

LEASE

GROUND LEASE OR BUILD TO SUIT

TBD 16th Ave Conway, SC 29526 (beside United Community Bank)



PROPERTY DESCRIPTION

Available for Ground Lease or Build to Suit: 0.52 acre pad site with 112' frontage on 16th Ave. Excellent location adjacent to United Community Bank. Cross Access Easement in place from Hwy 501 through the United Community Bank site. Master planned stormwater retention and utilities in place.

LOCATION DESCRIPTION

Located adjacent to United Community Bank near the intersection of Hwy 501 & 16th Ave. Conway is the county seat of Horry County. Nearby businesses include: Walgreens, Dunkin, Chick Fil A, Bojangles, Starbucks, Popeyes, Hardees, Arby's, KFC, Conway Sports and Fitness Center, etc. ADT on Hwy 501 (Church St) is 36,700. ADT on 16th Ave is 3,200.

OFFERING SUMMARY

Lease Rate:	\$50,000.00 per year (Ground)
Available SF:	22,457 SF
Lot Size:	0.52 Acres
Zoning:	Professional
APN:	33810030007

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,407	7,938	15,030
Total Population	5,783	20,253	40,527
Average HH Income	\$56,248	\$58,491	\$61,817

Drew Parks
843 455 0216



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COAST ADVANTAGE

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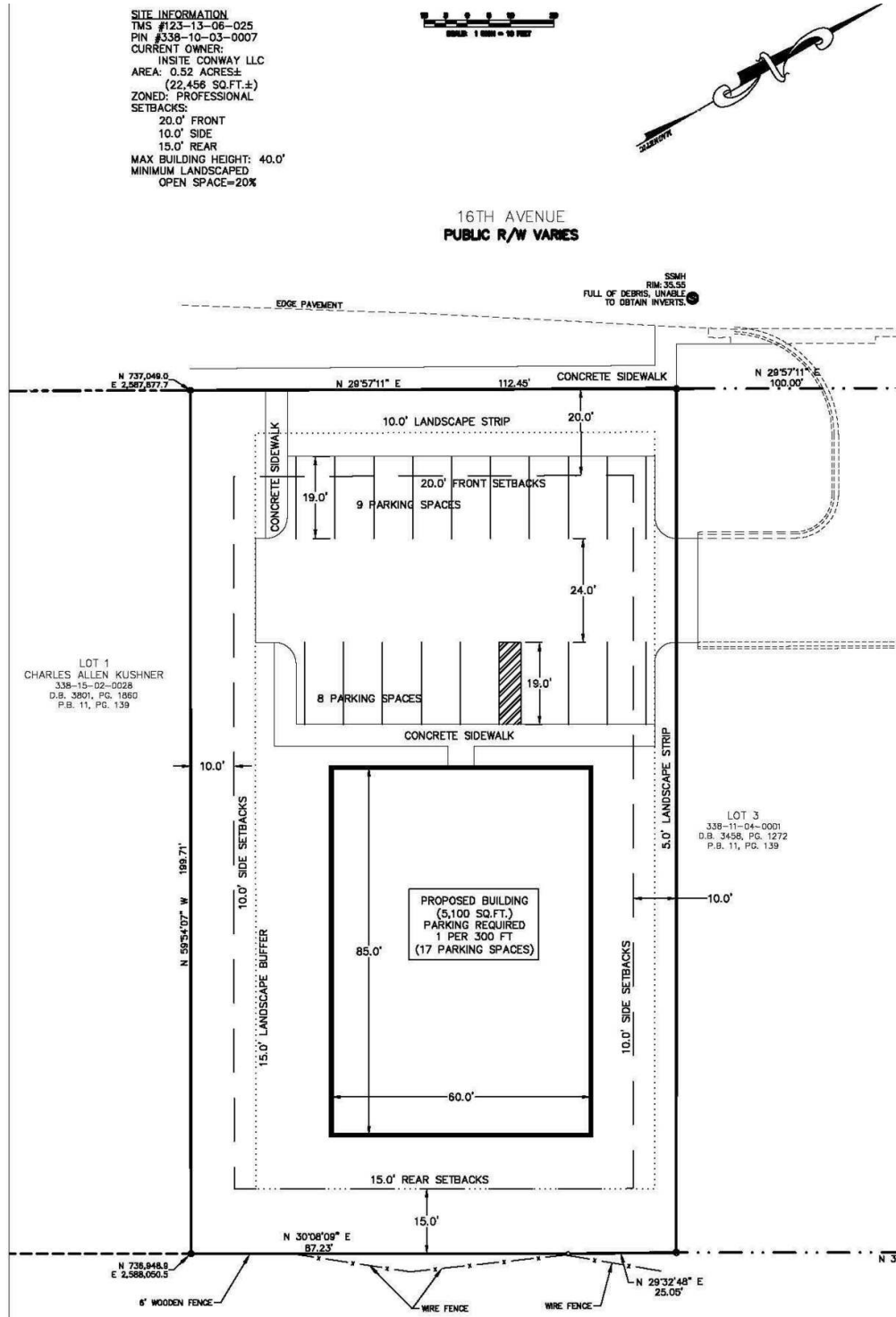


