

# 834 Farrar Dr

Conway, SC

Myrtle Beach MSA



Enzo Farrar | 843.333.8700 | [enzo@vaughtrealty.com](mailto:enzo@vaughtrealty.com)

# Property Overview

## OFFERING SUMMARY

<b>ADDRESS</b>	<b>834 Farrar Dr. Conway, SC 29526</b>
<b>LEASE PRICE</b>	<b>\$10,500/MTH</b>
<b>TOTAL SQFT</b>	<b>5,105</b>
<b>LEASE TERMS</b>	<b>NNN</b>
<b>USE</b>	<b>MEDICAL OFFICE</b>

## PROPERTY HIGHLIGHTS

- Convenient to Conway Medical Center
- Located in established medical park with successful co-tenants
- Convenient to Highway 501 & 544
- Significant population growth in the area
- Efficient floorplan; suitable for group practices



# Location Map

**SUBJECT  
PROPERTY**

**Conway**

**North Myrtle Beach**

**Myrtle Beach**

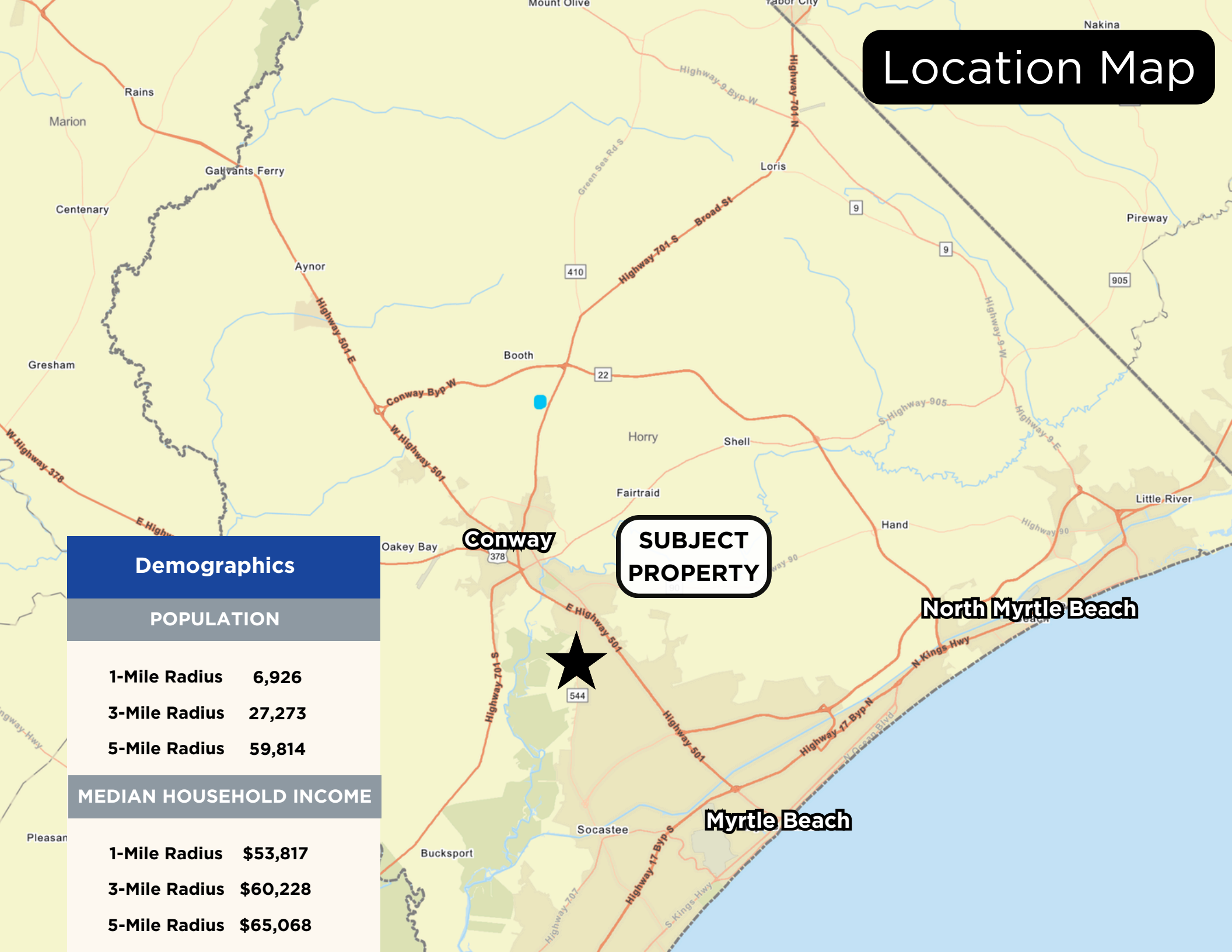
## Demographics

### POPULATION

1-Mile Radius	6,926
3-Mile Radius	27,273
5-Mile Radius	59,814

### MEDIAN HOUSEHOLD INCOME

1-Mile Radius	\$53,817
3-Mile Radius	\$60,228
