 Potential Exam Rooms, 2 Bathrooms, a Breakroom and 2 Storage Closets
- Conveniently Located Off Hwy 17, Which Sees 55,152 VPD
- Conveniently Located in a Heavy Medical Retail Corridor Near South Strand Medical Center, Publix, Starbucks, McDonald's, Goodwill and Smoothie King

[WATCH VIDEO](#)

LOCATION MAP



Map data ©2024 Google

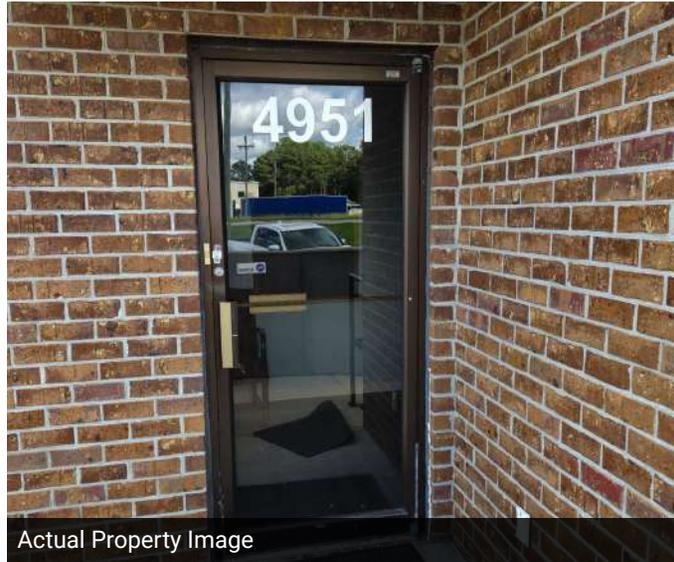
PROPERTY IMAGES



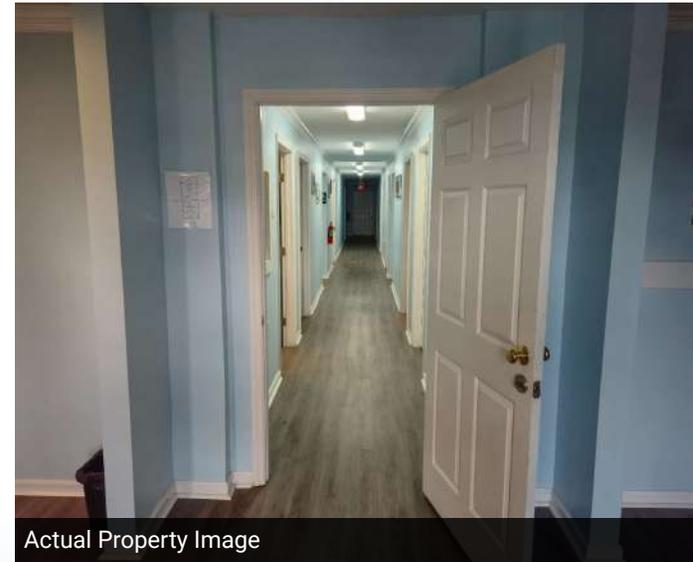
Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP

