

For Sale or Lease:

**2,642 Sq Ft Fully -Equipped Fast Food Restaurant
2401 S. Kings Highway, Myrtle Beach, SC**



- 2,642 SF former Wendy's (operated most recently as a Mexican restaurant) features a drive-thru, fully equipped kitchen, and full dining room. The building has been recently renovated and is ready for occupancy.
- Located 1 mile from Myrtle Beach International Airport and all major Myrtle Beach attractions including Springmaid Pier, the Market Common, and Coastal Grand mall.
- The property has excellent visibility and accessibility from Hwy 17 Business.



BVBELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com

Fully Renovated

New roof, glass, & interior upfit has already been done. Interior & exterior painting also complete. Parking lot has been repaired & resurfaced. New landscaping has been performed and new mulch installed outside.

Building has been thoroughly cleaned inside and out. New HVAC throughout. Some new kitchen equipment!

- Property is located 1/4 mile from the beach.
- Minutes from Myrtle Beach International Airport, the Market Common, Coastal Grand Mall, and numerous shopping destinations + oceanfront hotels, resorts, and attractions.



Average Daily Traffic Counts

28,300 vehicles/day — — Hwy 17 South

13,500 vehicles/day — — Ocean Blvd

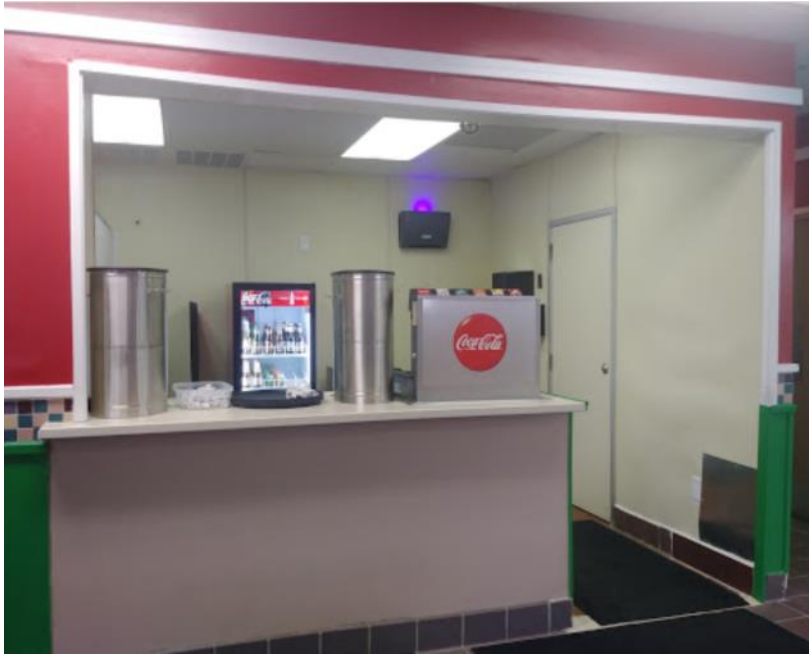
10,800 vehicles/day — — Farrow Parkway

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Interior Photos—Dining Room





New interior paint & trim



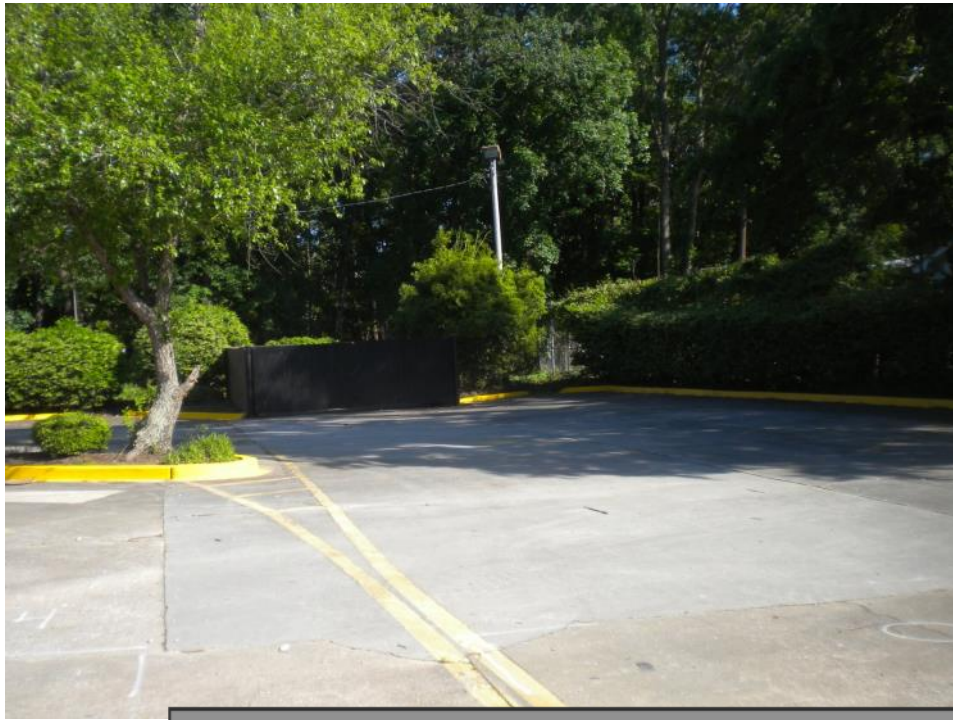
Ordering Area





Photos of walk-in freezer & storage





New landscaping and curb paint. Parking lot has been repaired since these photos





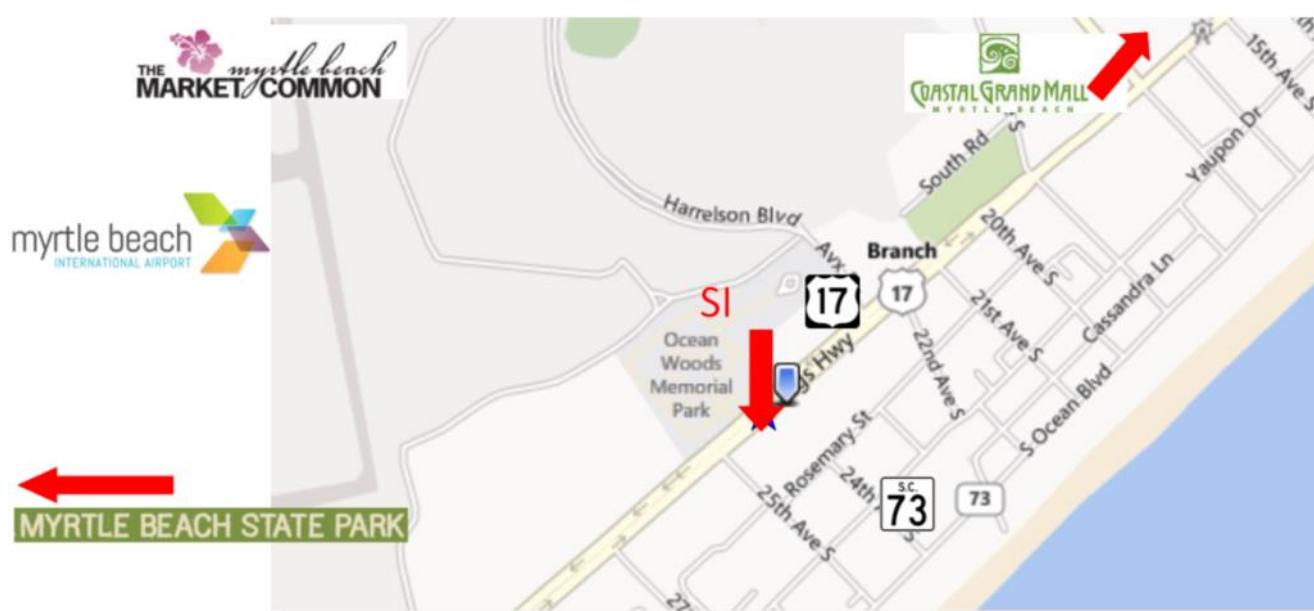
Detail of new windows



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Building trim detail & drive-thru

