

**40,963**  
SQFT WAREHOUSE/ FLEX  
SPACE

4900 Highway 501  
Myrtle Beach, SC 29579



**Chris Marek, CCIM**

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sqft Warehouse/ Flex Space

**4900 Highway 501**  
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**SQFT WAREHOUSE/ FLEX SPACE**

## **PROPERTY INFORMATION**

**Annual Rent**  
*\$10.76/ per SQ. FT.*

**Property Address**  
*4900 Highway 501  
Myrtle Beach, SC 29579*

**Rentable Area**  
*40,963 Sq. Ft.*

### **COMPANY DISCLAIMER**

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





## PROPERTY OVERVIEW

Marek Property Advisors is proud to offer 4900 Highway 501 for lease. Well positioned on Highway 501 with excellent frontage visibility. This 40,936 sqft flex space/warehouse is exceptionally tailored for manufacturing and distribution with 2 roll-up drive-in doors and 2 dock-high doors (one electric and one manual). Property is located approximately 2.5 miles from Highway 31, 5.2 miles from Highway 17, 8 miles to downtown Myrtle Beach and 55 miles to Highway 95. Ideally located with excellent access for semi-trucks and other delivery suppliers. Plenty of parking for staff with approximately 50 spaces.

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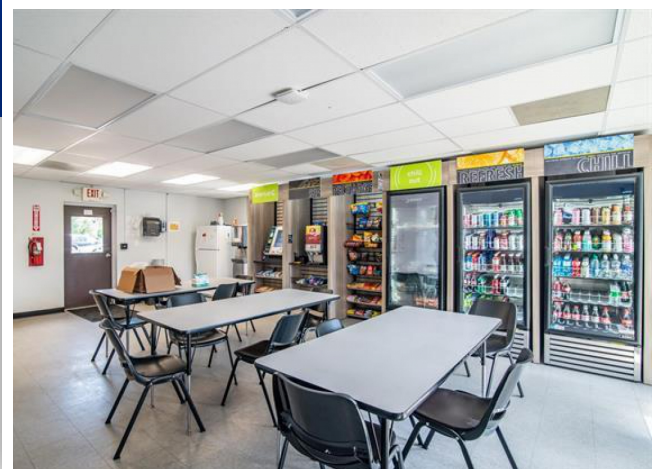


208 volts 3-phase power is located in each warehouse with water access for machinery and I -beams for lifts throughout the warehouse as well. The office space offers 8 offices in the main building, conference room, full break room and multiple records rooms and an outdoor screened porch offering another break area. The two-story office space in the front is arranged with the first floor designated for sales, call center, management, and conference rooms, while the upstairs boasts additional executive offices and an overview of the entire facility. Within the warehouse there are additional offices for floor managers, parts rooms, storage and mechanical areas. Property offers recent upgrades with new HVAC units on the roof and interior improvements in the main office area including carpet and paint. 2 of the 3 warehouse areas are climatized. Last warehouse area on the right with dock high doors is not.

