

# LEASE

## 1529 MULBERRY ST, SUITE A

1529 Mulberry Street Little River, SC 29566



### PROPERTY DESCRIPTION

1,000 SF medical office with reception office, waiting room, 3 exam rooms (2 with sink and 1 w/out sink), 1 private office, kitchenette/nurse's station, small shielded x-ray room, and 1 ADA restroom. Conveniently located in the heart of Little River near restaurants, retail and residential.

### LOCATION DESCRIPTION

Little River is a rapidly growing submarket located on the northern boundary of SC/NC with strong demographics to support medical uses. Permanent population within a 5 mile radius is 51,810 and growing with several large residential developments underway.

### OFFERING SUMMARY

Lease Rate:	\$1,850.00 per month (MG)
Available SF:	1,000 SF
Lot Size:	0.27 Acres
Building Size:	2,000 SF
Parking:	18 spaces (9/1,000 SF)
Zoning:	HC
APN:	31205020021

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,992	12,469	25,240
Total Population	5,962	25,091	51,810
Average HH Income	\$75,895	\$80,872	\$84,448

**Drew Parks**  
843 455 0216

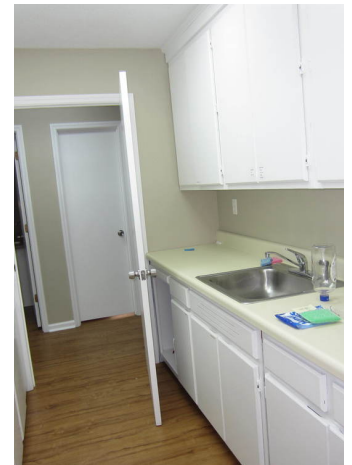
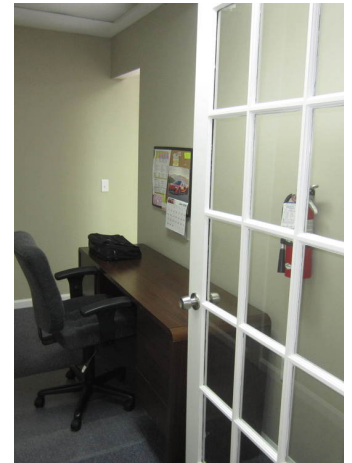


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SEA COAST ADVANTAGE

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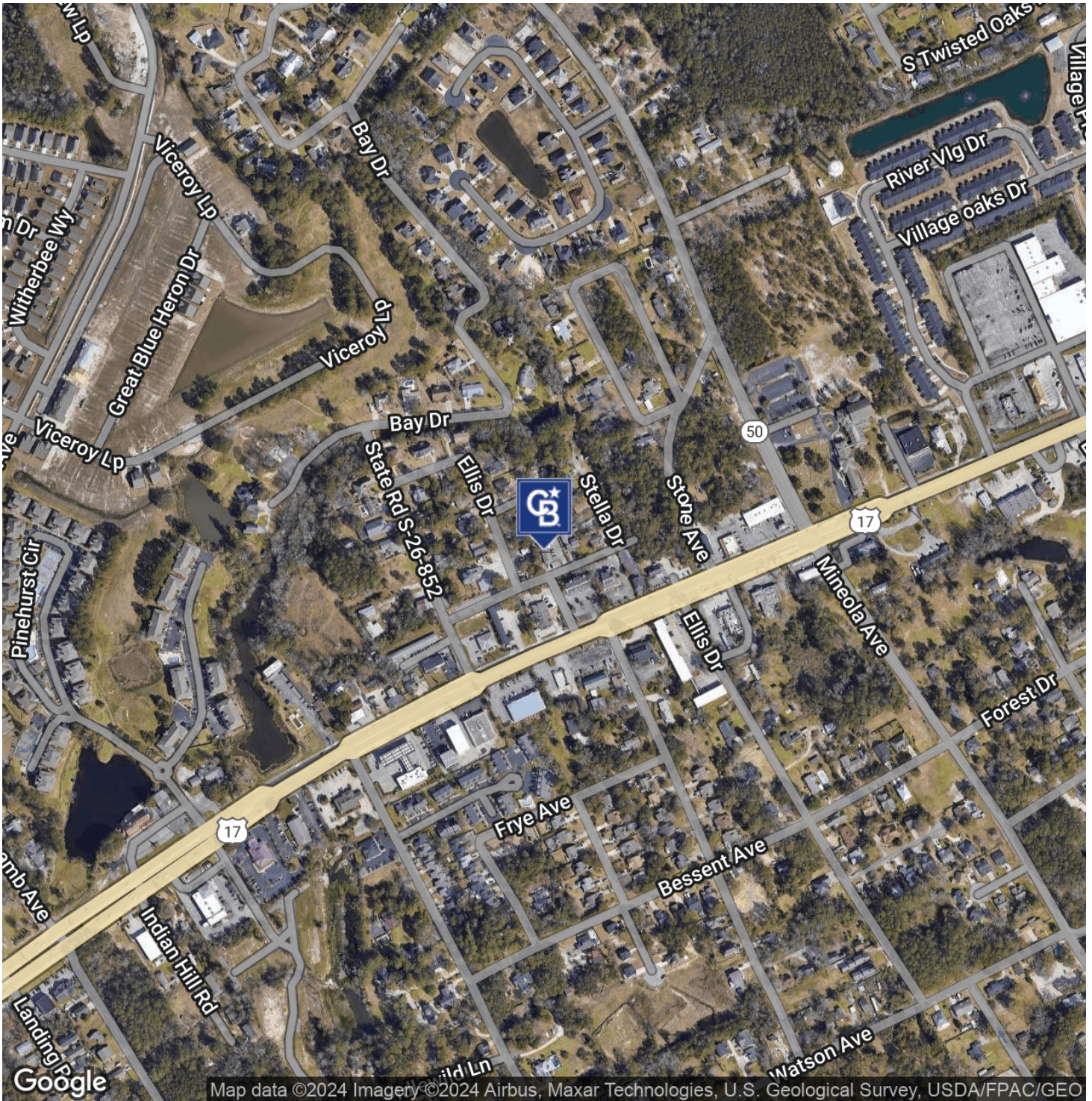


