



RETAIL PROPERTY FOR LEASE

# Gator Hole Plaza

550 HIGHWAY 17 NORTH NORTH MYRTLE BEACH, SC 29582



C.N. "NICK" SHERFESEE

843.626.3400 x1044

[nicks@keystonecommercial.com](mailto:nicks@keystonecommercial.com)

4706 Oleander Drive, Myrtle Beach, SC 29577-5742 | [www.keystonecommercial.com](http://www.keystonecommercial.com)



# Gator Hole Plaza

550 HIGHWAY 17 NORTH  
NORTH MYRTLE BEACH, SC 29582



## PROPERTY DESCRIPTION

OFFERED FOR LEASE: Gator Hole Plaza is a Premier Power Center located in the midst of the North Myrtle Beach Retail Corridor that also features Surfwood Plaza and Coastal North Town Center.

## OFFERING SUMMARY

Lease Rate:	Occupied
Available SF:	2,939 SF
Lot Size:	28 Acres
Building Size:	442,199 SF

## PROPERTY HIGHLIGHTS

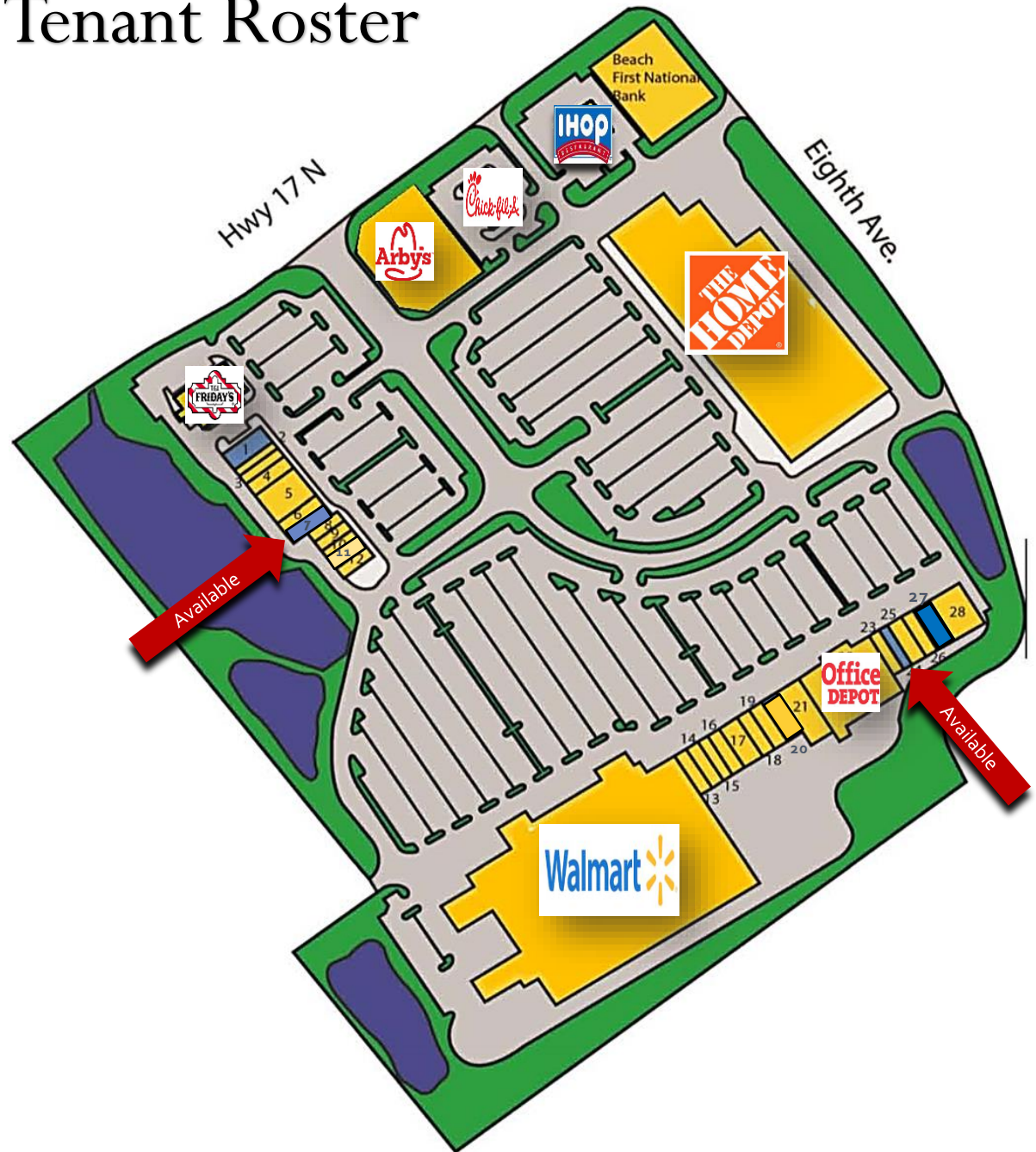
- 442,199 SF Retail Power Center anchored by Walmart, Home Depot, Staples, Dollar Tree and Petco.
- Signalized Intersection on Highway 17 Business.
- Situated on approximately 28 Acres.
- Average Daily Traffic Count - 78,800 (SCDOT 2024).
- Move-in ready spaces are available for immediate occupancy.
- Spaces starting at approximately 1,500 SF.
- Store fronts with rear access to all units.
- Ample Parking.
- TMS#: 1440001086
- PIN: 35600000003

