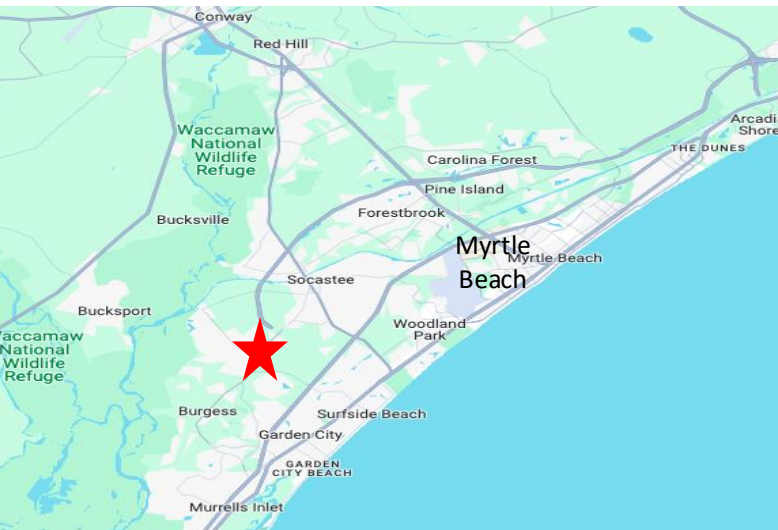


FOR LEASE

- 1.05 acres available
- (2) full access points to Hwy 707 via Grand Oak Blvd and Bay Rd (signalized intersection) and (1) right-in, right-out
- Excellent visibility in high growth sub-market
- Hwy 707 traffic count: 39,700 (higher in spring/summer months)
- Located in front of new Anchor Point Apartments (204 units)
- Ideally suited for QSR, bank, automotive or other retail uses
- Surrounding retailers include Scrubby's car wash, McDonalds, Dunkin Donuts, Food Lion, Circle K and more
- **Lease Rate: \$89,000 / year**



Corner of Highway 707 & Grand Oak Blvd Socastee, SC



Demographics	1 Mile	3 Mile	5 Mile
2023 Population	6,866	38,947	92,293
2020-2023 Growth Rate	2.42%	3.26%	2.55%
Average HH Income	\$77,904	\$82,947	\$83,125

Please Contact:

Carter Seawell
Carter@atkinsproperties.com
(704) 975-2855

H Atkins Jr.
Hatkinsjr@atkinsproperties.com
(704) 975-5503



23,300 VPD

39,700 VPD

24,200 VPD

SITE



Burgess Elementary
(640 students)
St. James Intermediate
(830 students)

St James Elementary
(815 students)
St. James Middle
(945 students)

FOOD LION
TAKE 5
McDonald's
SONIC
DUNKIN' DONUTS
CIRCLE K
DG

FOOD LION
THE HONEY BAKED Ham Co.
Valvoline
DG
CIRCLE K

St. James High School
(1,700 students)





Full Access

Right In Right Out

Full Access



Full Access

Anchor Pointe
APARTMENTS
(204 units)