# PROPERTY PHOTOS



# PROPERTY PHOTOS





# PROPERTY PHOTOS



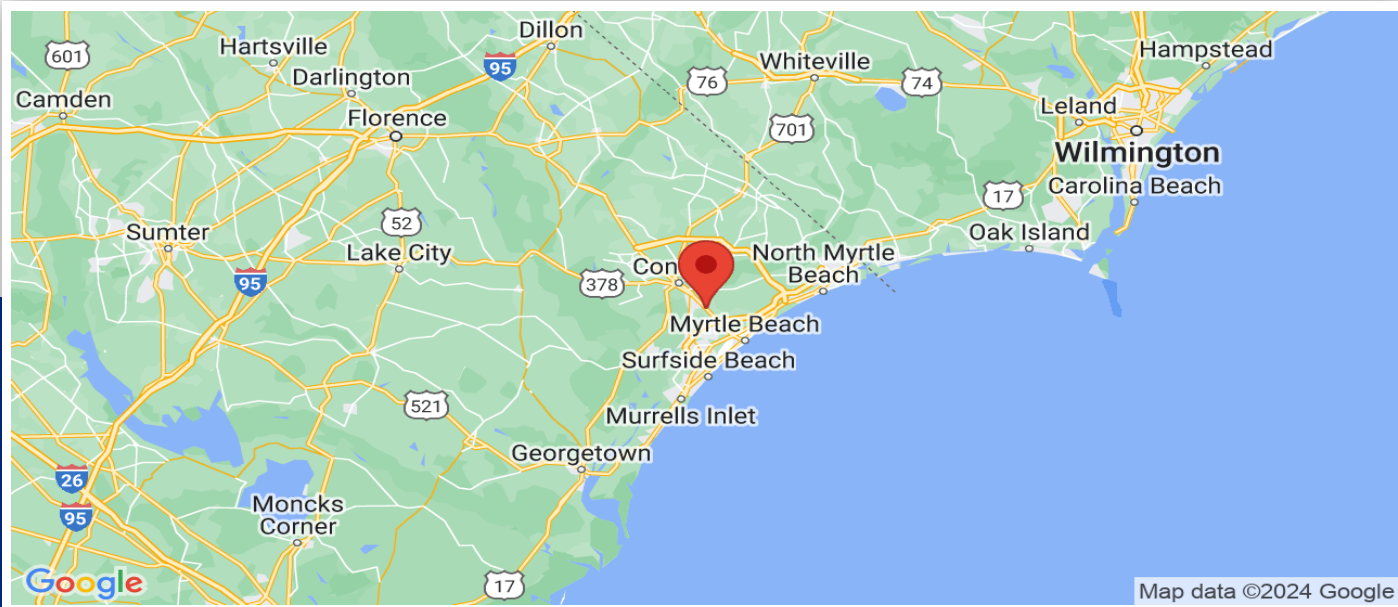


## PROPERTY PHOTOS



**40,963** SQFT WAREHOUSE/ FLEX SPACE

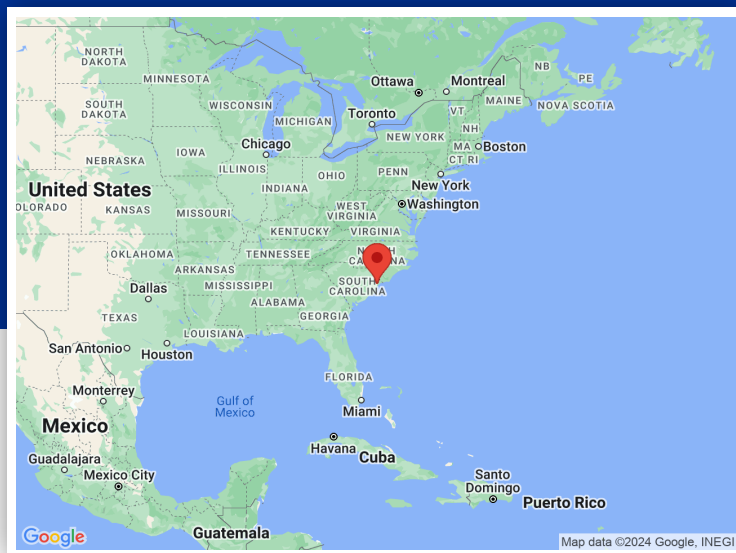