C.N. "NICK" SHERFESEE  
843.626.3400 x1044  
nicks@keystonecommercial.com



# Tenant Roster

Suite	Tenant	SF
506	Mr Crab	4,500 SF
512	Reisenberg Family Dental	2,500 SF
514	Fuji Japanese Grill	1,500 SF
516	El Cerro Grande	3,500 SF
518	Buffalo Wild Wings	7,000 SF
526	Rita's Italian Ice	2,000 SF
528	Available	2,939 SF
530	T Mobile	1,600 SF
532	Geno's New York Style Pizza	1,600 SF
534	Happy Nails	1,600 SF
536	Cora Health	2,400 SF
540	The Wine Shoppe	2,400 SF
554	Sally Beauty Supply	1,500 SF
556	Cannabetter Farm	1,500 SF
558	Great Clips	1,500 SF
560	Firehouse Subs	2,500 SF
562	CATO	4,000 SF
564	Game Shop	2,000 SF
566	V's Type Apparel	3,000 SF
568	Mr. Puffer	3,000 SF
570	Dollar Tree	10,010 SF
572	Office Max	17,933 SF
574	Liberty Taxes	1,500 SF
576	Available	1,950 SF
580	America's Best Eyewear	4,500 SF
584	More Space Place	2,500 SF
586	Riptide Ryderz	6,000 SF
596	Petco	11,217 SF
	Walmart	203,916 SF
	Home Depot	130,134 SF





# Gator Hole Plaza

550 HIGHWAY 17 NORTH  
NORTH MYRTLE BEACH, SC 29582

**LEASE TYPE** | NNN      **TOTAL SPACE** | 2,939 SF      **LEASE TERM** | 12 months      **LEASE RATE** | Occupied



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
528	Available	2,939 SF	NNN	Negotiable

C.N. "NICK" SHERFESEE  
843.626.3400 x1044  
nicks@keystonecommercial.com



## Gator Hole Plaza

550 HIGHWAY 17 NORTH  
NORTH MYRTLE BEACH, SC 29582

### Plaza At the Gator Hole



C.N. "NICK" SHERFESEE  
843.626.3400 x1044  
[nicks@keystonecommercial.com](mailto:nicks@keystonecommercial.com)