5-Mile Radius	\$65,068





**Rivertown  
Medical Park**

Singleton Ridge Rd - 12,500 VPD

**SUBJECT  
PROPERTY**

37,800 VPD

51,800 VPD

Farrar Dr



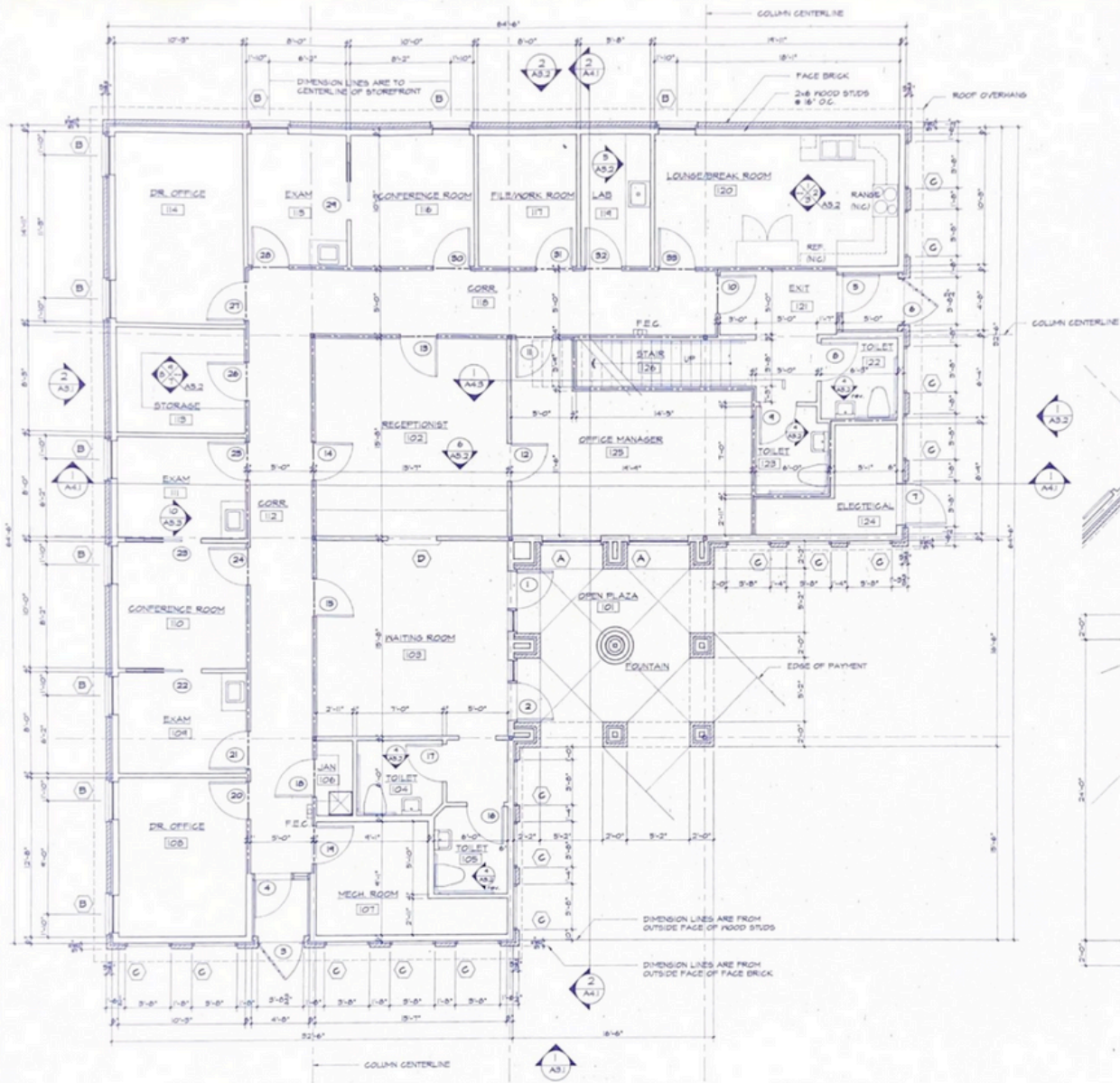
# Rivertown Medical Park





For Lease

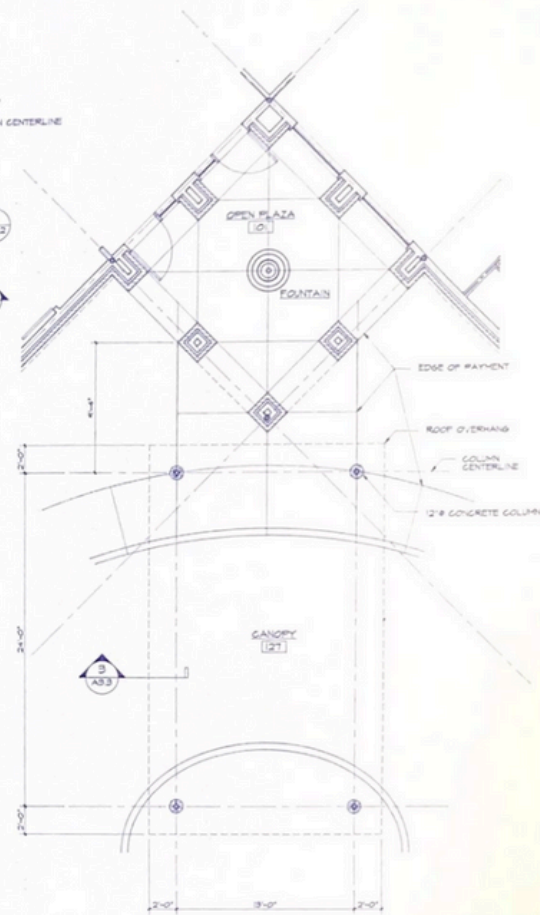
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ENTRY LEVEL FLOOR PLAN

ONE (1) HOUR FIRE SEPARATION WALL

SCALE: 1/4" = 1'-0"



DRIVE-THRU CANOPY PLAN

SCALE: 1/4" = 1'-0"



