



NEW GRAND STRAND REGIONAL ON-CAMPUS MEDICAL OFFICE BUILDING

920 DOUG WHITE DRIVE, MYRTLE BEACH, SC



For additional information, please contact:

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NEW GRAND STRAND REGIONAL ON-CAMPUS MEDICAL OFFICE BUILDING

AVAILABLE FOR LEASE

HIGHLIGHTS

- 95,000 SF, 5-story building
- On-campus location neighboring Grand Strand Regional Medical Center
- New construction, first generation space
- 48,000 SF pre-leased to HCA-Grand Strand
- Lease rate: \$21.50 PSF + NNN
- Expenses projected at \$9 PSF
- \$70 PSF tenant finish allowance – Generous for market
- Can accommodate the following medical users:
 - Internal Medicine
 - Dermatology
 - ENT
 - Dental
 - Allergy
 - Gastroenterology
 - Encocrinology
 - Eye Centers
 - Family Medicine
 - Pediatrics
 - Hematology
 - Cardiology
 - Nephrology
 - OB-GYN
 - Radiology
 - Surgical Centers

DEMOGRAPHICS

	5 minutes	10 minutes	15 minutes
Population	7,505	30,446	65,343
Households	3,704	13,816	27,792
Average HH Income	\$94,968	\$83,369	\$77,687
Median Age	49.6	43.2	39.4
# Businesses	666	2,308	4,944
Total Health Care	\$6,386	\$5,684	\$5,322
Health Insurance	\$4,198	\$3,738	\$3,502
Lab Tests/X-Rays	\$63.26	\$57.64	\$54.99
Other Medical	\$133.96	\$118.85	\$110.27
Physician Services	\$2,188	\$246.28	\$231.54

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LOCATION



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- 369-bed acute care hospital
- 2-freestanding ER facilities – South Strand Medical Center and North Strand ER
- Level 1 trauma center
- Level 2 pediatric trauma center

ABOUT GRAND STRAND REGIONAL MEDICAL CENTER

- Designated teaching hospital in 2015
- 5 residency programs include Emergency Medicine, Family Medicine, General Surgery, Internal Medicine, and Transitional Year
- Only cardiac surgery, neurology, and pediatric intensive care unit(PICU) in Horry and Georgetown Counties



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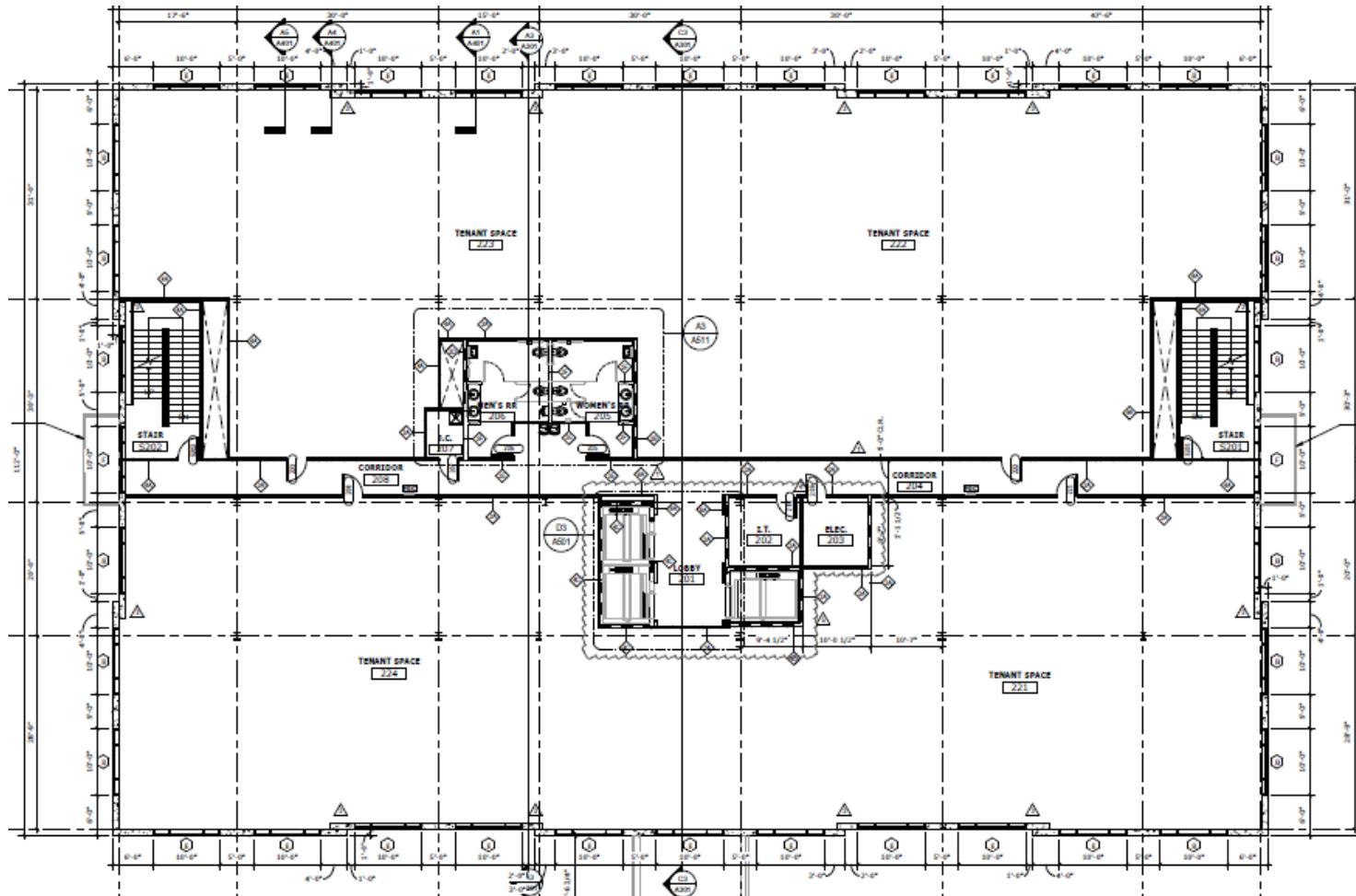
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NEW GRAND STRAND REGIONAL ON-CAMPUS MEDICAL OFFICE BUILDING