## AREA LOCATION MAP



**40,963**

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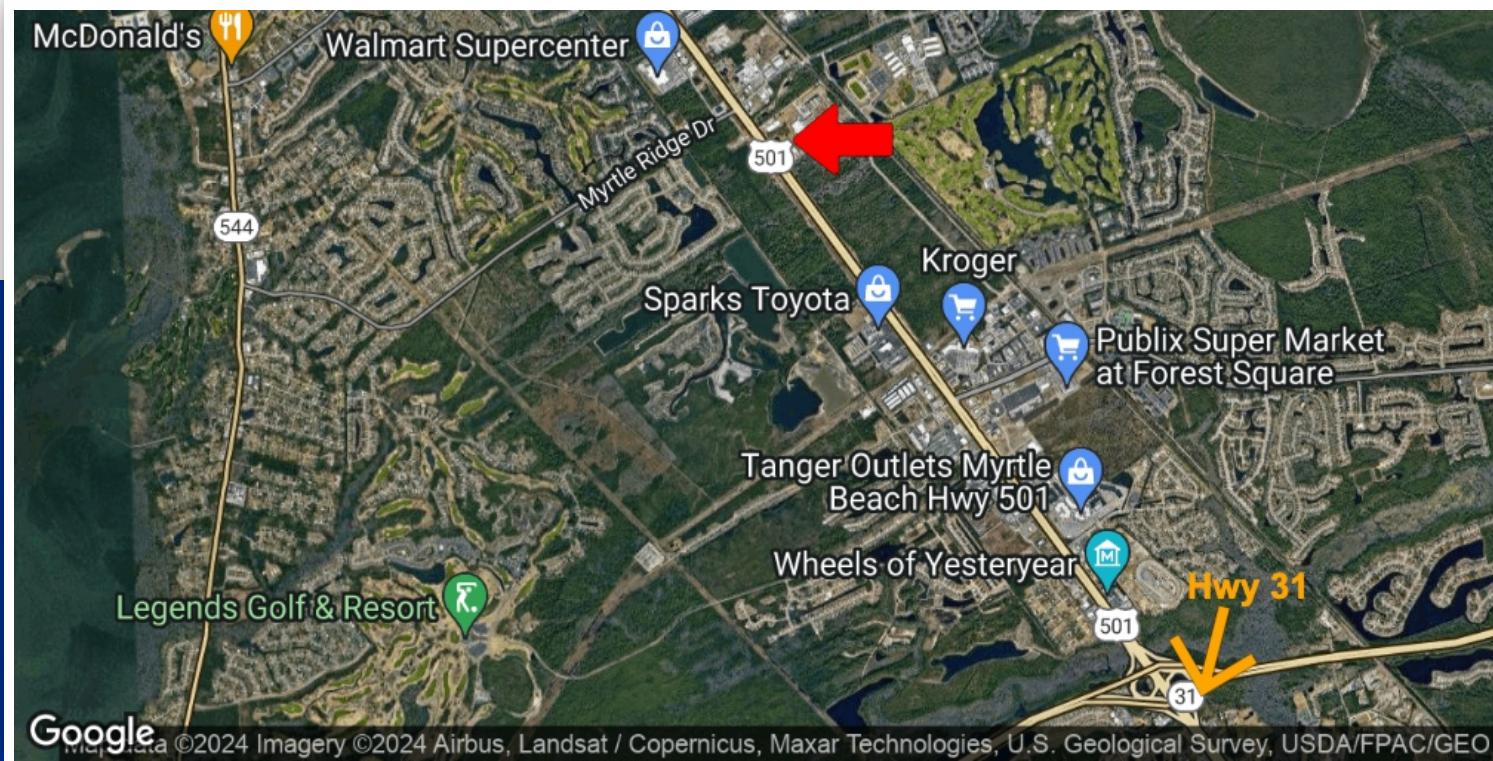
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## AERIAL ANNOTATION MAP