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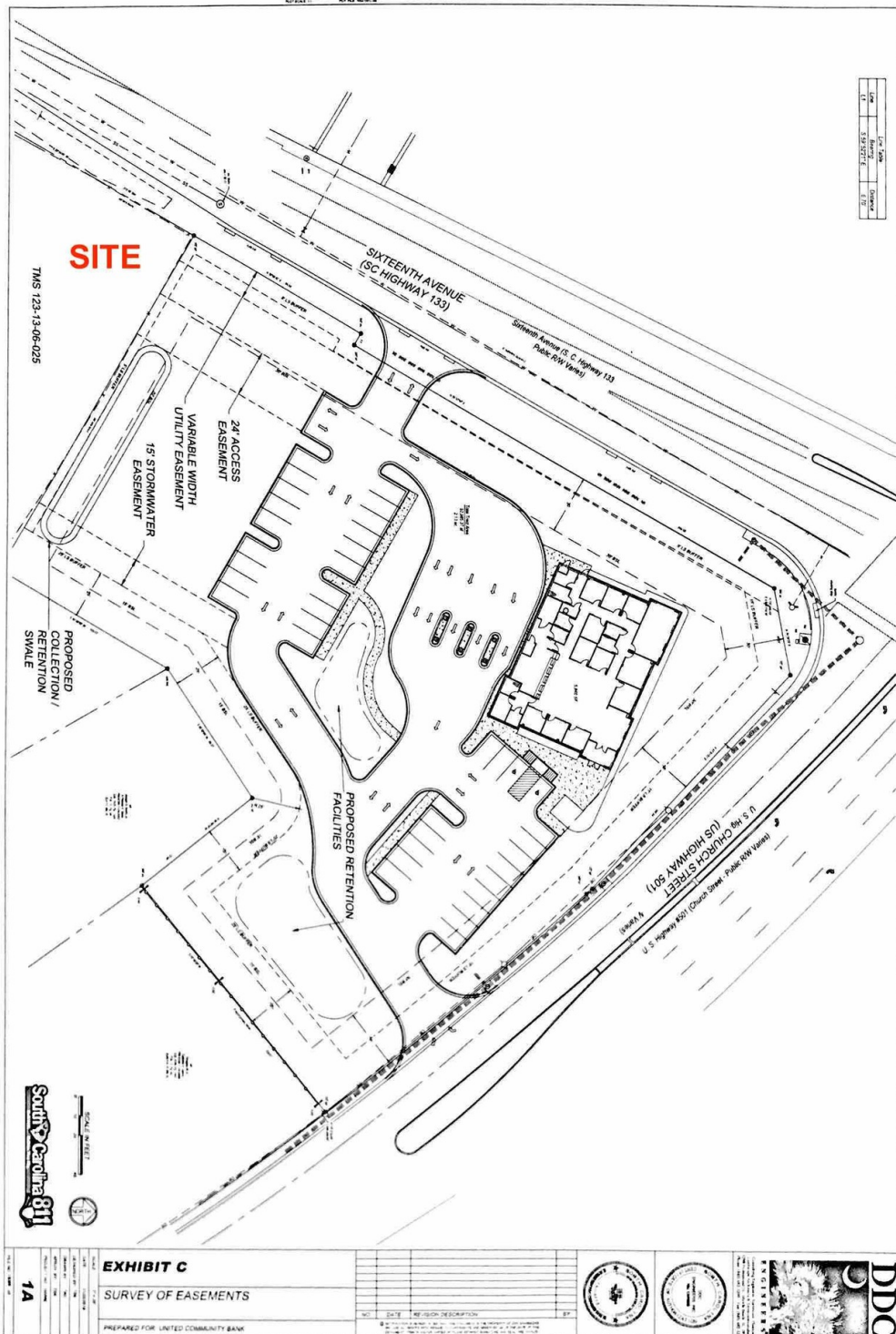


