



RETAIL PROPERTY FOR LEASE

# Surfwood Plaza

200 HIGHWAY 17 NORTH  
NORTH MYRTLE BEACH, SC 29582



RYAN EARNEST

843.626.3400

ryane@keystonecommercial.com

GINA NELSON-BRUST

843.626.3400 x1046

ginan@keystonecommercial.com

4706 Oleander Drive, Myrtle Beach, SC 29577-3537

www.keystonecommercial.com





# Surfwood Plaza

200 HIGHWAY 17 NORTH  
NORTH MYRTLE BEACH, SC 29582



## PROPERTY DESCRIPTION

**OFFERED FOR LEASE:** Surfwood Plaza is centrally located in the midst of the North Myrtle Beach Retail Corridor that also features Gator Hole Plaza and Coastal North Town Center. This property is centered in the hub of Grand Strand Retail shopping.

## OFFERING SUMMARY

Lease Rate:	\$20.00 - 25.00 SF/YR (NNN)
Available SF:	1,400 - 2,800 SF
Building Size:	185,000 SF

## PROPERTY HIGHLIGHTS

- Approximately 185,000 SF Retail Center anchored by Lowes Home Improvement.
- Other Major Retailers Include: Wells Fargo, Aldi, CenterWell Senior Primary Care, Fedex, Sweet Frog, and Crave Italian Oven and Bar.
- 4 Way Signalized Intersection on Highway 17 Business.
- Situated on approximately 23 acres.
- Average Daily Traffic Count 2022: 42,000.
- Glass Front Windows. Rear access to all units.
- Modern architectural design, stylish outdoor fixtures.
- Ample Parking.

RYAN EARNEST  
843.626.3400  
ryane@keystonecommercial.com

GINA NELSON-BRUST  
843.626.3400 x1046  
ginan@keystonecommercial.com



# Surfwood Plaza

200 HIGHWAY 17 NORTH  
NORTH MYRTLE BEACH, SC 29582



## OFFERING SUMMARY

Lease Rate:	\$20 - \$25 SF/yr (NNN)
Building Size:	185,000 SF
Available SF:	1,400 SF - 2,800 SF

## PROPERTY HIGHLIGHTS

- Approximately 185,000 SF Retail Center anchored by Lowes Home Improvement.
- Other Major Retailers Include: Wells Fargo, Aldi, CenterWell Senior Primary Care, Fedex, Sweet Frog, and Crave Italian Oven and Bar.
- 4 Way Signalized Intersection on Highway 17 Business.
- Situated on approximately 23 acres.
- Average Daily Traffic Count 2022: 42,000.
- Glass Front Windows. Rear access to all units.
- Modern architectural design, stylish outdoor fixtures.
- Ample Parking.

## PROPERTY OVERVIEW

**OFFERED FOR LEASE:** Surfwood Plaza is centrally located in the midst of the North Myrtle Beach Retail Corridor that also features Gator Hole Plaza and Coastal North Town Center. This property is centered in the hub of Grand Strand Retail shopping.

RYAN EARNEST

843.626.3400

ryane@keystonecommercial.com

GINA NELSON-BRUST

843.626.3400 x1046

ginan@keystonecommercial.com





# Surfwood Plaza

200 HIGHWAY 17 NORTH  
NORTH MYRTLE BEACH, SC 29582

**LEASE TYPE** | NNN      **TOTAL SPACE** | 1,400 - 2,800 SF      **LEASE TERM** | Negotiable      **LEASE RATE** | \$20.00 - \$25.00 SF/YR



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit #214/216	Available	1,400 - 2,800 SF	NNN	\$20.00 - \$25.00 SF/yr	Approximately 2,800 SF Former Progressive Physical Therapy. Can Be Subdivided Into 1,400 SF