**40,963**

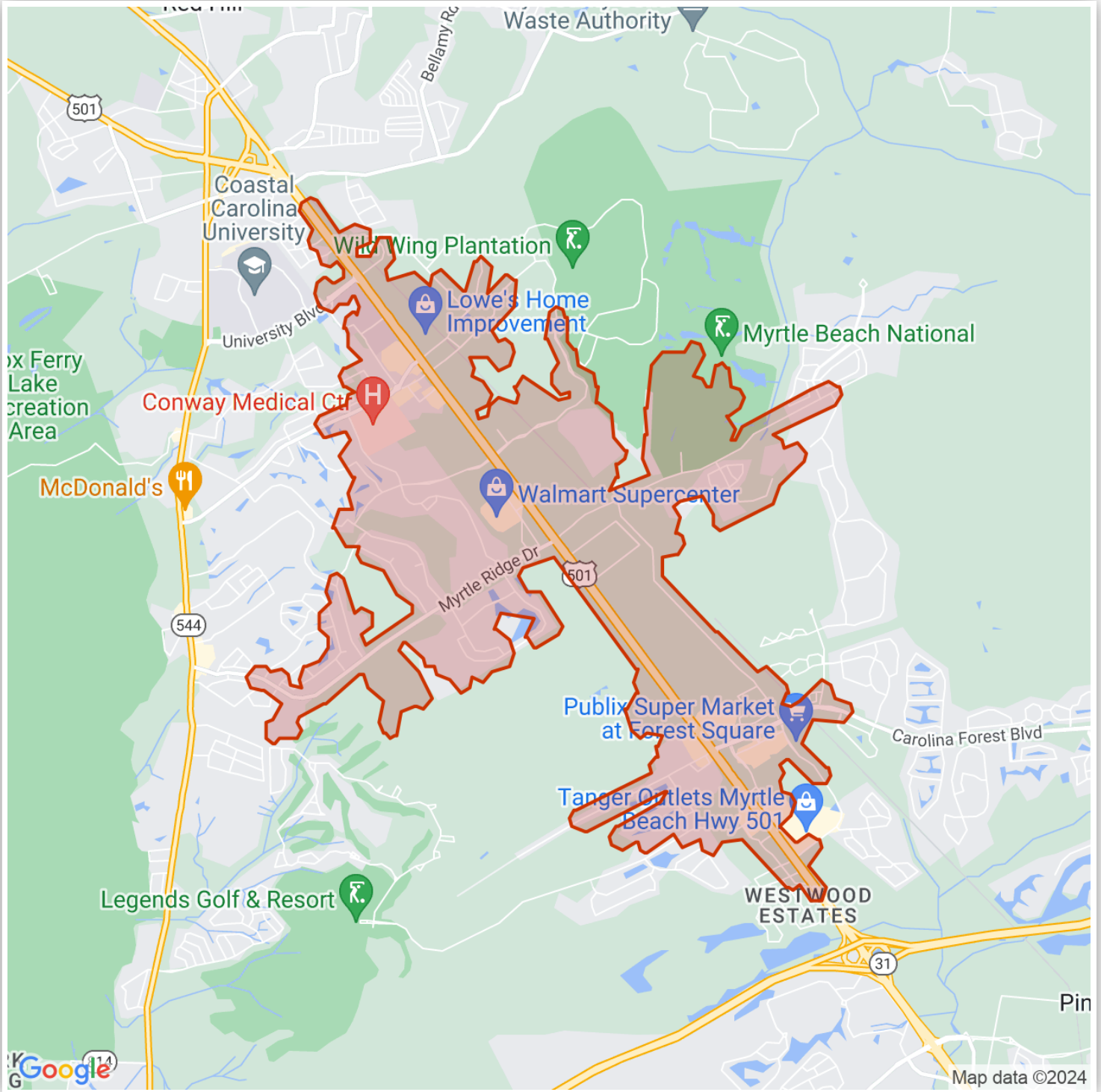
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**LOCATION/STUDY AREA MAP (DRIVE TIME: 5 MINUTES)**



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## INFOGRAPHIC: KEY FACTS (DRIVE TIME: 5 MINUTES)

### KEY FACTS

3,473

Population



2.3

Average Household Size

45.1

Median Age

\$58,055

Median Household Income

### EDUCATION

4%

No High School Diploma



31%

High School Graduate



37%

Some College



29%

Bachelor's/Grad/Pr of Degree

### BUSINESS



400

Total Businesses



5,953

Total Employees

### EMPLOYMENT



60%

White Collar



25%

Blue Collar



16%

Services

6.8%

Unemployment Rate

### INCOME



\$58,055

Median Household Income



\$30,493

Per Capita Income



\$200,492

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (25.0%)

The smallest group: \$150,000 - \$199,999 (3.8%)

Indicator	Value	Difference	
<\$15,000	7.2%	-1.3%	<div style="width: 7.2%;"></div>
\$15,000 - \$24,999	8.6%	-0.3%	<div style="width: 8.6%;"></div>
\$25,000 - \$34,999	8.5%	-2.6%	<div style="width: 8.5%;"></div>
\$35,000 - \$49,999	15.0%	-1.7%	<div style="width: 15.0%;"></div>
\$50,000 - \$74,999	25.0%	+2.9%	<div style="width: 25.0%;"></div>
\$75,000 - \$99,999	17.3%	+4.6%	<div style="width: 17.3%;"></div>
\$100,000 - \$149,999	10.5%	-1.5%	<div style="width: 10.5%;"></div>
\$150,000 - \$199,999	3.8%	-0.5%	<div style="width: 3.8%;"></div>
\$200,000+	4.2%	+0.5%	<div style="width: 4.2%;"></div>