# Gator Hole Plaza

550 HIGHWAY 17 NORTH  
NORTH MYRTLE BEACH, SC 29582

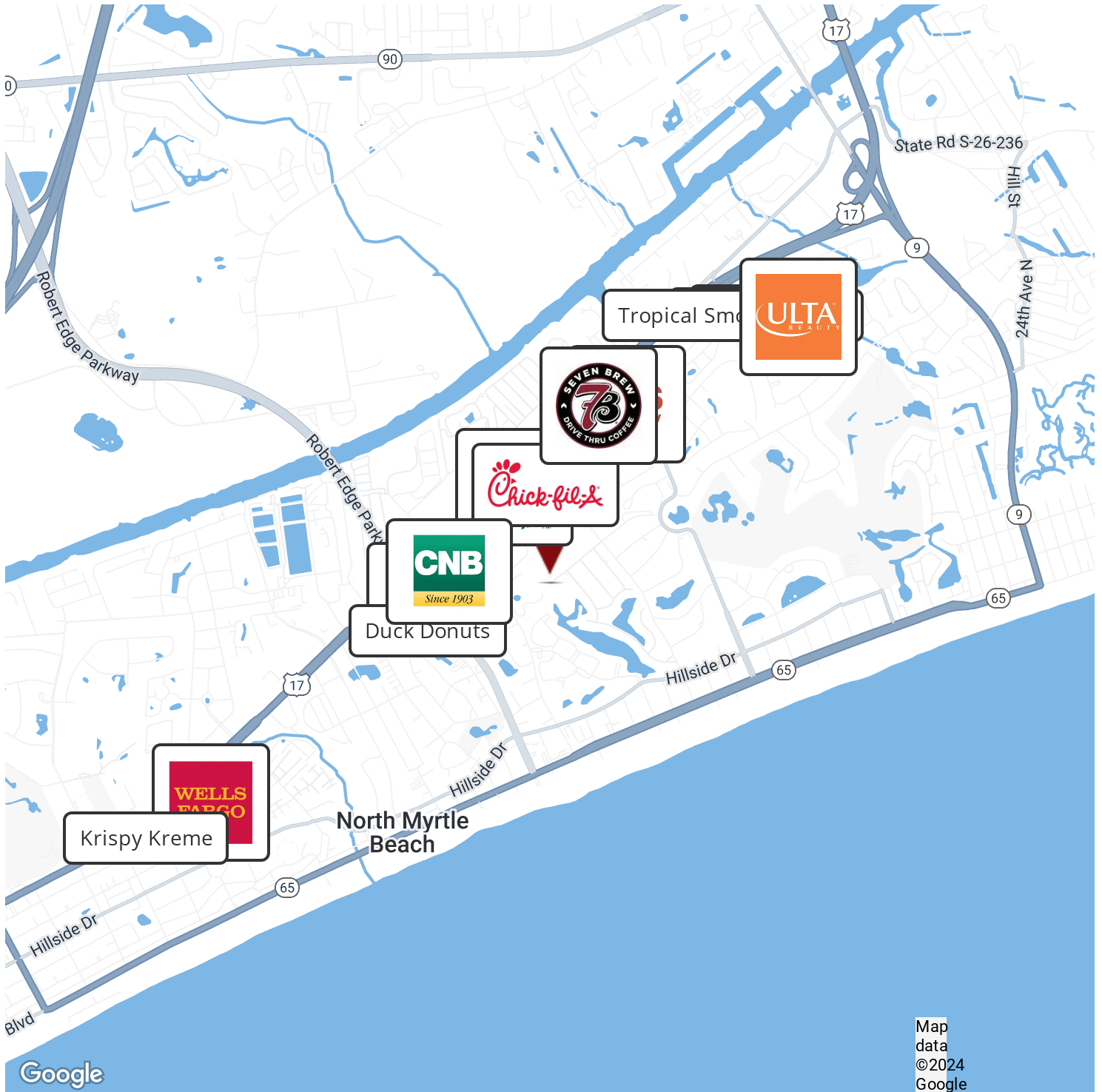


C.N. "NICK" SHERFESEE  
843.626.3400 x1044  
nicks@keystonecommercial.com



