

FOR LEASE



# RIVER OAKS PLAZA

4112 River Oaks Drive • Myrtle Beach, SC

NEW CONSTRUCTION - RETAIL COMPLEX





## BUILDING AREA

8,740 SF Total Building Area

- Individual Tenant Space from 1,397 SF
- Expandable Floor Plans
- Restrooms
- 33 Common Parking Spaces
- Heightened Architectural Building Components
- Vanilla Box. HVAC allowance. Restrooms.
- Delivery schedule: 2026

## HIGHLIGHTS

8,740 SF Retail Building

The Myrtle Beach areas highest density bedroom community, this plaza is well positioned within Carolina

Forest near Carolina Forest Boulevard & International Drive. Adjacent to Conway National Bank

Carolina Forest is a 16.8 square mile self sustaining residential and commercial community with an estimated population of 28,960 residents representing a 23.62% since the US Census of 2020. Household income, \$70,647.

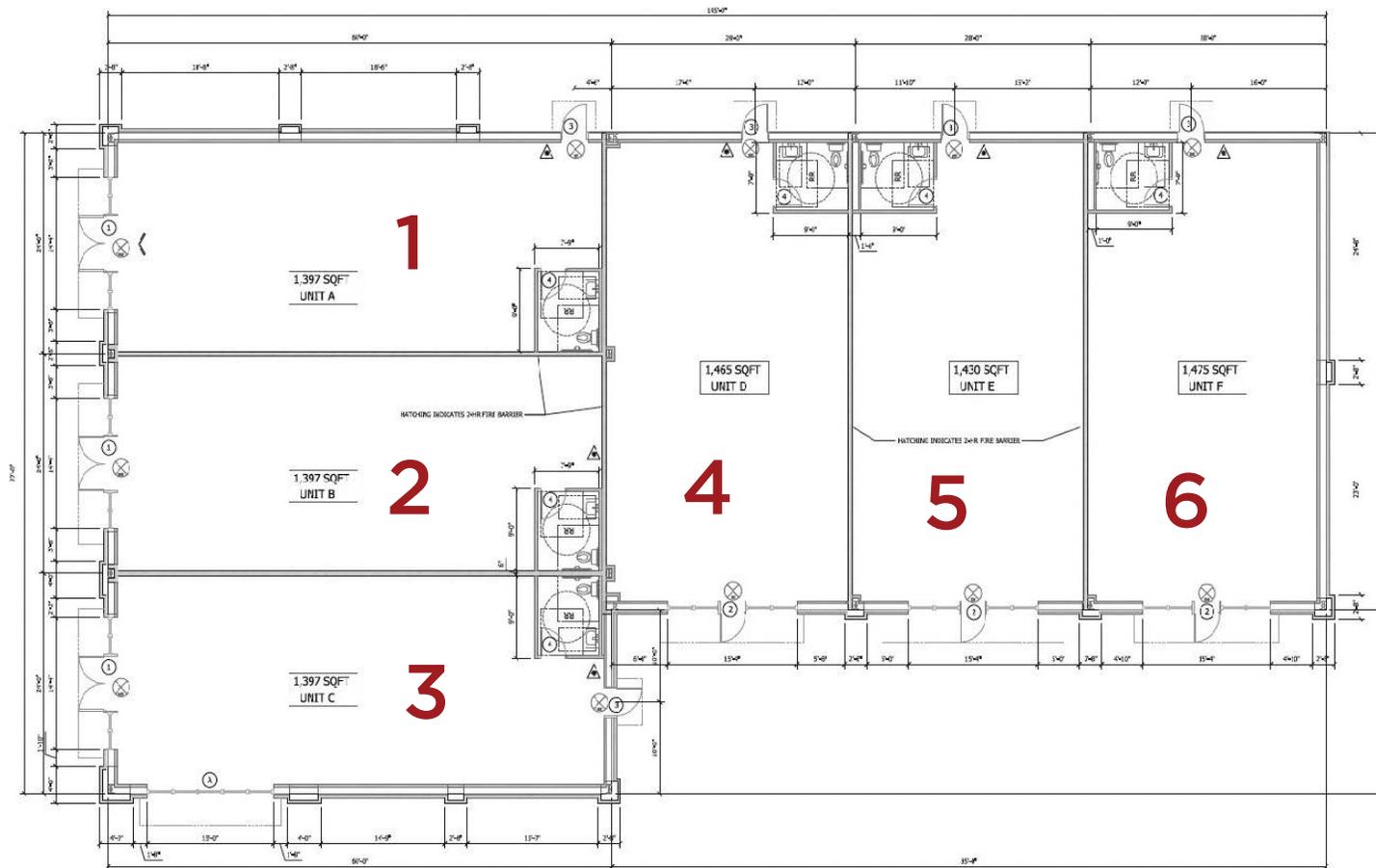
Fixed Lease Rates + \$4.50 CAM, TI Budget



For more information, please contact:

T. Van Davenport • 843.222.8153 • [tvandavenport@hbsprings.com](mailto:tvandavenport@hbsprings.com)





## AVAILABLE

### Fixed Lease Rates

Unit 1: 1,397 SF  
\$3,751/Month

Unit 2: 1,397 SF  
\$3,751/Month

Unit 3: 1,397 SF  
\$4,326/Month

Unit 4: 1,465 SF  
\$3,424/Month

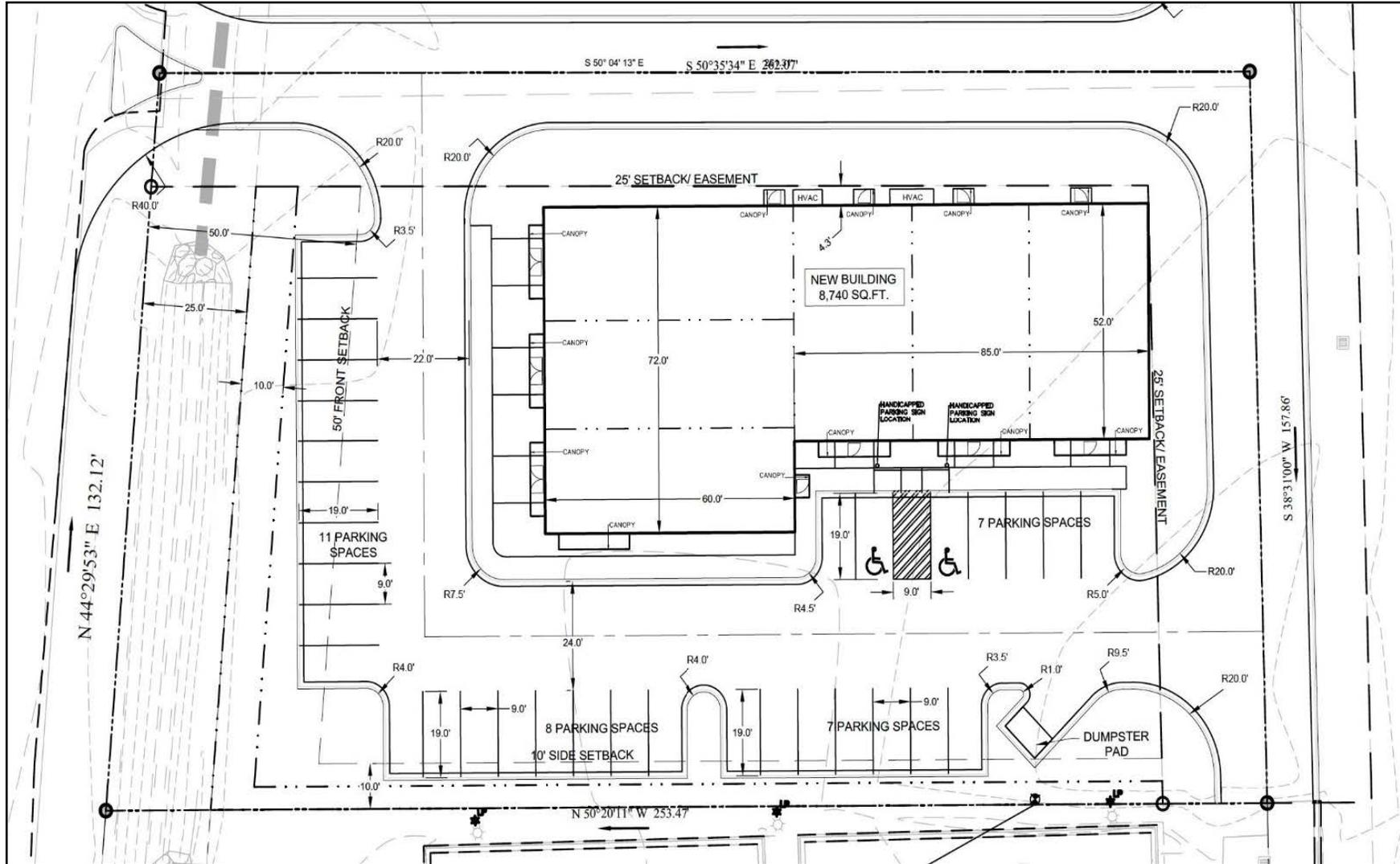
Unit 5: 1,430 SF  
\$3,338/Month

Unit 6: 1,475 SF  
\$3,456/Month

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# RIVER OAKS PLAZA | MYRTLE BEACH, SC