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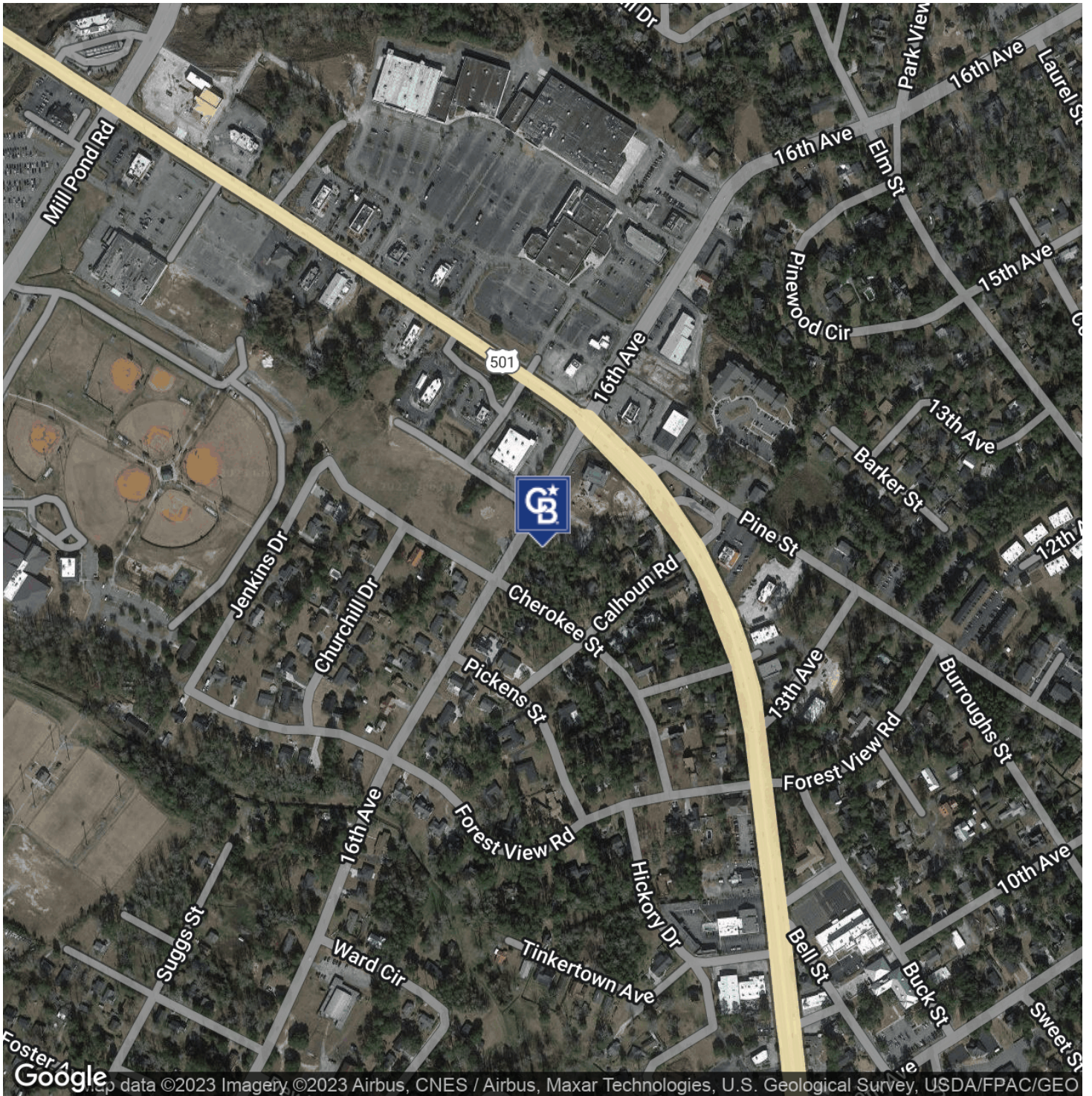


