

LEASE

TOURNAMENT CROSSING

11990 US Highway 17 Bypass South Murrells Inlet, SC 29576



PROPERTY DESCRIPTION

1,803 SF inline unit at Tournament Crossing anchored by Walmart Neighborhood Market and located at the signalized intersection of Highway 17 Bypass and Tournament Blvd in Murrells Inlet. Strong tenant mix including AT&T, Tropical Smoothie Cafe, Domino's, Coastal Dental Group, Great Clips, Edward Jones, etc. The site is highly visible and easily accessible with multiple points of ingress/egress. Strong demographics show an affluent population.

LOCATION DESCRIPTION

Located within the Murrells Inlet submarket in Horry County. The Myrtle Beach MSA has been one of fastest growing MSA's in the US for the past 3 years. Permanent population within a 5-mile radius is 73,396. Average Daily Traffic on Hwy 17 Byp is 36,500. A new 4-story luxury apartment complex was recently completed on the frontage road just south of the subject property. Inlet Square Mall on opposite side of Hwy 17 Byp is under redevelopment, with Hobby Lobby, Floor & Decor, Planet Fitness, Belk, and 2 new hotels.

OFFERING SUMMARY

Base Rate:	\$35.00 SF/yr
Estimated TICAM:	\$7.09 SF/yr
Available SF:	1,803 SF
Lot Size:	2.54 Acres
Building Size:	15,559 SF
Zoning:	HC (Horry County Jurisdiction)
Parking:	77+ (4.95/1,000 SF)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,352	19,481	34,634
Total Population	8,729	40,451	73,396
Average HH Income	\$85,417	\$108,333	\$105,909

Drew Parks

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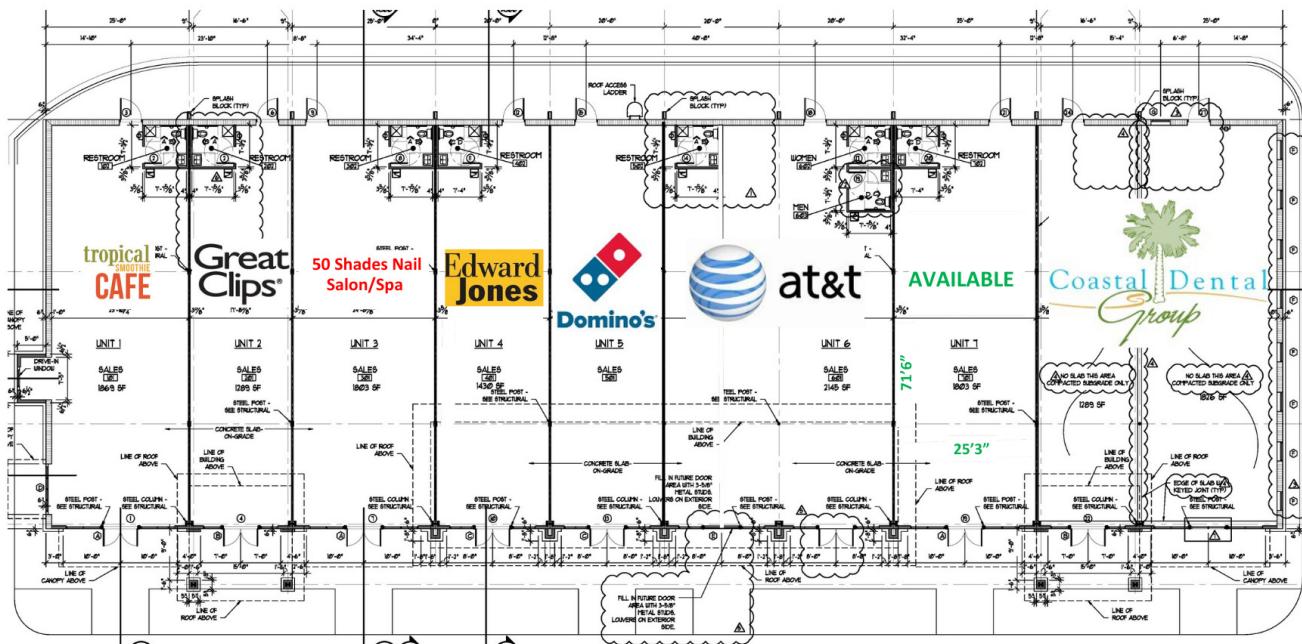


