



MAREK PROPERTY
ADVISORS



Hwy 17 Byp. Build to Suit

8733 Hwy 17 Bypass
Surfside Beach, SC 29575

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PROPERTY INFO:

- ◆ **ANNUAL RENT:**
\$25.00/ PER SQ. FT.
- ◆ **PROPERTY ADDRESS:**
*8733 HWY 17 BYPASS
SURFSIDE BEACH, SC
29575*
- ◆ **RENTABLE AREA:**
3,000 SQ. FT.

**HWY
17
BYP.
BUILD
TO
SUIT**

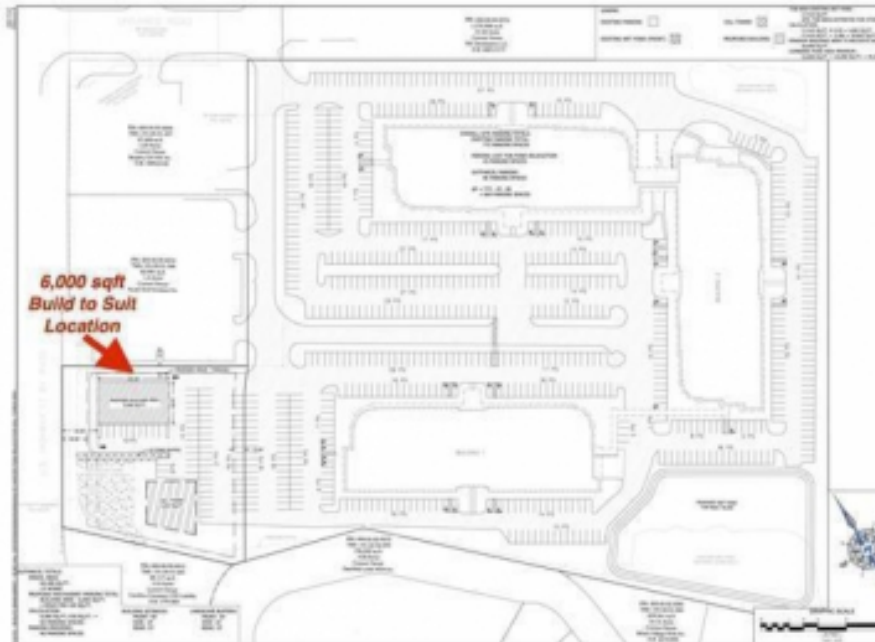
PROPERTY OVERVIEW

Outstanding visibility driving north or south on US-Hwy 17 with over 38,000 cars/day passing by. Great location for QSR, Retail, Restaurant, medical, office 3,000-6,000 sqft build to suit opportunity with 60 parking spaces, marquis signage, drive-thru access and more than 38,000 cars/day pass by this location and on 100' freeway frontage. Located in the Center of the Retail/QSR Node With a Strong Group of Big Box Tenants such as Dunkin' Donuts, Murphy Express Gas, Tavern, Panda Express, Jimmy Johns, Noodles, Chipotle, Starbucks, and Five Guys and major retailers Lowe's, Kohls, PetSmart, Aldi. Retention pond will be filled in 1/2 way to allow for pad to be built.

Hwy 17 Byp. Build to Suit
Surfside Beach SC 29575



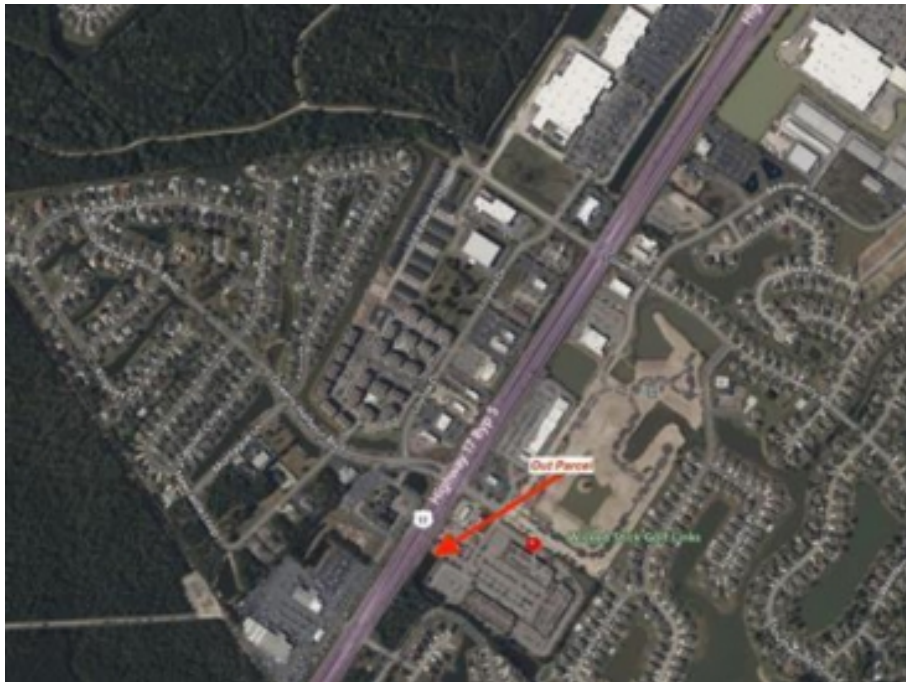
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