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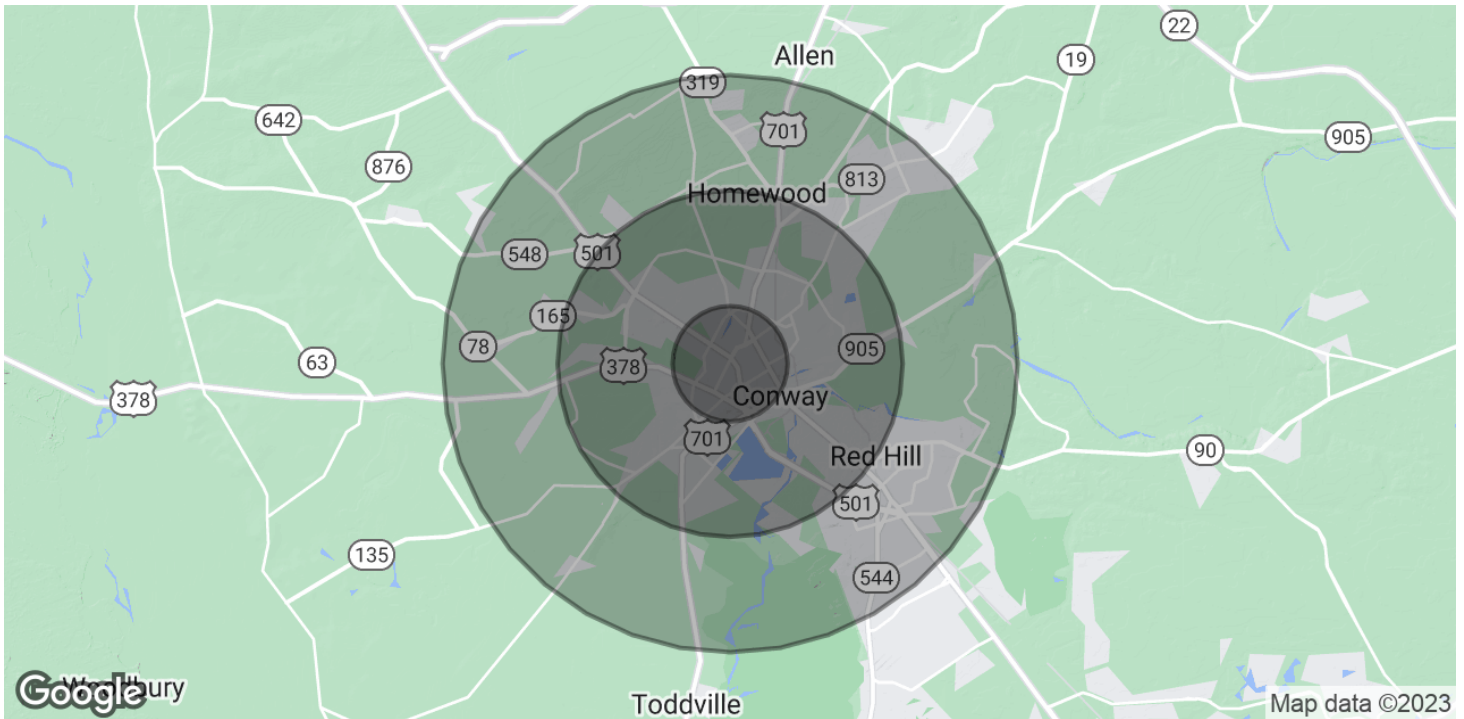


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,783	20,253	40,527
Average Age	43	42.3	41.2
Average Age (Male)	41.9	41	40.3
Average Age (Female)	43.9	43.4	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,407	7,938	15,030
# of Persons per HH	2.1	2.2	2.6
Average HH Income	\$56,248	\$58,491	\$61,817
Average House Value			

* Demographic data derived from 2020 ACS - US Census

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