R. DALE GILLILAND, ARCHITECT  
340 E. BRADSHAW ROAD GREENVILLE, S.C. 29602

OWNER  
DR. ELMS

MYRTLE BEACH, SC

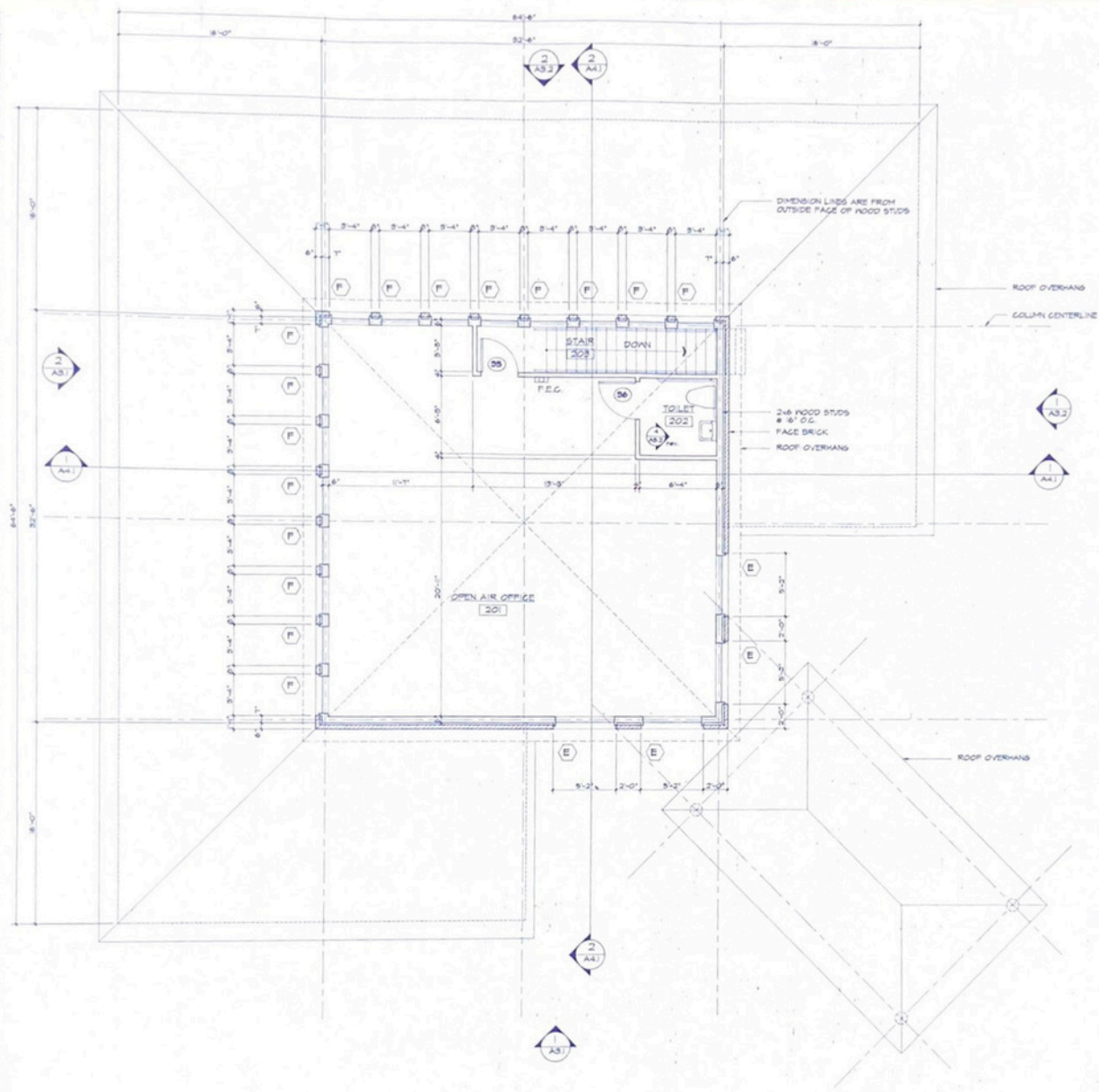
PROJECT  
COASTAL KIDNEY CENTER, P.A.  
LOT 11, RIVERTON  
CONWAY, SOUTH CAROLINA

ARCHITECTURAL

FIRST FLOOR PLAN AREA

SHEET NO.  
A.1.1

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UPPER LEVEL FLOOR PLAN

SHEET 3  
 SCALE: 1/4" = 1'-0"

	<b>A. DALE OILLAND, ARCHITECT</b> <small>301 S. BROADWAY, SUITE 200, MYRTLE BEACH, SC 29577</small>	
	PROJECT <b>COASTAL KIDNEY CENTER, P.A.</b> <small>LOT 11, RIVERTOWN          CONWAY, SOUTH CAROLINA</small>	OWNER <b>DR. ELMS</b> <small>MYRTLE BEACH, SC</small>
ARCHITECTURAL <b>UPPER LEVEL FLOOR PLAN</b>	SHEET NO. <b>A-13</b>	TOTAL SHEETS <b>13</b>



# Overview - Conway, SC



- Home to Coastal Carolina University | 10,479 students | 5th largest college in SC
- Conway Medical Center | 222 beds | One of county's largest employers | 1,500+ employees
- Horry Georgetown Technical College | Offers 70+ programs including cybersecurity, advanced manufacturing, culinary arts, and health care
- Currently experiencing significant population growth
- 15 miles from Myrtle Beach, SC | One of South Carolina's premier beach and tourist destinations | 19MM visitors annually





**Offered Exclusively By:**

**Enzo Farrar**

843.333.8700

[enzo@vaughtrealty.com](mailto:enzo@vaughtrealty.com)

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