Bars show deviation from 45051 (Horry County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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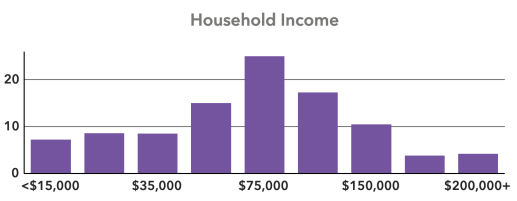
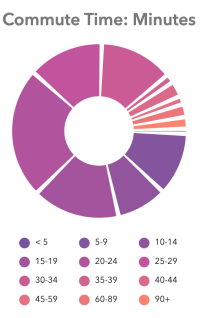
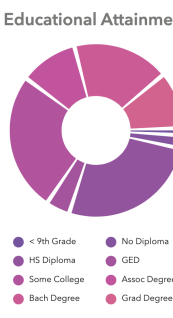
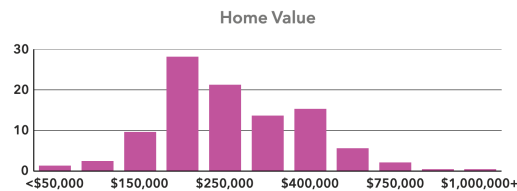
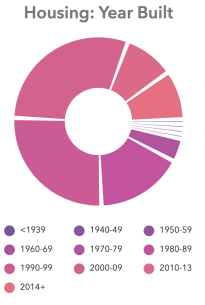
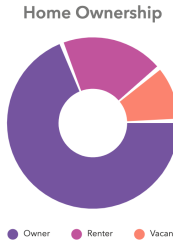
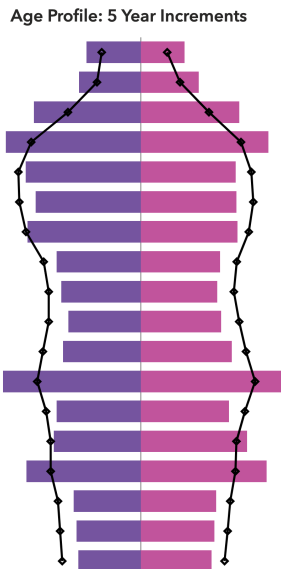
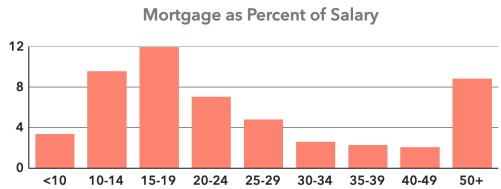


# INFOGRAPHIC: COMMUNITY PROFILE (DRIVE TIME: 5 MINUTES)

## COMMUNITY PROFILE

**3,473** Population Total  
**2.7%** Pop Growth  
**2.3** Average HH Size  
**49.4** Diversity Index  
**45.1** Median Age  
**\$58,055** Median HH Income  
**\$200,492** Median Net Worth  
**\$219,286** Median Home Value  
**15%** Under 18  
**58%** Ages 18 to 65  
**26%** Aged 66+

 **15.9%** Service Workers  
 **24.7%** Blue Collar Workers  
 **59.5%** White Collar Worker



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026

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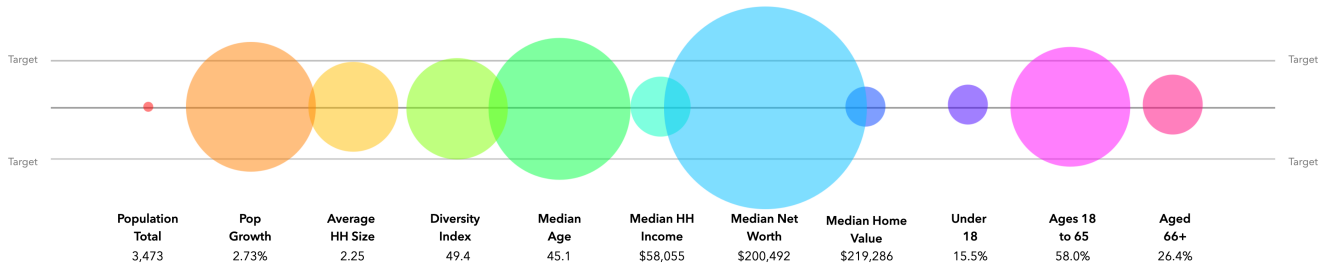