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TOURNAMENT CROSSING - UNIT 7

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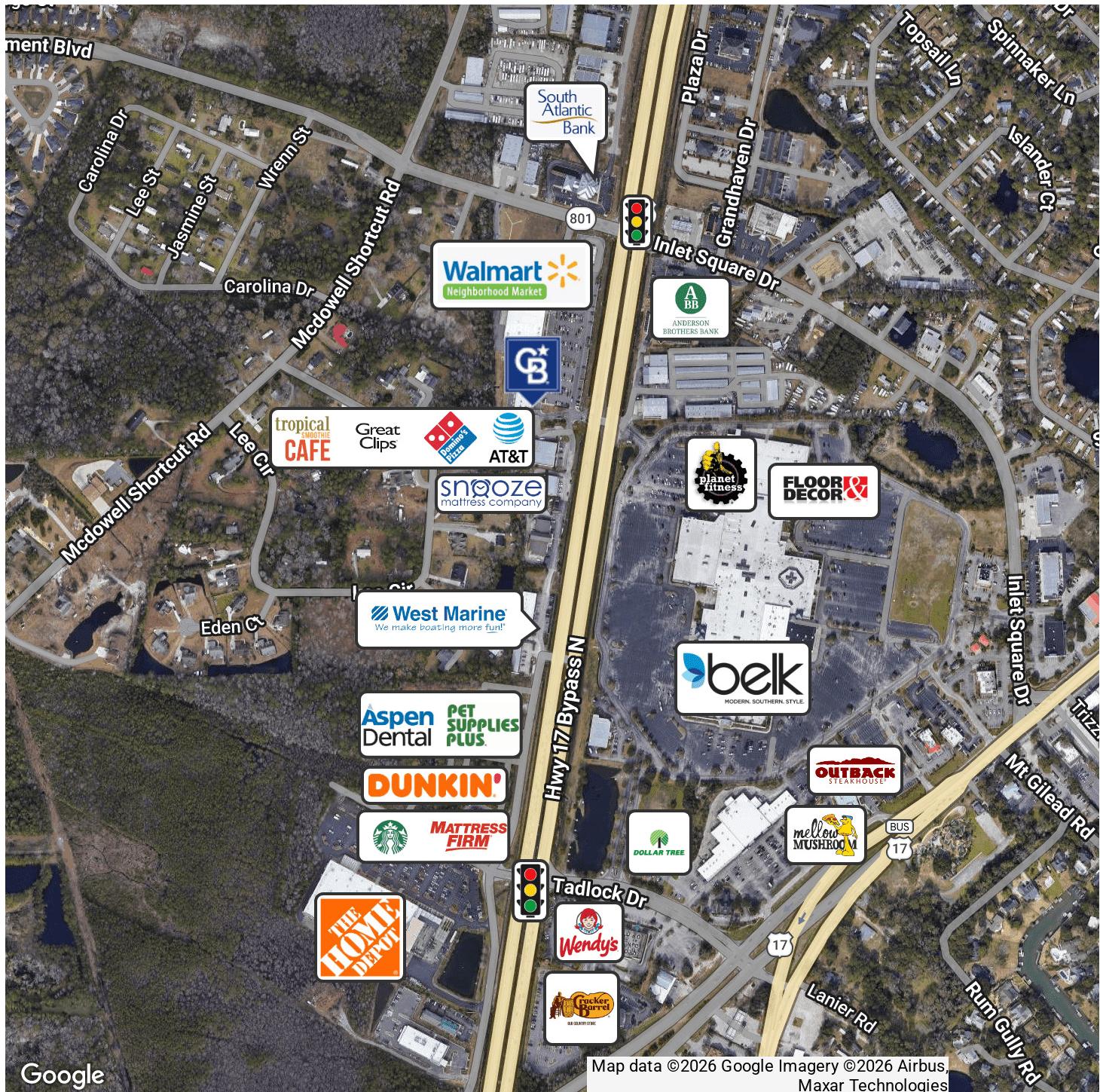