# Gator Hole Plaza

550 HIGHWAY 17 NORTH  
NORTH MYRTLE BEACH, SC 29582



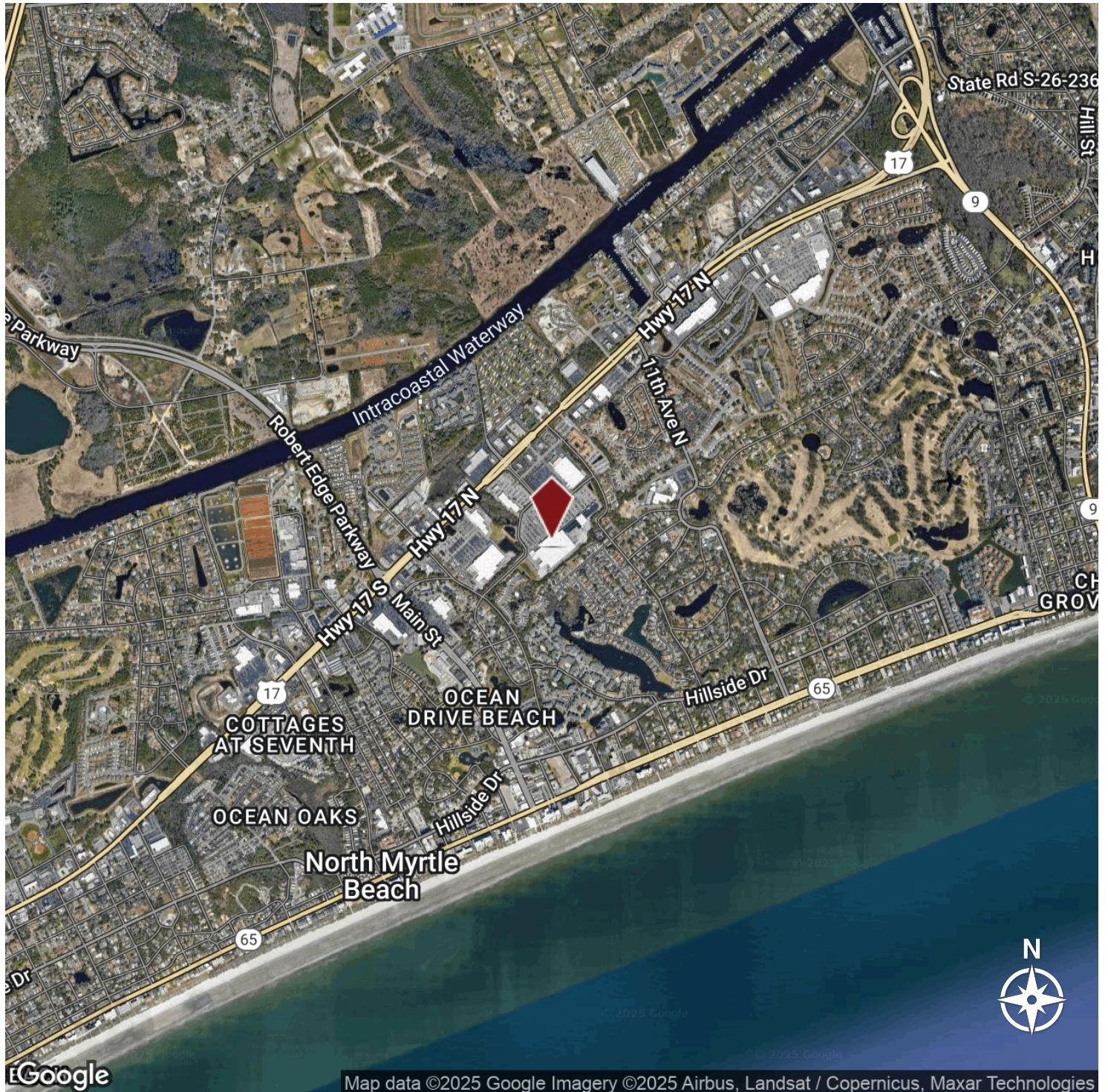
C.N. "NICK" SHERFESEE  
843.626.3400 x1044  
nicks@keystonecommercial.com