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FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6687/-78.913

PG 1

2401 S Kings Hwy

Myrtle Beach, SC 29577

1 mi radius 3 mi radius 5 mi radius 10 mi radius

POPULATION	2000 Census Population				2010 Census Population				2020 Census Population				2025 Census Population			
	2000	2010	2020	2025	2000	2010	2020	2025	2000	2010	2020	2025	2000	2010	2020	2025
2020 Estimated Population	1,640	1,996	1,480	1,279	4.3%	1.4%	838	932	708	622	2.2%	1.7%	4.0%	10.1%	9.7%	10.2%
2025 Projected Population	21,882	25,870	16,302	13,623	3.6%	3.0%	10,411	11,271	6,895	5,810	1.7%	1.4%	4.7%	10.1%	9.7%	10.2%
2010 Census Population	71,183	83,049	55,630	39,902	3.3%	3.9%	33,091	35,405	23,597	17,102	1.4%	1.4%	4.7%	10.1%	9.7%	10.2%
2000 Census Population	193,801	224,969	141,303	94,108	3.2%	5.3%	89,806	95,748	60,246	41,106	1.3%	1.3%	4.7%	10.1%	9.7%	10.2%
Projected Annual Growth 2020 to 2025																
Historical Annual Growth 2000 to 2020																
2020 Estimated Households	838	932	708	622	2.2%	1.7%	435	494	278	238	5.6%	7.4%	43.3	41.4	45.3	45.3
2025 Projected Households	21,882	25,870	16,302	13,623	3.6%	3.0%	10,411	11,271	6,895	5,810	1.7%	1.4%	4.7%	10.1%	9.7%	10.2%
2010 Census Households	71,183	83,049	55,630	39,902	3.3%	3.9%	33,091	35,405	23,597	17,102	1.4%	1.4%	4.7%	10.1%	9.7%	10.2%
2000 Census Households	193,801	224,969	141,303	94,108	3.2%	5.3%	89,806	95,748	60,246	41,106	1.3%	1.3%	4.7%	10.1%	9.7%	10.2%
Projected Annual Growth 2020 to 2025																
Historical Annual Growth 2000 to 2020																
2020 Est. Population Under 10 Years	8.4%	8.1%	12.3%	21.4%	22.9%	21.3%	5.6%	43.5	49.4	27.8%	33.8%	24.0%	14.4%	3.1%	2.6%	2.6%
2020 Est. Population 10 to 19 Years	10.1%	9.7%	13.0%	18.9%	20.3%	21.4%	5.6%	43.5	49.4	27.8%	33.8%	24.0%	14.4%	3.1%	2.6%	2.6%
2020 Est. Population 20 to 29 Years	10.2%	10.0%	14.4%	18.8%	19.2%	20.1%	5.6%	43.5	49.4	27.8%	33.8%	24.0%	14.4%	3.1%	2.6%	2.6%
2020 Est. Population 30 to 44 Years	9.4%	9.9%	11.8%	17.2%	18.9%	20.1%	5.6%	43.5	49.4	27.8%	33.8%	24.0%	14.4%	3.1%	2.6%	2.6%
2020 Est. Population 45 to 59 Years	9.9%	11.8%	17.2%	18.9%	19.2%	20.1%	5.6%	43.5	49.4	27.8%	33.8%	24.0%	14.4%	3.1%	2.6%	2.6%
2020 Est. Population 60 to 74 Years	9.5%	9.9%	11.8%	17.2%	18.9%	20.1%	5.6%	43.5	49.4	27.8%	33.8%	24.0%	14.4%	3.1%	2.6%	2.6%
2020 Est. Population 75 Years or Over	45.3	48.4%	51.6%	29.1%	44.9%	18.0%	8.0%	3.8%	3.6%	3.0%	11.9%	12.1%	21.6%	16.5%	10.4%	11.2%
2020 Est. Median Age	41.4	45.3	48.4%	29.1%	44.9%	18.0%	8.0%	3.8%	3.6%	3.0%	11.9%	12.1%	21.6%	16.5%	10.4%	11.2%