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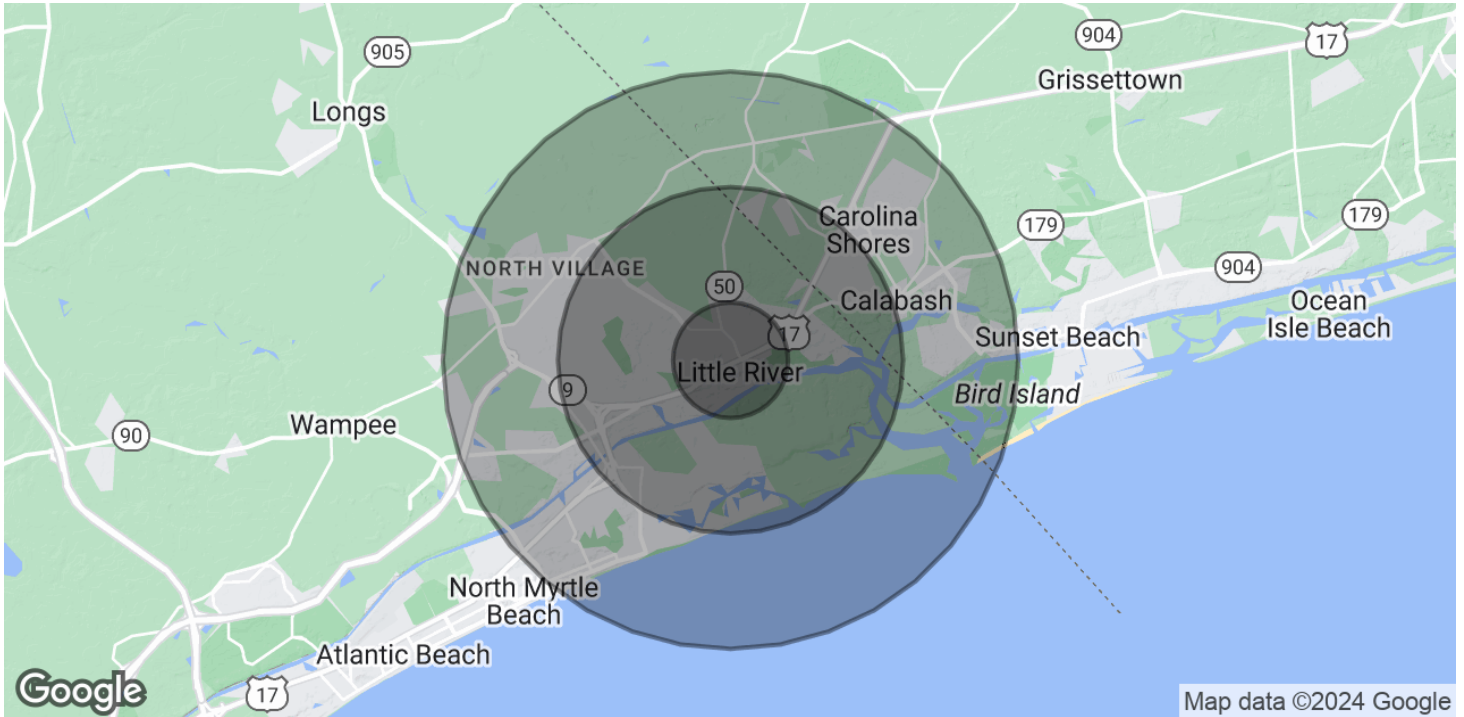


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,962	25,091	51,810
Average Age	52	55.4	55.1
Average Age (Male)	51.	54.6	54.4
Average Age (Female)	52.8	56.1	55.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,992	12,469	25,240
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$75,895	\$80,872	\$84,448
Average House Value	\$334,681	\$342,023	\$334,431

\* Demographic data derived from 2020 ACS - US Census

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