



**FARMAY - PARKWAY BUSINESS CENTER  
BUILDINGS FOR LEASE/SALE**

Offered for Sale or Lease 4 units totaling 5,400 SF (Two 1,200 SF units and two 1,500 SF units) in this unique shopping / office complex off Highway 9 (2 in Building "A" and 2 in Building "E").

**GENERAL SITE INFORMATION:**

- Shops and Restaurants within the center cater to the underserved population growing west along the North Myrtle Beach connector & surrounding highways, including Highway 57 and Highway 90.
- Units are in Phase I & II- Future phases are planned.
- Easy access to Parkway Business Center off Highway 9 and Surfrider Boulevard.
- 2 units of 1,500 SF are currently available for lease.

**ZONING:**

- General Commercial (GC)

**COMMENTS:**

- Surrounding neighborhoods and subdivision include; Colonial Charters, The Lakes @ Plantation Pines, Myrtle Lakes North, Carriage Lake, Royal Oaks, Woodlyn Meadows, Waterfall, Country Wells, Patriot Point, North Village, The Retreat and Sun Colony.
- Existing Tenants within shopping center complex include: Vape, The Coffee Shop Café, Curves, International Kitchen, Jay's Asian Fusion, Tiki Tan, Carolina Realty and Associates, The Philly Grill, Brian O'Brian's Sports Bar, Cakes by the Sea, Hammond Insurance, Enloe Chiropractic & Parkway Liquors.
- 3.5 miles away from popular destinations such as Little River, North Myrtle Beach, Carolina Shores and Calabash.
- Both North Myrtle Beach High School and North Myrtle Beach Middle School are less than 2 miles away.

**OFFERING:**

<b>UNIT #</b>	<b>SF</b>	<b>LEASE</b>	<b>SALE</b>
1-E	1,500	\$1,500	\$186,170
3-E	1,500	\$1,500	\$186,170
3-A	1,200	<i>Currently Leased</i>	\$158,500
7-A	1,200	<i>Currently Leased</i>	\$158,500

**CONTACT:**

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Keystone Commercial Realty, LLC, has prepared this document in order to market the sale of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is specifically urged to perform his/her own investigation of the information contained herein.



**Subject**

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## Existing Tenants

Vape, The Coffee Shop Café, Curves, *International Kitchen*, Jay's Asian Fusion, Tiki Tan, *Carolina Reasty*, **THE PHILLY GRILL**, **Brian O'Brian's Sports Bar**, Cakes by the Sea, Hammond Insurance, Enloe Chiropractic, Parkway Liquors, Salon...