FOR LEASE

**SITE**

International Dr

31

17

BUS 17

River Oaks Golf Club

Myrtlewood Golf Club

Pine Lakes Country Club

Grand Strand Medical Center

Broadway at The Beach

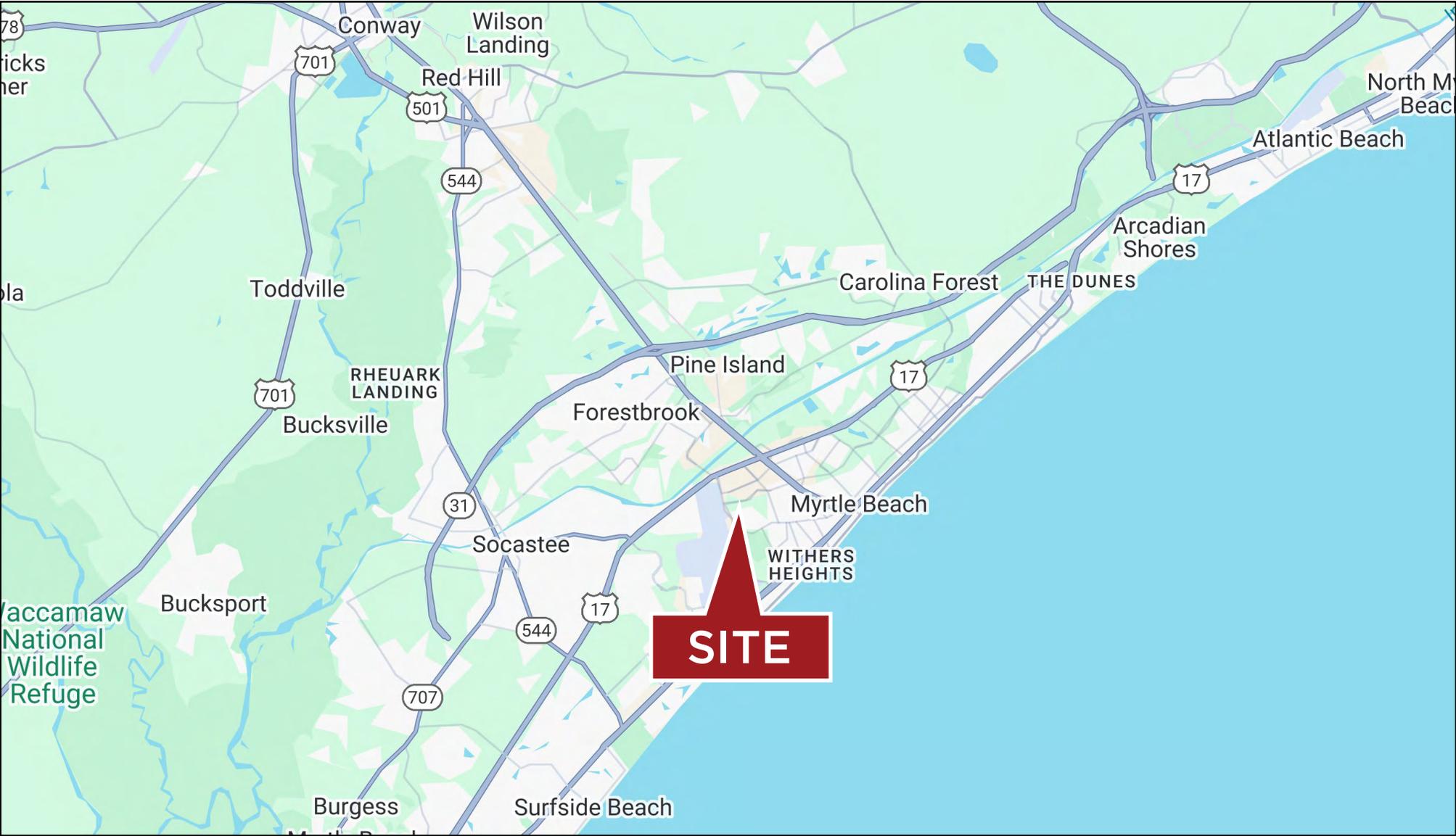
**Businesses and Services:**

- CVS pharmacy, Publix, SUBWAY, CHASE
- TAVERN IN THE FOREST, TACO BELL, SOL & LUNA, Wendy's, SLIM CHICKENS
- EGGS UP GRILL, First Citizens Bank, FOOD LION, McDonald's, Lowe's, FOLLETT'S
- COOK-OUT, SNEAKY SMOG, DUNKIN' DONUTS, PETERS GRILL & BAR
- Target, Sam's Club, Lowe's, O'Reilly, WORLD MARKET, COST PLUS, ROSS, SONIC, WAFFLE HOUSE, Chick-fil-A, T.J. MAXX, OfficeMax, DOLLAR TREE, Planet Fitness, LAQUINTA INN & SUITES, COURTYARD Marriott, COMFORT SUITES
- Walmart Neighborhood Market, Chilis, HOOTERS, Walgreens, it's fashion, DOLLAR TREE, CAROLINA ROADHOUSE, HAMBURGERS HOT HOODS, AJRIN'S, EARTH CAFE
- Publix, Mimosas, STARBUCKS COFFEE, THE FRESH MARKET, FOOD LION, LIBERTY TAP ROOM & GRILL, Pizza Hut, hook & barrel, Hampton Inn, McDonald's, Gios ITALIAN KITCHEN, CHASE, Jamba

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