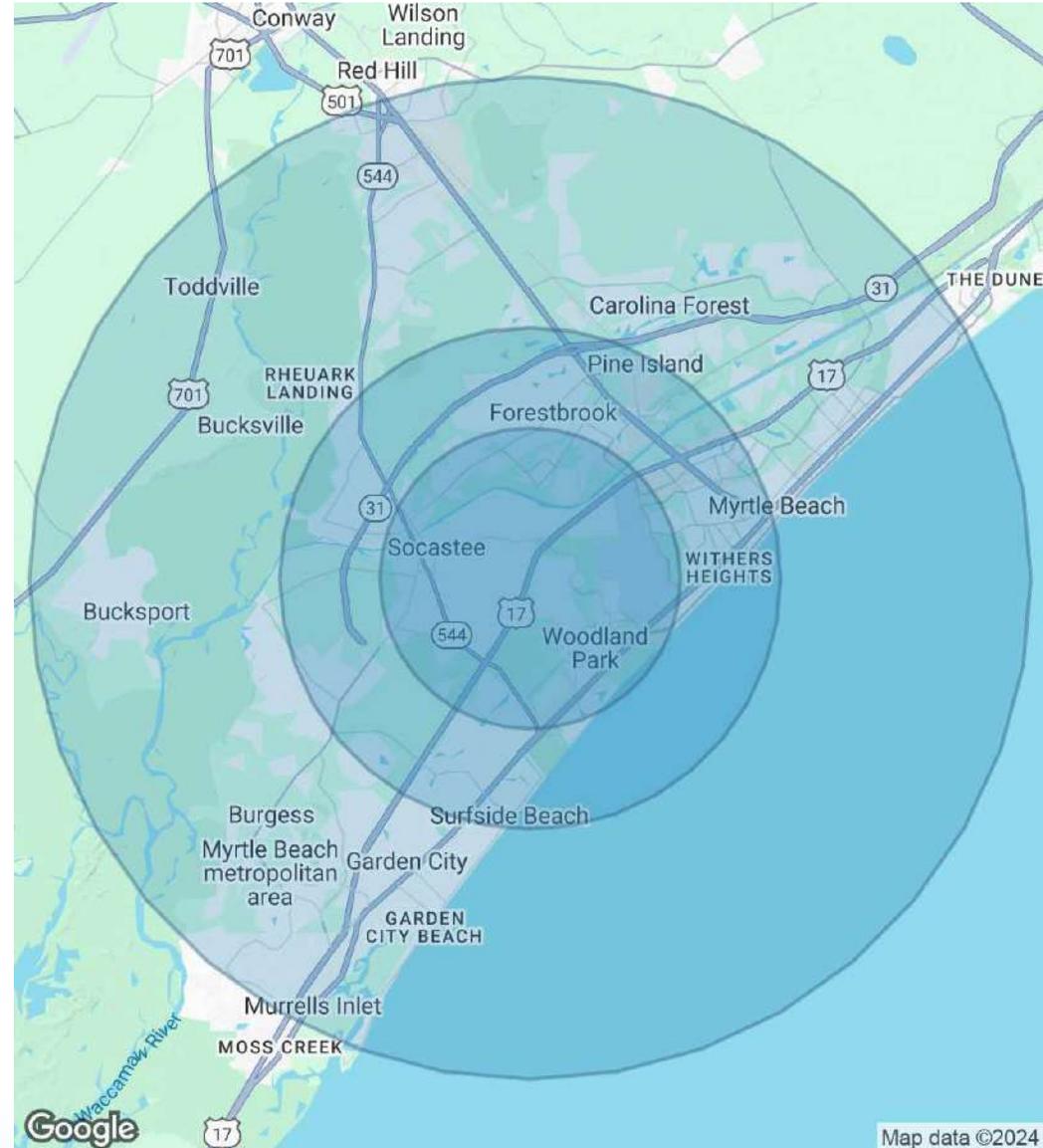


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	49,532	98,565	232,587
Average Age	46	46	46
Average Age (Male)	45	45	46
Average Age (Female)	47	47	47

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	21,500	41,892	97,993
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$83,458	\$80,401	\$82,707
Average House Value	\$305,029	\$302,422	\$329,308

TRAFFIC COUNTS	
U.S Hwy 17 Byp	55,152 VPD
Farrow Pkwy	18,298 VPD
Kings Hwy	30,965 VPD
U.S Hwy 501	65,844 VPD
Socastee Blvd	25,033 VPD



CITY OVERVIEW



Broadway on the Beach



Grand Strand Beach and Boardwalk

MYRTLE BEACH, SC

Myrtle Beach is a resort city on the east coast of the United States in Horry County. Myrtle Beach is in the center of an expanse of coastal shoreline known as the Grand Strand. The Grand Strand is a 60 mile long stretch of beach towns and barrier islands that run from Little River to Georgetown, South Carolina and consists of a populated area ranging from only a few blocks to a couple of miles wide. The city is oriented in the northeastern most corner of the state and is approximately 23 miles south of the North Carolina border. The City of Myrtle Beach is the 10th largest city in South Carolina with a population of 42,354 as of July 1, 2024. Myrtle Beach has been the fastest-growing city in the United States for three consecutive years (2021-2023).

Myrtle Beach and Horry County are among the East Coast's best places to start a business. Tourism and hospitality are easily the largest industry in Myrtle Beach; it welcomes over 20 million visitors every year, including 100,000 international visitors. Myrtle Beach's economy is dominated by the tourist industry; hotels, motels, resorts, restaurants, attractions, and retail developments exist in abundance to serve visitors. As a world-class destination for business in the Southeast, Myrtle Beach benefits from a few main industry clusters that contribute to the success of our region. Key industries in Horry County - aerospace, manufacturing, technology, healthcare, and marine - comprise a significant portion of our booming economy. It appeals to leisure travelers with its beaches, golf courses, aquarium, shopping, nightclubs and restaurants. The city also hosts a number of conventions, special events, and concerts every year. More than 30% of Myrtle Beach's population works in the hospitality industry compared to 3% working in retail and less than 1% in agriculture. Pittsburgh Institute of Aeronautics, Horry County School District, Walmart, Coastal Carolina University, Hospitals like Conway Hospital and Grand Strand Regional Medical Center are the major employers of Myrtle Beach. The top employer in the Greater Myrtle Beach area is Horry County School District

The beach area is quite popular and is typically very crowded during the primary tourist season. Visitors can enjoy the beauty along the shore when the sun rises and excellent seafood at the nearby restaurants. Broadway at the Beach features a variety of shops, shows, live music and is the most popular tourist destination in the area. There are numerous other attractions including The Barefoot Landing, Ripley's Aquarium, Magiquest, The Palace Theatre, Pavilion Nostalgia Park, Myrtle Beach State Park, Huntington Beach State Park, and the Carolina Opry. The city has a vast number of quality golf courses which attract a huge crowd every year. North Course at Myrtle Beach National and South Creek are most notable. Hosting over 20 million visitors annually, the Grand Strand is home to an array of tourist attractions, and the area receives a large influx of visitors during all seasons.

CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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