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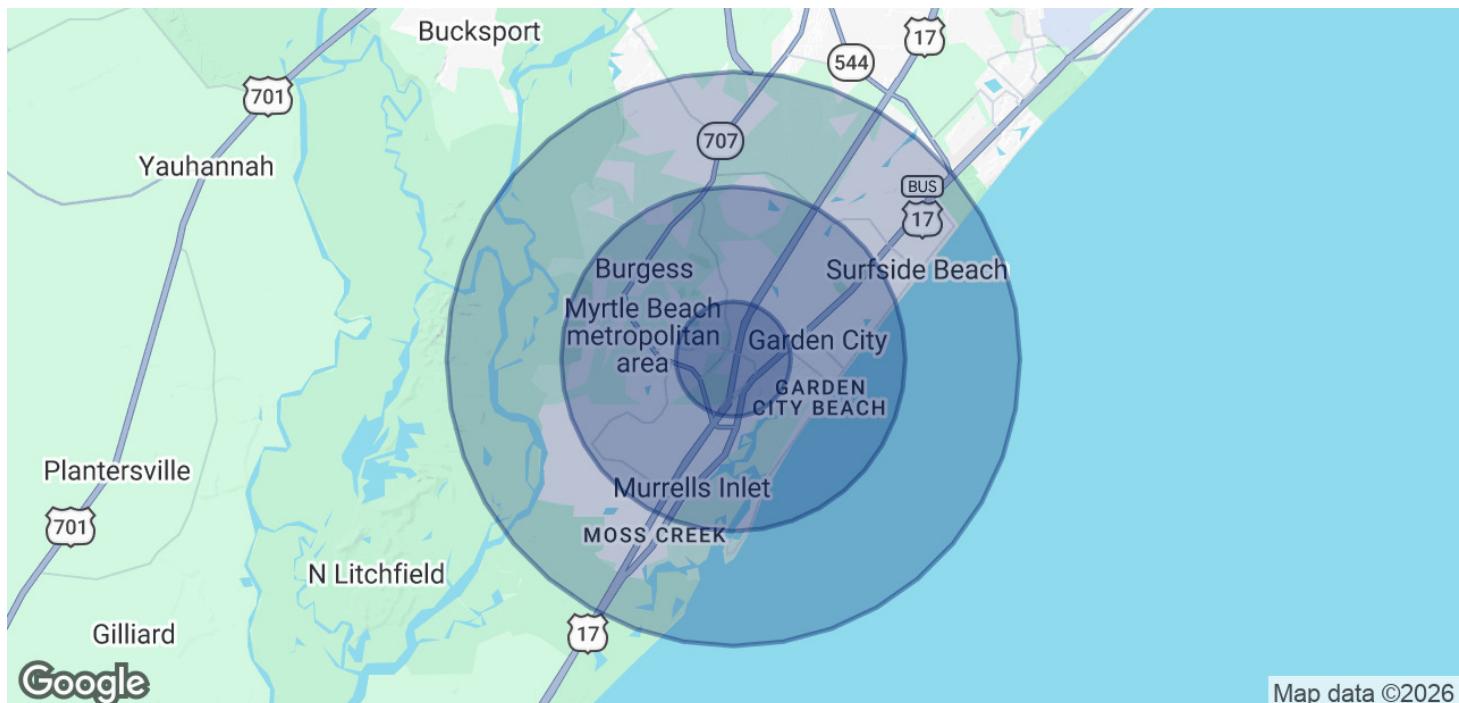


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,729	40,451	73,396
Average Age	56.8	54.8	52.8
Average Age (Male)	55.4	53.5	51.5
Average Age (Female)	58.0	56.0	53.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,352	19,481	34,634
# of Persons per HH	2	2.1	2.1
Average HH Income	\$85,417	\$108,333	\$105,909
Average House Value	\$359,555	\$434,375	\$403,501

Demographics data derived from AlphaMap

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