



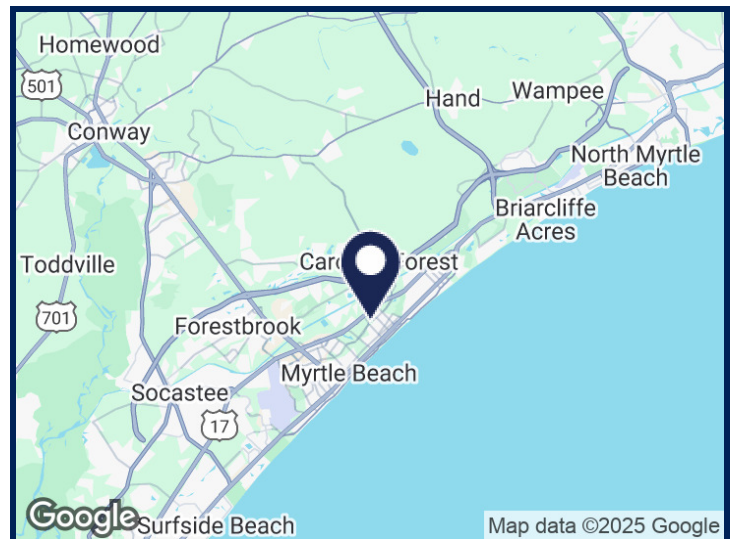
FOR SALE
\$599,000

Oleander Executive Center

4420 Oleander Drive, Myrtle Beach, SC 29577



Located in the heart of Myrtle Beach off Hwy. 17.



- Suite 201: ±1,149 SF
- Suite 202: ±1,330 SF
- Units are currently combined for a total of 2,479 SF
- The ±24,140 SF building is comprised of professional tenants, including national home builders, legal services, a variety of medical users, and other office users
- The area is considered part of the Central Business and Medical District
- Near major roads (Robert M. Grissom Pkwy. and 48th Ave. North)
- Close to Grand Strand Medical Center and just a short drive to the beach, shopping centers, and entertainment venues

TRINITY
PARTNERS

TRINITY-PARTNERS.COM
1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201

ROB LAPIN
803.567.1536
RLAPIN@TRINITY-PARTNERS.COM

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OLEANDER EXECUTIVE CENTER

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RETAILER MAP

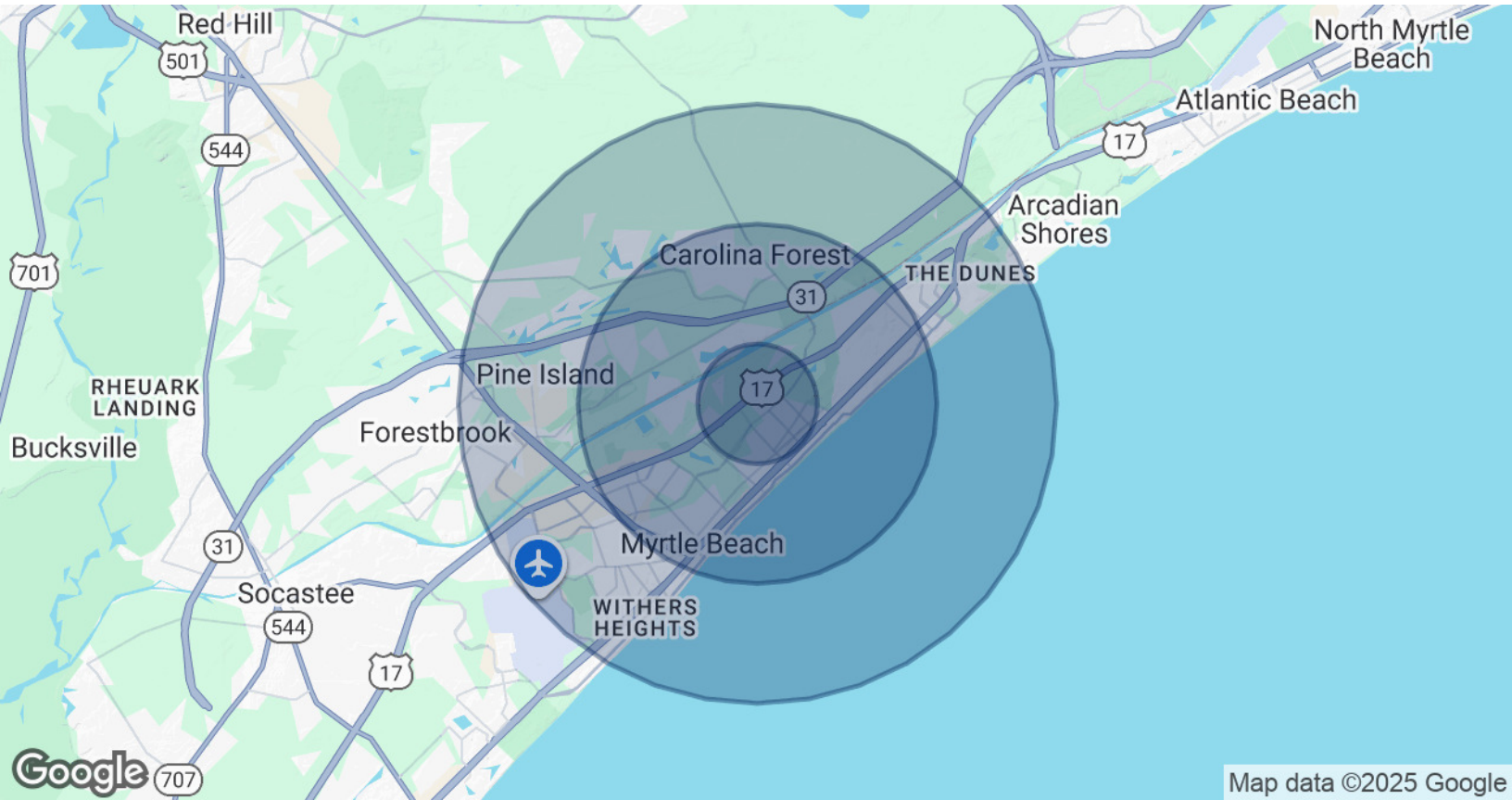


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,387	40,276	69,777
Average Age	50	44	44
Average Age (Male)	48	43	43
Average Age (Female)	52	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,298	17,937	30,447
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$75,871	\$79,484	\$82,137
Average House Value	\$408,054	\$402,862	\$391,982

Demographics data derived from AlphaMap