TYPICAL FLOOR PLAN



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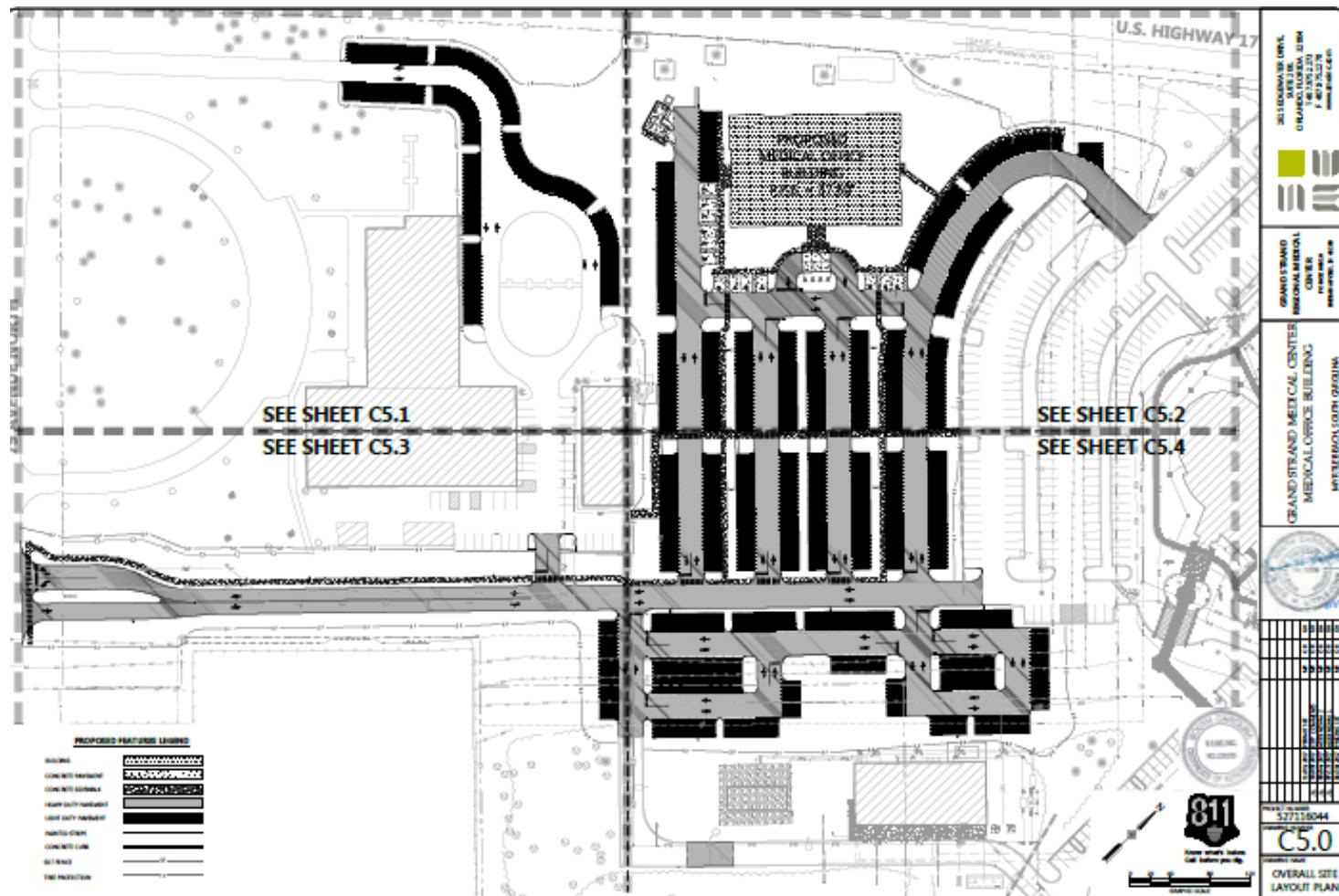
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NEW GRAND STRAND REGIONAL ON-CAMPUS MEDICAL OFFICE BUILDING

SITE PLAN



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