

FOR SALE

OFFERING MEMORANDUM

**MEDICAL OFFICE BUILDING OR
REDEVELOPMENT OPPORTUNITY**

4112 CAROLINA COMMERCIAL DRIVE
MYRTLE BEACH, SC 29579



MIDWAY MEDICAL PLAZA

- PROXIMATE TO OTHER MEDICAL TENANTS
- CAROLINA FOREST LOCATION
- ACCESSIBLE LOCATION OFF HIGHWAY 501
- INCREASING POPULATION GROWTH
- REDEVELOPMENT POTENTIAL

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THE OPPORTUNITY

Bridge Commercial ("Bridge") is pleased to present Midway Medical Plaza ("The Property"), a 31,000 SF, two-story medical office building located in Myrtle Beach, South Carolina. This is an attractive value-add medical office development opportunity in Carolina Forest, one of the fastest growing submarkets within Myrtle Beach.

The building is partially complete, with 5,000 SF already built-out and occupied by a prominent physicians group, providing immediate in-place cash flow and third-party validation of the location and medical demand. The balance of the building is delivered as cold shell, creating a clear and controllable path to value through phased medical build-out and lease-up.

The property is easily accessible via Highway 501 and is approximately 1.7 miles to Highway 31 and 4.7 miles to Highway 17. The site offers abundant parking with a 4.0/1,000 parking with the potential to expand to 5.0/1,000.

The property is located within an established medical corridor and benefits from increased residential growth, physician migration, and continued shift toward outpatient care.

PROPERTY SUMMARY

TAX MAP #:	162-30-01-055
BUILDING SIZE:	±31,000 SF Total
SITE SIZE:	2.48 acres
YEAR BUILT:	2008
STORIES:	2
ZONING:	HC - Highway Commercial
PARKING:	4.0 / 1,000 Ability to expand to 5.0 / 1,000
TENANTS:	SC Pain & Spine
FOR SALE:	\$6,499,000



MIDWAY MEDICAL PLAZA

ADJACENT TO OTHER MEDICAL TENANTS & AMENITIES

MEDICAL:

Carolina Forest Eye Care
 Coastal Aesthetics & Wellness
 Dreamscapes Massage
 Seaside Eye Associates
 Senior In Home Care Services
 Dentistry at Carolina Forest
 Palms Chiropractic
 CMC Pediatrics
 Palmetto OBGYN
 Carolina Forest ER
 Palms Chiropractic

OTHER SERVICES:

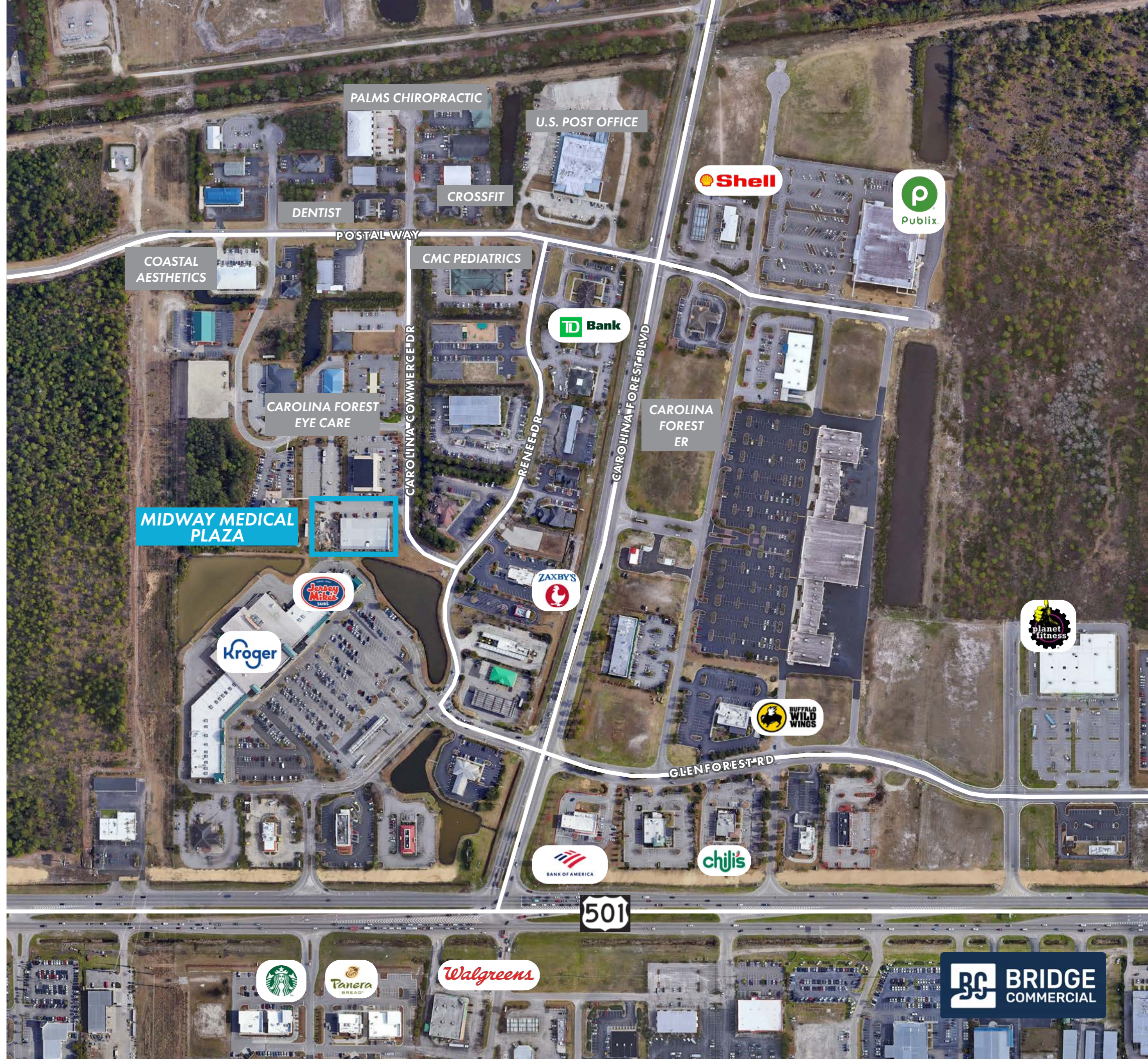
Comfort Dog Grooming
 Carolina Forest Vet Hospital
 The Forest Salon & Spa
 Crossfit Asperatis Fitness
 Take 5 Oil Change
 United States Postal Service
 Truist Bank
 Fitness Edge
 Planet Fitness
 Connect Kids Daycare
 South State Bank
 Bank of America
 Beach Buffers Car Wash
 Kroger Fuel
 UPS Store
 Extra Space Storage

RETAIL:

Publix
 Ollie's Bargain Outlet
 Kroger
 Kroger Fuel
 Dollar General
 Ace Hardware
 Tanger Outlets
 Walgreens

RESTAURANTS:

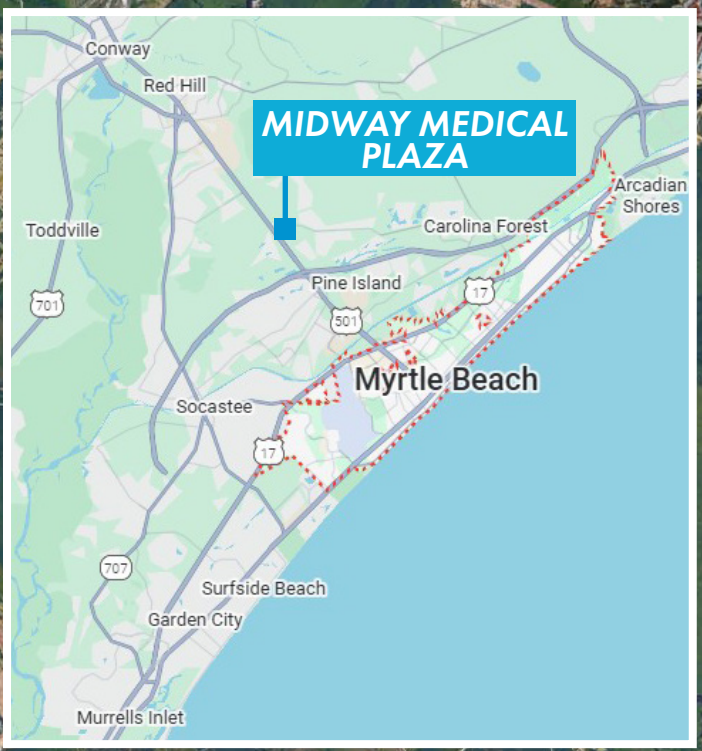
Chuck Wagon
 Jersey Bagels & Subs
 Murphy's Law Grill
 Zaxby's
 Bruster's Ice Cream
 Sonic
 Subway
 The Toasted Yolk Cafe
 Chili's Grill & Bar
 Buffalo Wild Wings
 Fat Greek Cafe
 Tango Mango Smoothies
 Starbucks
 Panera Bread
 MOD Pizza
 Jersey Mike's Subs
 Outback Steakhouse