## Gator Hole Plaza

550 HIGHWAY 17 NORTH  
NORTH MYRTLE BEACH, SC 29582



C.N. "NICK" SHERFESEE  
843.626.3400 x1044  
nicks@keystonecommercial.com





## Myrtle Beach & the Grand Strand

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, and numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

### **Beaches**

Hotels, condos, and resorts create a mini-skyline along downtown Myrtle Beach, where the sandy beaches are long and deep, and the crowds are family-oriented. The Myrtle Beach State Park provides more than 300 acres of piney woods and access to a sandy beach; cast your line into the ocean water from a fishing pier.

### **Shopping**

Specialty shops line the pathways of the shopping centers at Barefoot Landing and Broadway at the Beach, and fireworks in the summer lend a festive air. Bargain hunt for brands such as Reebok and Polo Ralph Lauren at Tanger Outlets. Urban critics applaud the work-play-live development at The Market Common, which offers restaurants, a movie theater, and residential homes atop upscale storefronts.

### **Eating and Drinking**

Many major chains and sports-celebrity restaurants are found here, including Hard Rock Café, The House of Blues and Greg Norman's Australian Grill. Away from the chains, look for waterside spots serving fresh local seafood in unvarnished Low Country preparations. Or give decorum a rest and head to, Calvin Gilmore's Carolina Opry which packs in crowds nightly.

### **Attractions**

Renowned for its thrilling entertainment venues and exciting attractions, Myrtle Beach is one of the nation's most sought after tourist destinations. Meet locals on the golf course -- there are more than 100 to choose from. Myrtle Beach Board Walk, 1.2 miles long, named the nation's #3 boardwalk by National Geographic. Myrtle Waves, one of the largest water parks on the east coast. Family Kingdom Amusement Park, a classic seaside amusement park, named #5 best amusement park in the country. Broadway at the Beach, a large entertainment festival complex including the Pavilion Nostalgia Park, Ripley's Aquarium, Magiquest, and Jimmy Buffett's Margaritaville. Also, look for the Skywheel, NASCAR SpeedParks, Wild Water and Wheels, Ocean Water Sports, Alabama Theater and Medieval Times. The list of exciting family friendly entertainment is abundant and is waiting just for you.





## THE REGION

### #1 BEST PLACES TO LIVE IN SOUTH CAROLINA

US News & World Report, 2020

### Ranked #3 Best Places to Live By the Beach in the U.S.

US News & World Report, 2020

### BEST FAMILY BEACH VACATION RANKED #6

US News & World Report, 2020

### Second Fastest Growing Metropolitan Area in the Country

U.S. Census Bureau, 2019


### BEST PLACES TO RETIRE RANKED #11

US News & World Report, 2020

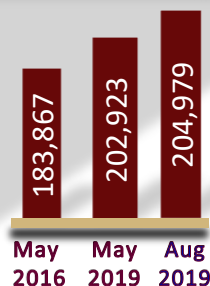
## MYRTLE BEACH, SC.

### Metropolitan Statistical Area

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

	2010	2018	2023
Population	376,722	467,292	533,198
<small>U.S. Census Bureau</small>			
Total Households	158,522	196,299	244,089
<small>U.S. Census Bureau</small>			
Avg. Household Income		\$68,058	\$77,206
<small>U.S. Census Bureau</small>			

#### EMPLOYMENT, Bureau of Labor Statistics



MAY 2018:  
3.6%

MAY 2019  
4.1%

UNEMPLOYMENT RATE  
Bureau of Labor Statistics