RYAN EARNEST  
843.626.3400  
ryane@keystonecommercial.com

GINA NELSON-BRUST  
843.626.3400 x1046  
ginan@keystonecommercial.com





## Surfwood Plaza

200 HIGHWAY 17 NORTH  
NORTH MYRTLE BEACH, SC 29582



RYAN EARNEST  
843.626.3400  
ryane@keystonecommercial.com

GINA NELSON-BRUST  
843.626.3400 x1046  
ginan@keystonecommercial.com





## Surfwood Plaza

200 HIGHWAY 17 NORTH  
NORTH MYRTLE BEACH, SC 29582



RYAN EARNEST  
843.626.3400  
ryane@keystonecommercial.com

GINA NELSON-BRUST  
843.626.3400 x1046  
ginan@keystonecommercial.com



# Surfwood Plaza

200 HIGHWAY 17 NORTH  
NORTH MYRTLE BEACH, SC 29582



RYAN EARNEST  
843.626.3400  
ryane@keystonecommercial.com

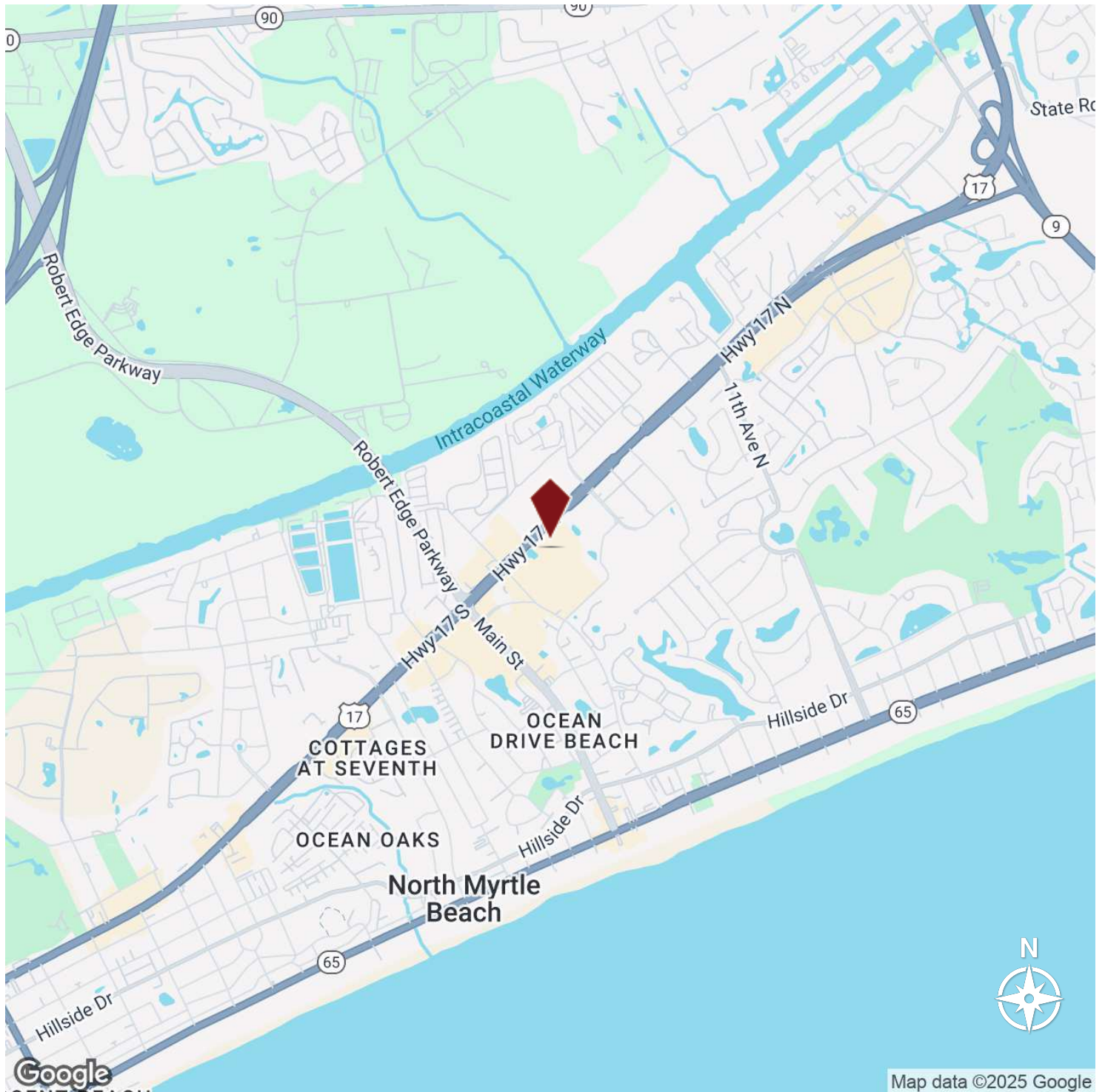
GINA NELSON-BRUST  
843.626.3400 x1046  
ginan@keystonecommercial.com