CENTRAL & ACCESSIBLE LOCATION



3 MILES



Atlantic Ocean



MYRTLE BEACH'S 65+ POPULATION IS ONE OF THE FASTEST GROWING IN THE NATION

The Myrtle Beach metropolitan area is experiencing especially rapid growth among older adults. Residents aged 65 and older increased by 6.3% last year, making Myrtle Beach the fastest-growing metro area for seniors in the nation, according to recent U.S. Census Bureau estimates. Since the start of the 2020s, the senior population has grown by more than 22%, also the highest rate in the country. Today, adults 65 and older account for more than one-quarter of the metro area's roughly 413,000 residents, signaling a significant demographic shift from the area's former reputation as a budget beach destination.

Last year, Horry County's population surpassed 350,000, with residents over the age of 40 representing the largest demographic group. As the county continues to grow, demand for expanded and enhanced healthcare services is increasing, particularly to meet the needs of an aging population.

With access to 60 miles of sandy beaches, peaceful waterways, world-class golf, live entertainment, arts, dining, and shopping, the Myrtle Beach region is the quintessential perfect place to live, work, and play. Our schools are among the best in the state, the cost of living is seven percent lower than the national average, and Horry County enjoys the lowest tax rate in South Carolina. When you live in Myrtle Beach, you have access to the amenities that attract more than 14 million visitors each year.

