LEASE

5,000 SF FREESTANDING FLEX BLDG

4824 US Highway 17 Bypass South Myrtle Beach, SC 29588

PROPERTY DESCRIPTION

5,000 SF fully conditioned flex building with highway frontage located just south of the Market Common District on Hwy 17 Bypass. 3 Phase power. Approx. 2,500 SF of showroom area in front with drop ceiling (9ft), private office, and kitchenette/breakroom. The rear area is approx. 2,500 SF with open ceiling (15 ft at center and 12 ft eaves), three restrooms, shower, and 10x10 overhead door. Average Daily Traffic on Hwy 17 Byp is 47,700. Available for occupancy November 1, 2025.

LOCATION DESCRIPTION

Prime location in Socastee Submarket just south of the signalized intersection of Hwy 17 Bypass and Palmetto Pointe Blvd across from the Market Common District. In close proximity to Starbucks, Take 5, Napa Auto Parts and high density residential (Market Common, Palmetto Pointe, and Sayebrook). Traffic Count on Hwy 17 Byp is 47,700. Permanent population within a 5-mile radius is 109,037.

OFFERING SUMMARY

Lease Rate:	$20.00 SF/YR (MG)
Available SF:	5,000 SF
Lot Size:	1.53 Acres
Zoning:	HC
Parking:	25+
Traffic Count:	47,700 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,887	23,778	47,052
Total Population	10,806	55,230	109,037
Average HH Income	$97,341	$98,529	$94,415

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COLDWELL BANKER COMMERCIAL
SEA COAST ADVANTAGE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,806	55,230	109,037
Average Age	45.8	45.5	45.7
Average Age (Male)	44.7	44.5	44.7
Average Age (Female)	46.9	46.5	46.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,887	23,778	47,052
# of Persons per HH	2.2	2.3	2.3
Average HH Income	$97,341	$98,529	$94,415
Average House Value	$392,475	$380,494	$358,275

Demographics data derived from AlphaMap

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