

LEASE

1037 GLENFOREST RD
Glenforest Road Myrtle Beach, SC 29579



PROPERTY DESCRIPTION

5.23 acres, pad ready, at Forest Square, a master planned retail development in Carolina Forest, located at the corner of Glenforest Rd and Glenbriar Dr just north of Tanger Outlets and Planet Fitness. Tenants in Forest Square include Publix, Ollie's Bargain Outlet, Ace Hardware, Buffalo Wild Wings, Bank of America, TD Bank, South State Bank, Wendy's, Chili's, KFC, etc. The area is experiencing rapid growth due to its central location and abundance of new infrastructure. Within a 5-mile radius, there are presently 40,671 households, 104,740 residents, and new and expanding schools that are among the top performers in the state. ADT on Hwy 501 is 54,300.

OFFERING SUMMARY

Lease Rate:	\$392,250.00 per year (Ground)
Lot Size:	5.23 Acres
Frontage:	490'
Zoning:	HC (Horry County Jurisdiction)
APN:	39914040008 / 39914040006
Traffic Count:	54,300 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,955	17,501	40,671
Total Population	5,270	43,139	104,740
Average HH Income	\$114,102	\$105,438	\$101,107

Drew Parks

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Addison Parks

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**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

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Planned RIRO

Lot B
0.69 ac

Lot 14
Strip Center

FUTURE DEVELOPMENT
5.23 ACRES
SITE

AVAILABLE
LOT 16
0.95 ACRES

AVAILABLE
LOT 19
1.09 ACRES

AVAILABLE
LOT 8-A
0.68 ACRES

LOT 10
1.13 ACRES

LOT A
1.74 ACRES

CHASE

CARmax

TANGER OUTLETS



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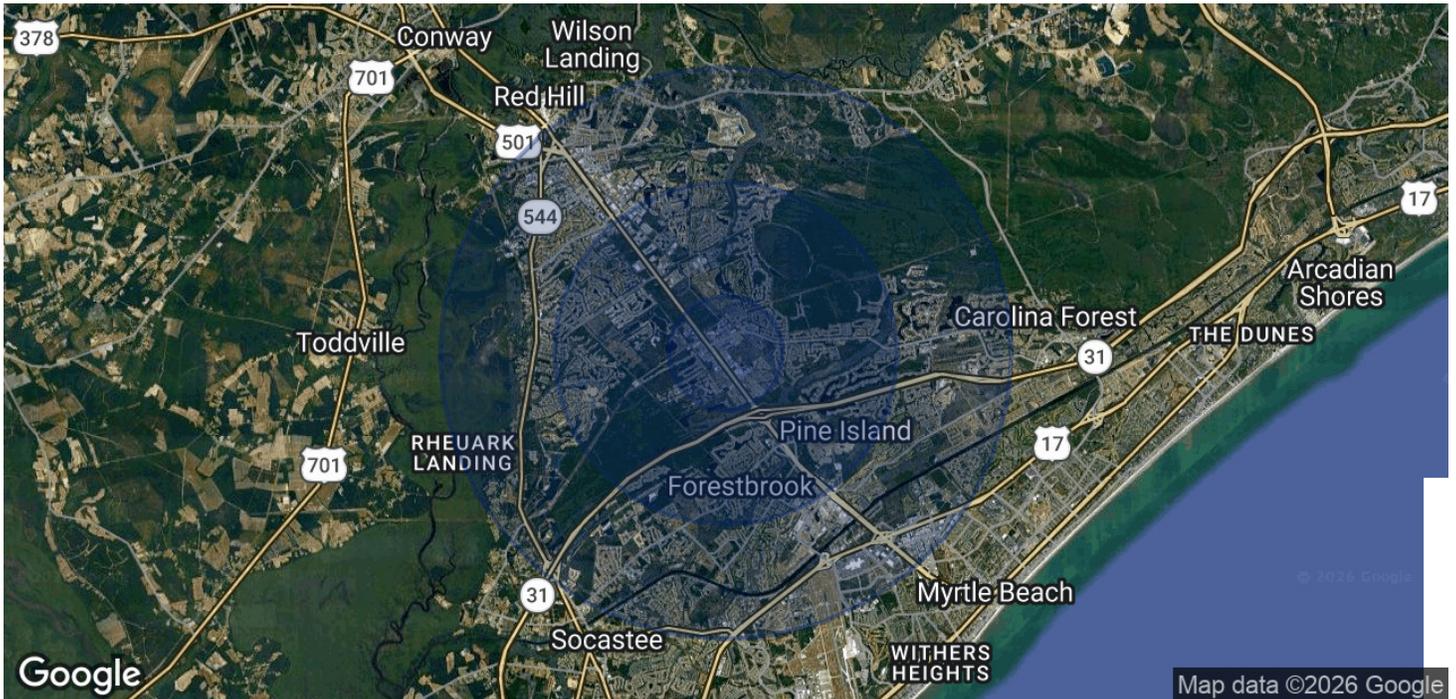
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,270	43,139	104,740
Average Age	43.6	45.0	42.4
Average Age (Male)	42.8	44.1	41.6
Average Age (Female)	44.4	45.8	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,955	17,501	40,671
# of Persons per HH	2.6	2.4	2.6
Average HH Income	\$114,102	\$105,438	\$101,107
Average House Value	\$445,092	\$413,165	\$385,712

Demographics data derived from AlphaMap

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