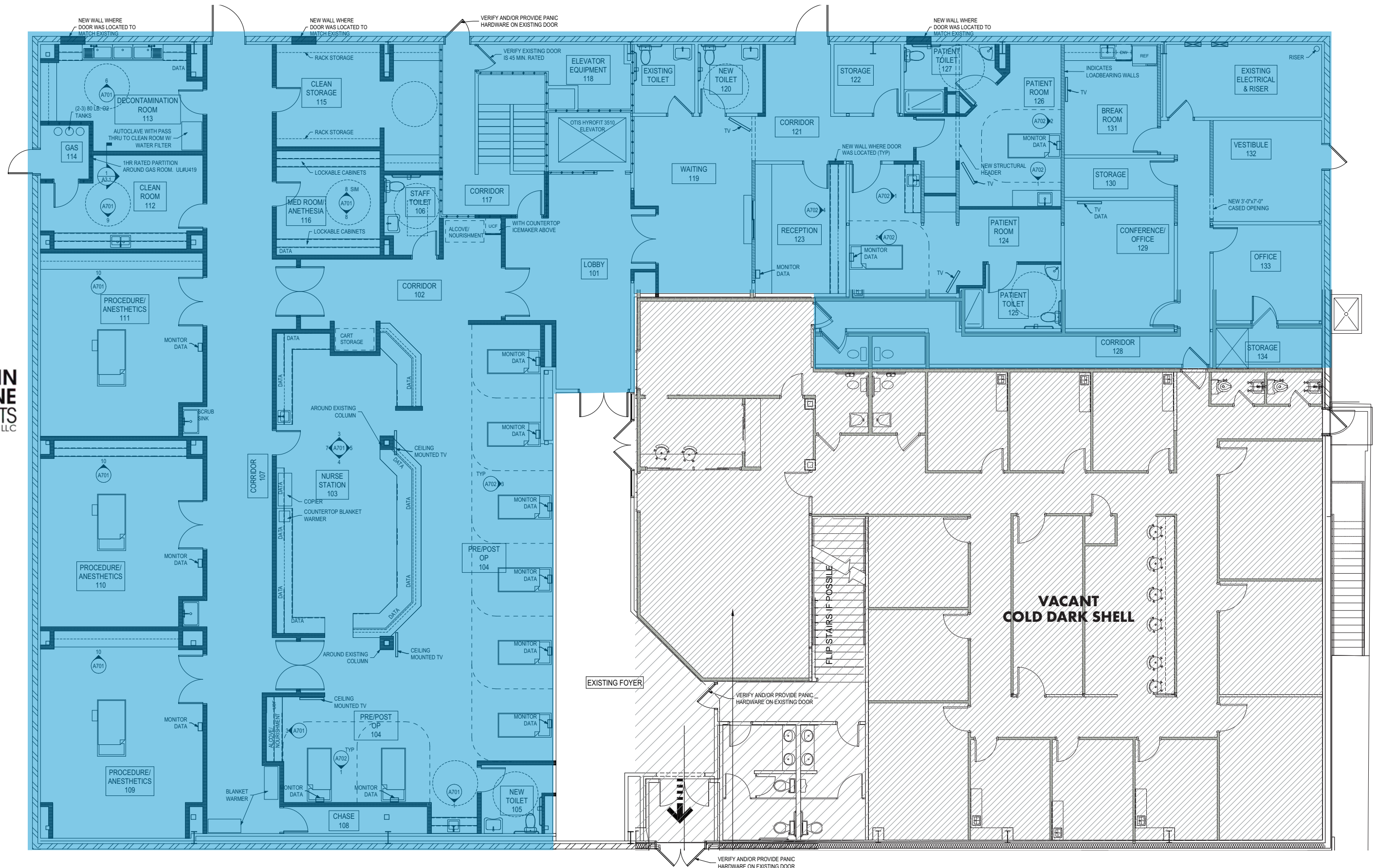


THE MYRTLE BEACH AREA RANKS
#1
 FASTEST GROWING MID-SIZED METRO-AREA
 US CENSUS

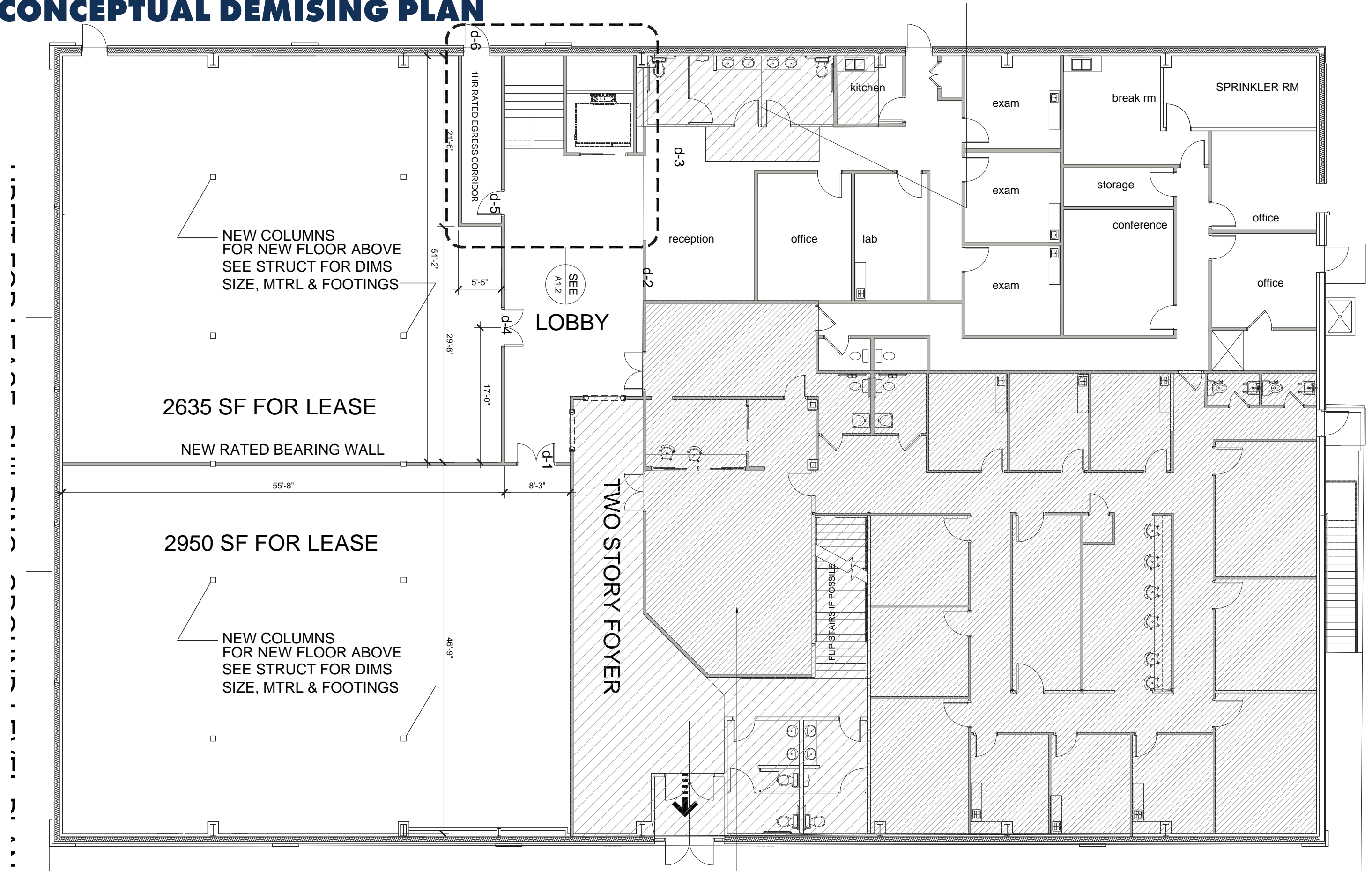
Travel Channel ranks Myrtle Beach as
#2 BEACH
 IN AMERICA