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# INFOGRAPHIC: PROPORTIONAL CIRCLES (DRIVE TIME: 5 MINUTES)

## MARKET SUMMARY

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No High School Diploma 4%



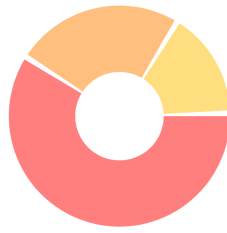
Bachelor's, Professional or Graduate Degree 29%

High School Graduate 31%



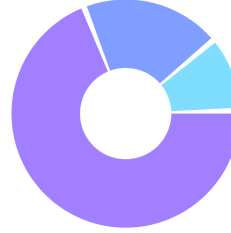
Some College 37%

Educational Attainment



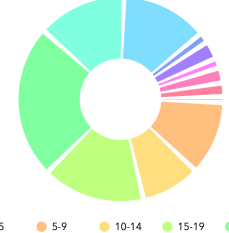
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



< 5 5-9 10-14 15-19 20-24  
25-29 30-34 35-39 40-44 45-59  
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2022

Business Analyst

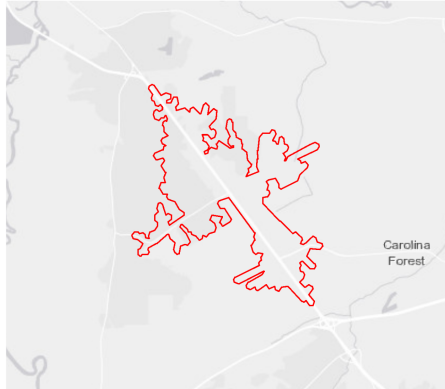
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# INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 5 MINUTES)



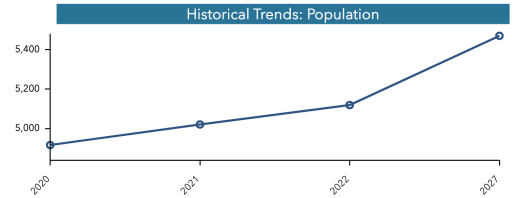
## POPULATION TRENDS AND KEY INDICATORS

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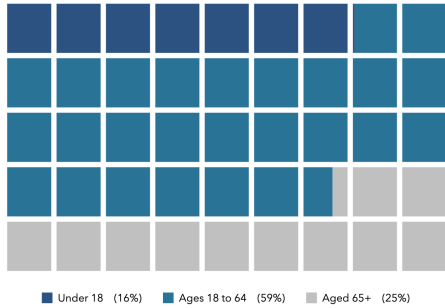
<b>5,119</b>	<b>2,089</b>	<b>2.32</b>	<b>41.9</b>	<b>\$63,605</b>	<b>\$239,670</b>	<b>77</b>	<b>132</b>	<b>47</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS







	
<b>\$9,893</b>	<b>19.9%</b>
Avg Spent on Mortgage & Basics	Percent of Income for Mortgage

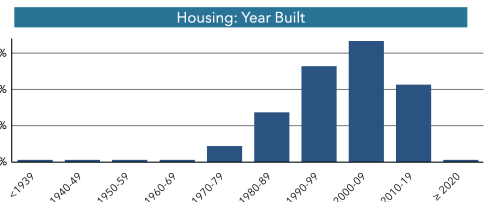
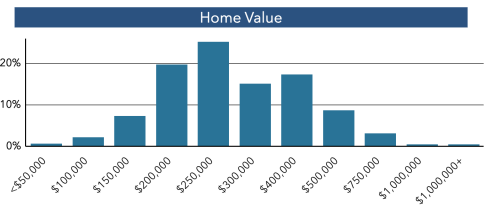


### POPULATION BY AGE



### POPULATION BY GENERATION

		
<b>9.2%</b>	<b>24.3%</b>	<b>16.3%</b>
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
		
<b>23.5%</b>	<b>21.6%</b>	<b>5.1%</b>
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present



esri | THE SPACE OF WHERE  
 Source: Esri, Esri-U.S. BLS, ACS  
 Esri forecasts for 2022, 2027, 2022, 2017-2021  
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