

CAROLINA FOREST COMMONS

107 DEBO DRIVE, MYRTLE BEACH, SC 29579

FOR LEASE



LOCATION DESCRIPTION

Highly visible street front retail on Hwy 501, the main corridor between Conway and Myrtle Beach

PROPERTY HIGHLIGHTS

- 2,600 SF available for lease
- Join Starbucks, Panera, AT&T, Mattress Firm, Heartland Dental, and Benchmark PT
- Located in close proximity to Publix, Kroger, and Tanger Outlets
- Carolina Forest boasts annual population growth of 6.56% and part of Myrtle Beach MSA, second fastest growing in the USA
- Traffic Counts: Edward E Burroughs Hwy - 50,700 AADT | Carolina Bays Pkwy - 30,500 AADT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population Density	3,672	39,447	104,774
2025 Daytime Population	5,865	32,630	94,750
2025 Average Household Income	\$106,196	\$103,357	\$96,755



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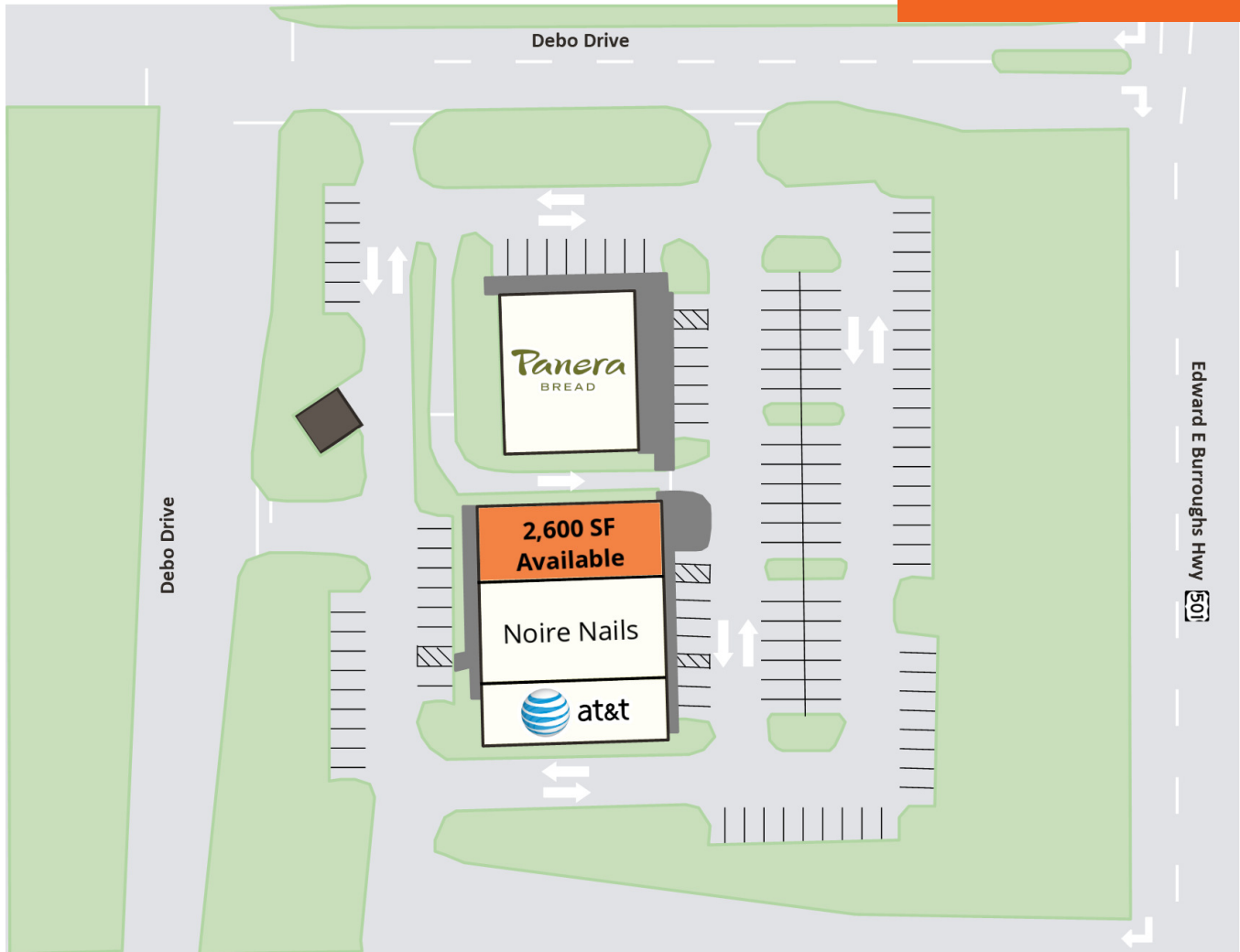
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SUITE	TENANT NAME	SPACE SIZE
A	Panera Bread	4,200 SF
B	Available	2,600 SF
C	Noire Nails	3,584 SF
D	AT&T	2,000 SF



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