

LEASE

475-D SANDY LN

475 Sandy Ln Surfside Beach, SC 29575



PROPERTY DESCRIPTION

Fully conditioned 2,000 SF office/warehouse. Office area in front is approx. 20'W x 20'L (400 SF). 1,600 SF warehouse area in rear with 12x12 overhead door and additional loft storage above office area accessible via stairwell from warehouse. Small outdoor storage area in rear. Property is located outside of Surfside Beach city limits, under Horry County jurisdiction. RE-4 Zoning.

LOCATION DESCRIPTION

Surfside Beach is located just south of Myrtle Beach and north of Murrells Inlet. The complex is easily accessible from Hwy 17 Business & Hwy 17 Bypass via Glens Bay Rd. Horry County Jurisdiction (just outside Surfside City Limits). Permanent population within a 5 mile radius is 88,303

OFFERING SUMMARY

Lease Rate:	\$2,500/month (\$15/SF/Yr) Modified Gross
Available SF:	2,000 SF
Building Size:	14,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,415	17,472	41,162
Total Population	8,865	36,484	88,303
Average HH Income	\$76,091	\$83,065	\$83,680

Drew Parks

843 455 0216

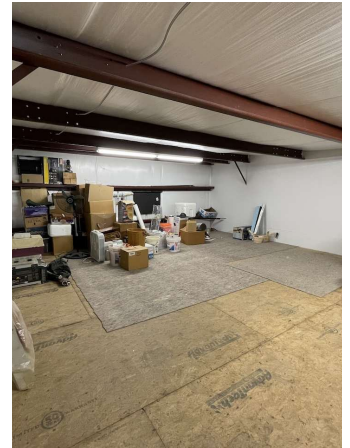
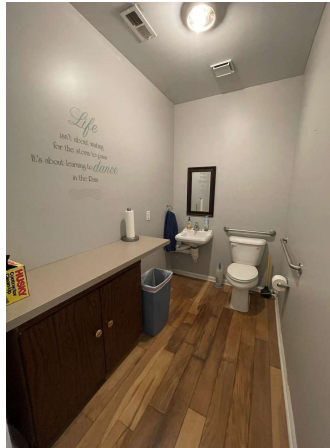
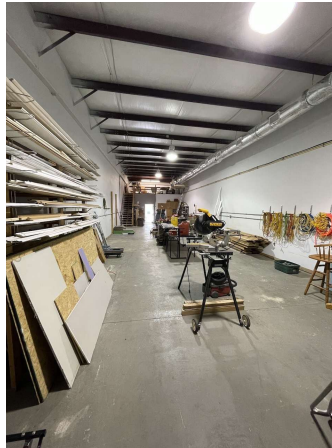
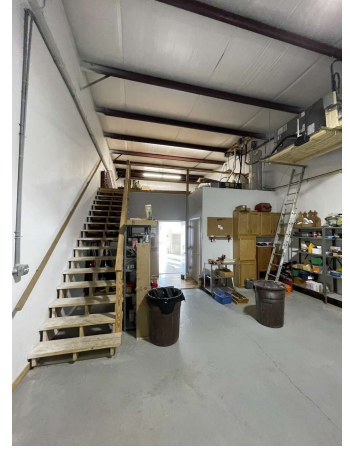
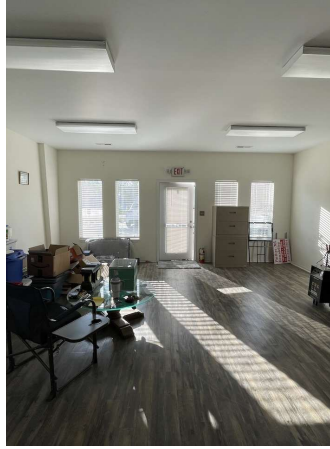
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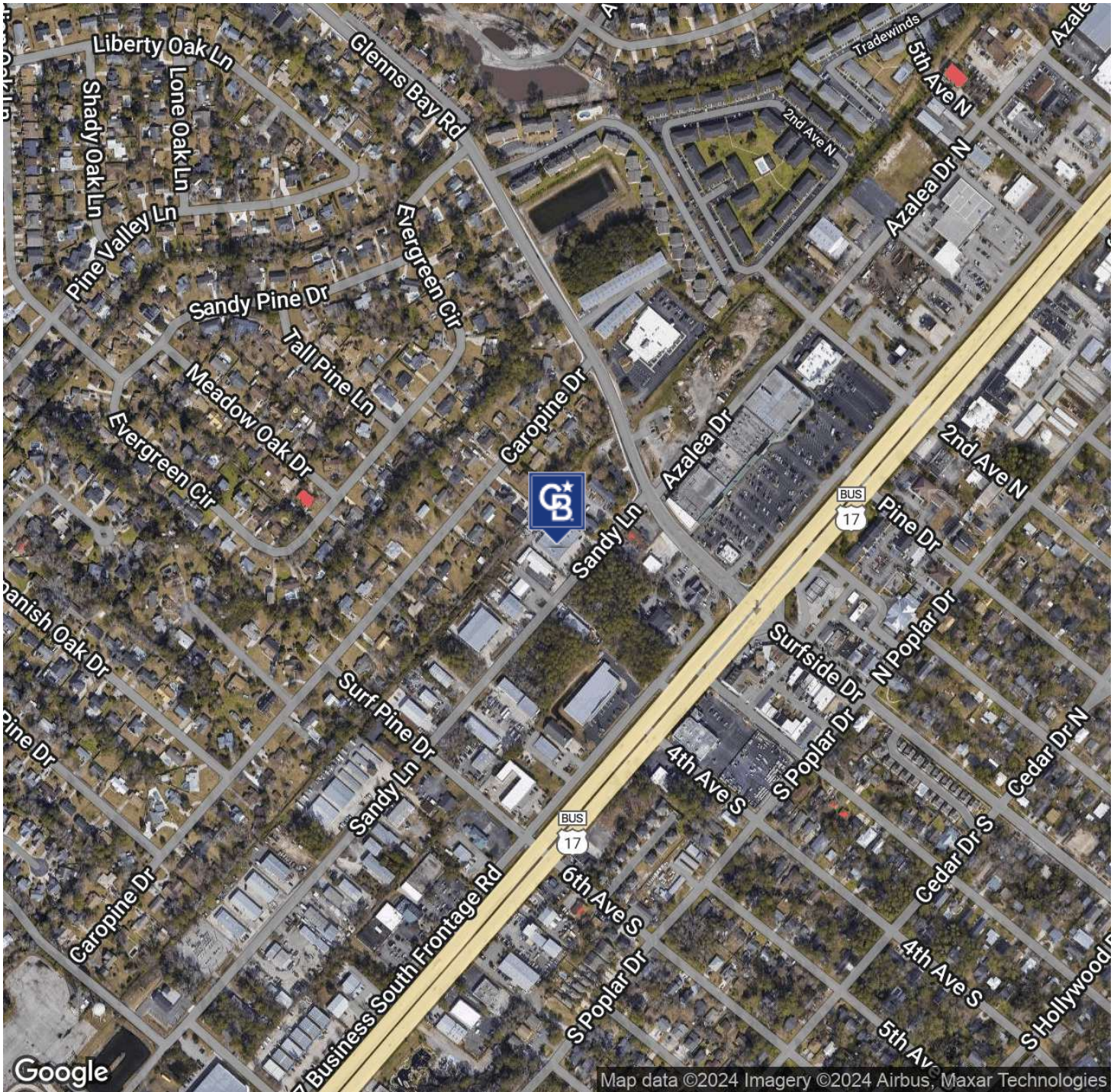
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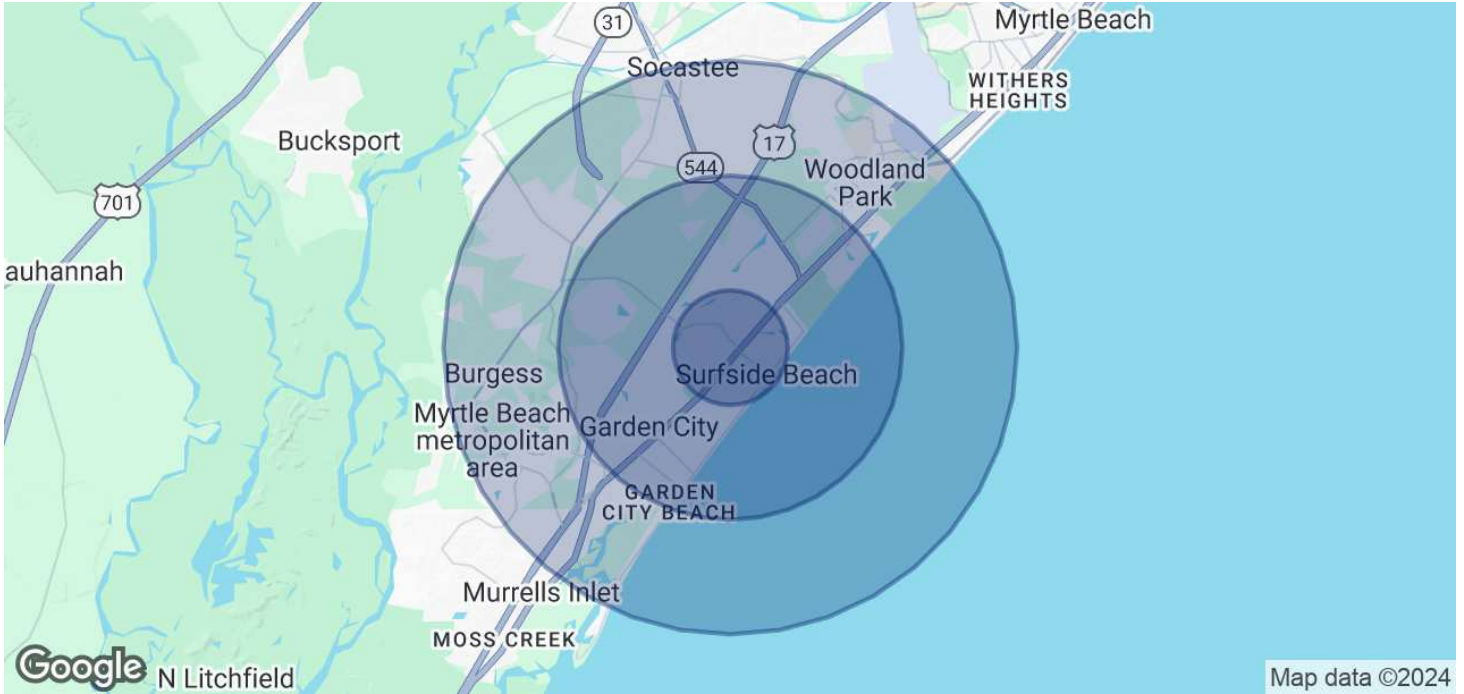


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,865	36,484	88,303
Average Age	51.9	52.7	50.8
Average Age (Male)	50.4	51.2	49.6
Average Age (Female)	53.2	53.9	51.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,415	17,472	41,162
# of Persons per HH	1.1	1.2	1.5
Average HH Income	\$76,091	\$83,065	\$83,680
Average House Value	\$375,645	\$344,977	\$364,492

2020 American Community Survey (ACS)

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