2020 Est. Male Population	50.1%	49.9%	34.1%	38.1%	20.3%	14.4%	3.1%	2.6%	2.6%	4.3%	8.7%	20.5%	14.8%	14.7%	18.4%	14.8%
2020 Est. Female Population	49.9%	50.9%	34.1%	38.1%	20.3%	14.4%	3.1%	2.6%	2.6%	4.3%	8.7%	20.5%	14.8%	14.7%	18.4%	14.8%
2020 Est. Never Married	33.0%	33.0%	34.1%	38.1%	20.3%	14.4%	3.1%	2.6%	2.6%	4.3%	8.7%	20.5%	14.8%	14.7%	18.4%	14.8%
2020 Est. Now Married	40.0%	40.0%	34.1%	38.1%	20.3%	14.4%	3.1%	2.6%	2.6%	4.3%	8.7%	20.5%	14.8%	14.7%	18.4%	14.8%
2020 Est. Separated or Divorced	19.5%	19.5%	34.1%	38.1%	20.3%	14.4%	3.1%	2.6%	2.6%	4.3%	8.7%	20.5%	14.8%	14.7%	18.4%	14.8%
2020 Est. Widowed	7.5%	7.5%	34.1%	38.1%	20.3%	14.4%	3.1%	2.6%	2.6%	4.3%	8.7%	20.5%	14.8%	14.7%	18.4%	14.8%
2020 Est. HH Income \$200,000 or More	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%
2020 Est. HH Income \$150,000 to \$199,999	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
2020 Est. HH Income \$100,000 to \$149,999	9.8%	9.8%	9.8%	9.8%	9.8%	9.8%	9.8%	9.8%	9.8%	9.8%	9.8%	9.8%	9.8%	9.8%	9.8%	9.8%
2020 Est. HH Income \$75,000 to \$99,999	11.1%	11.1%	11.1%	11.1%	11.1%	11.1%	11.1%	11.1%	11.1%	11.1%	11.1%	11.1%	11.1%	11.1%	11.1%	11.1%
2020 Est. HH Income \$50,000 to \$74,999	20.7%	20.7%	20.7%	20.7%	20.7%	20.7%	20.7%	20.7%	20.7%	20.7%	20.7%	20.7%	20.7%	20.7%	20.7%	20.7%
2020 Est. HH Income \$35,000 to \$49,999	16.6%	16.6%	16.6%	16.6%	16.6%	16.6%	16.6%	16.6%	16.6%	16.6%	16.6%	16.6%	16.6%	16.6%	16.6%	16.6%
2020 Est. HH Income \$25,000 to \$34,999	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%
2020 Est. HH Income \$15,000 to \$24,999	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%
2020 Est. HH Income Under \$15,000	10.3%	10.3%	10.3%	10.3%	10.3%	10.3%	10.3%	10.3%	10.3%	10.3%	10.3%	10.3%	10.3%	10.3%	10.3%	10.3%
2020 Est. Average Household Income	\$60,185	\$62,239	\$60,185	\$62,239	\$60,185	\$62,239	\$60,185	\$62,239	\$60,185	\$62,239	\$60,185	\$62,239	\$60,185	\$62,239	\$60,185	\$62,239
2020 Est. Median Household Income	\$49,402	\$54,199	\$49,402	\$54,199	\$49,402	\$54,199	\$49,402	\$54,199	\$49,402	\$54,199	\$49,402	\$54,199	\$49,402	\$54,199	\$49,402	\$54,199
2020 Est. Per Capita Income	\$28,019	\$28,875	\$28,019	\$28,875	\$28,019	\$28,875	\$28,019	\$28,875	\$28,019	\$28,875	\$28,019	\$28,875	\$28,019	\$28,875	\$28,019	\$28,875
2020 Est. Total Businesses	225	2,224	225	2,224	225	2,224	225	2,224	225	2,224	225	2,224	225	2,224	225	2,224
2020 Est. Total Employees	3,469	25,838	3,469	25,838	3,469	25,838	3,469	25,838	3,469	25,838	3,469	25,838	3,469	25,838	3,469	25,838

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