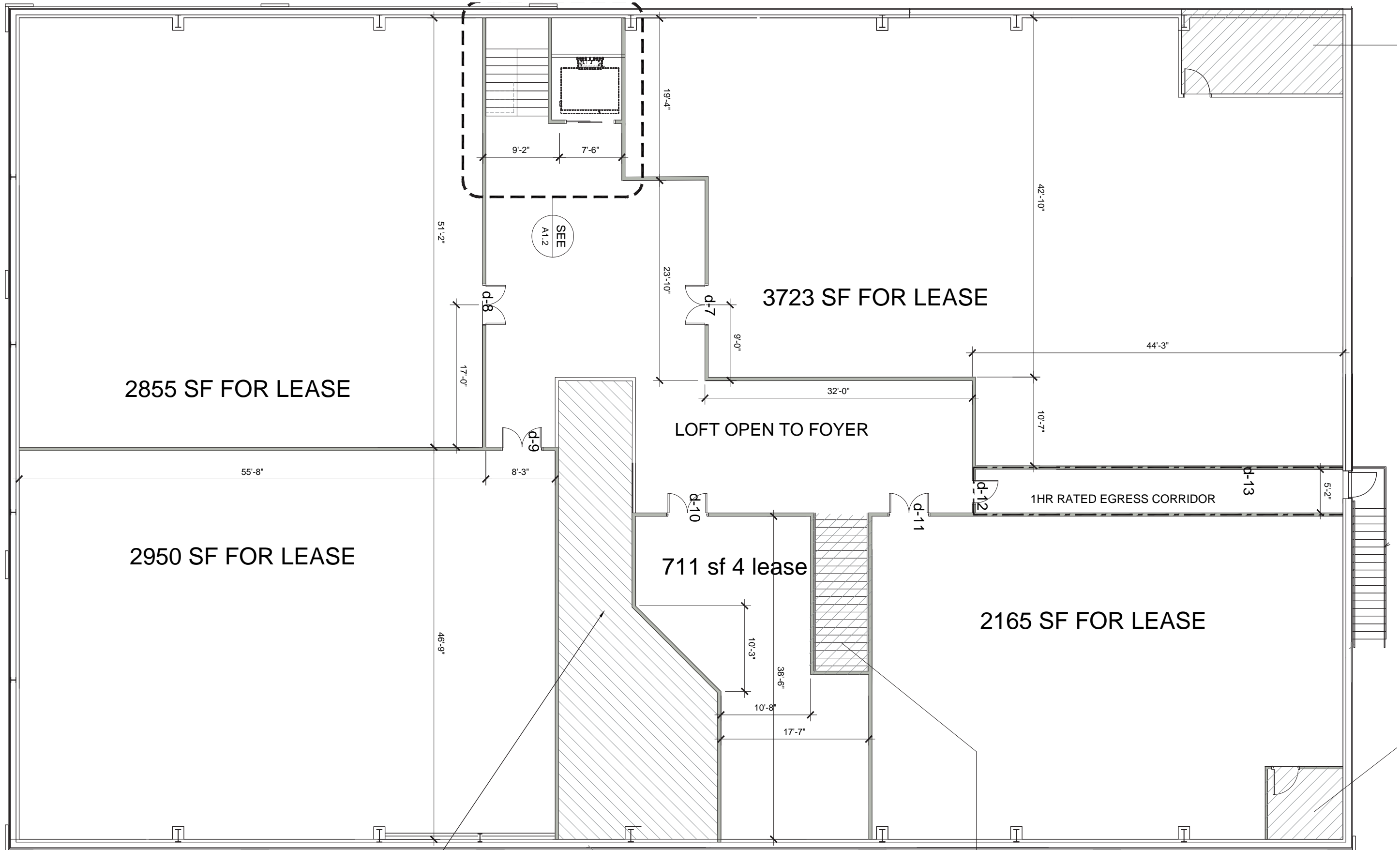
1ST FLOOR / 15,500 SF CONCEPTUAL FLOOR PLAN



1ST FLOOR / 15,500 SF CONCEPTUAL DEMISING PLAN



2ND FLOOR / 15,500 SF CONCEPTUAL DEMISING PLAN



EXTERIOR / INTERIOR PHOTOGRAPHS





MIDWAY MEDICAL PLAZA

EXCLUSIVELY MARKETED BY:

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DISCLAIMER

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