# Surfwood Plaza

200 HIGHWAY 17 NORTH  
NORTH MYRTLE BEACH, SC 29582



RYAN EARNEST  
843.626.3400  
ryane@keystonecommercial.com

GINA NELSON-BRUST  
843.626.3400 x1046  
ginan@keystonecommercial.com





## THE REGION

### #1 BEST PLACES TO LIVE IN SOUTH CAROLINA

US News & World Report, 2020

### #1 Fastest Growing Metropolitan Area in the Country

U.S. News & World Report 2021

## Ranked # 3

### Best Places to Live By the Beach in the U.S.

US News & World Report, 2020

### BEST FAMILY BEACH VACATION

#### RANKED #6

US News & World Report, 2020

Myrtle Beach is one of the Top 7 Destinations in March 2021  
Trivago, 2021

### BEST PLACES TO RETIRE

#### RANKED #11

US News & World Report, 2020

## Metropolitan Statistical Area

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 20 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel. South Carolina announces a pledge for \$300 million dollars in state funding to the Interstate-73 Highway Project. Myrtle Beach International Airport is planning on a \$22 million expansion to support increased traffic.

	2018	2021	2023
Population	467,292	528,733	533,198
<small>U.S. Census Bureau</small>			
Total Households	196,299	222,068	244,089
<small>U.S. Census Bureau</small>			
Avg. Household Income	\$68,058	\$70,369	\$77,206
<small>U.S. Census Bureau</small>			

#### EMPLOYMENT, Bureau of Labor Statistics



MAY 2021:  
4.7%

July 2021  
5.2%

#### UNEMPLOYMENT RATE Bureau of Labor Statistics





## Myrtle Beach & the Grand Strand

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, and numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

### **Beaches**

Hotels, condos, and resorts create a mini-skyline along downtown Myrtle Beach, where the sandy beaches are long and deep, and the crowds are family-oriented. The Myrtle Beach State Park provides more than 300 acres of piney woods and access to a sandy beach; cast your line into the ocean water from a fishing pier.

### **Shopping**

Specialty shops line the pathways of the shopping centers at Barefoot Landing and Broadway at the Beach, and fireworks in the summer lend a festive air. Bargain hunt for brands such as Reebok and Polo Ralph Lauren at Tanger Outlets. Urban critics applaud the work-play-live development at The Market Common, which offers restaurants, a movie theater, and residential homes atop upscale storefronts.

### **Eating and Drinking**

Many major chains and sports-celebrity restaurants are found here, including Hard Rock Café, The House of Blues and Greg Norman's Australian Grill. Away from the chains, look for waterside spots serving fresh local seafood in unvarnished Low Country preparations. Or give decorum a rest and head to, Calvin Gilmore's Carolina Opry which packs in crowds nightly.

### **Attractions**

Renowned for its thrilling entertainment venues and exciting attractions, Myrtle Beach is one of the nation's most sought after tourist destinations. Meet locals on the golf course -- there are more than 100 to choose from. Myrtle Beach Board Walk, 1.2 miles long, named the nation's #3 boardwalk by National Geographic. Myrtle Waves, one of the largest water parks on the east coast. Family Kingdom Amusement Park, a classic seaside amusement park, named #5 best amusement park in the country. Broadway at the Beach, a large entertainment festival complex including the Pavilion Nostalgia Park, Ripley's Aquarium, Magiquest, and Jimmy Buffett's Margaritaville. Also, look for the Skywheel, NASCAR SpeedParks, Wild Water and Wheels, Ocean Water Sports, Alabama Theater and Medieval Times. The list of exciting family friendly entertainment is abundant and is waiting just for you.