KEY FACTS

5,608

Population

53.4

Median Age

2.2

Average Household Size

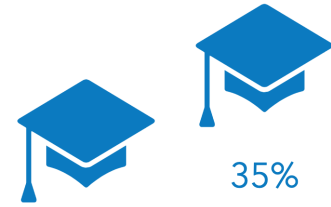
\$55,864

Median Household Income

EDUCATION

5%

No High School Diploma



36%

High School Graduate

35%

Some College



23%

Bachelor's/Grad/Pr of Degree

BUSINESS



192

Total Businesses



3,558

Total Employees

EMPLOYMENT



White Collar

56%



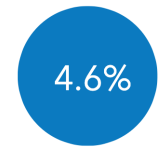
Blue Collar

24%



Services

20%



4.6%

Unemployment Rate

INCOME



\$55,864

Median Household Income



\$33,882

Per Capita Income



\$205,588

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (21.6%)

The smallest group: \$150,000 - \$199,999 (3.7%)

Indicator	Value	Difference	
<\$15,000	4.8%	-3.7%	<div style="width: 4.8%;"></div>
\$15,000 - \$24,999	6.8%	-2.1%	<div style="width: 6.8%;"></div>
\$25,000 - \$34,999	13.3%	+2.2%	<div style="width: 13.3%;"></div>
\$35,000 - \$49,999	18.1%	+1.4%	<div style="width: 18.1%;"></div>
\$50,000 - \$74,999	21.6%	-0.5%	<div style="width: 21.6%;"></div>
\$75,000 - \$99,999	18.1%	+5.4%	<div style="width: 18.1%;"></div>
\$100,000 - \$149,999	8.8%	-3.2%	<div style="width: 8.8%;"></div>
\$150,000 - \$199,999	3.7%	-0.6%	<div style="width: 3.7%;"></div>
\$200,000+	4.8%	+1.1%	<div style="width: 4.8%;"></div>

Bars show deviation from 45051 (Horry County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

© 2021 Esri

KEY FACTS

45,137

Population

48.0

Median Age



Average Household Size

\$55,744

Median Household Income

EDUCATION

7%

No High School Diploma



29%

High School Graduate



36%

Some College



29%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,426

Total Businesses



15,699

Total Employees

EMPLOYMENT



White Collar

63%



Blue Collar

18%



Services

19%



Unemployment Rate

INCOME



\$55,744

Median Household Income



\$32,405

Per Capita Income



\$171,695

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (22.7%)

The smallest group: \$200,000+ (3.2%)

Indicator	Value	Difference	
<\$15,000	5.9%	-2.6%	
\$15,000 - \$24,999	8.0%	-0.9%	
\$25,000 - \$34,999	10.3%	-0.8%	
\$35,000 - \$49,999	18.6%	+1.9%	
\$50,000 - \$74,999	22.7%	+0.6%	
\$75,000 - \$99,999	13.6%	+0.9%	
\$100,000 - \$149,999	13.7%	+1.7%	
\$150,000 - \$199,999	4.1%	-0.2%	
\$200,000+	3.2%	-0.5%	

Bars show deviation from 45051 (Horry County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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KEY FACTS

89,296

Population



Average Household Size

47.2

Median Age

\$55,927

Median Household Income

EDUCATION

7%

No High School Diploma



29%

High School Graduate



37%

Some College



27%

Bachelor's/Grad/Pr of Degree

BUSINESS



3,053

Total Businesses



29,598

Total Employees

EMPLOYMENT



White Collar

62%



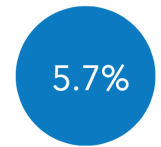
Blue Collar

19%



Services

19%



Unemployment Rate

INCOME



\$55,927

Median Household Income



\$32,307

Per Capita Income



\$169,274

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (22.8%)

The smallest group: \$200,000+ (3.5%)

Indicator	Value	Difference	
<\$15,000	6.3%	-2.2%	<div style="width: 6.3%;"></div>
\$15,000 - \$24,999	8.1%	-0.8%	<div style="width: 8.1%;"></div>
\$25,000 - \$34,999	10.2%	-0.9%	<div style="width: 10.2%;"></div>
\$35,000 - \$49,999	17.9%	+1.2%	<div style="width: 17.9%;"></div>
\$50,000 - \$74,999	22.8%	+0.7%	<div style="width: 22.8%;"></div>
\$75,000 - \$99,999	13.8%	+1.1%	<div style="width: 13.8%;"></div>
\$100,000 - \$149,999	13.1%	+1.1%	<div style="width: 13.1%;"></div>
\$150,000 - \$199,999	4.3%	0	<div style="width: 4.3%;"></div>
\$200,000+	3.5%	-0.2%	<div style="width: 3.5%;"></div>

Bars show deviation from 45051 (Horry County)

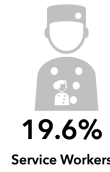
This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

© 2021 Esri

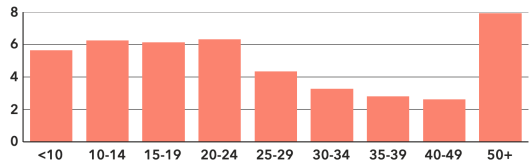
COMMUNITY PROFILE

5,608 2.8% 2.2 34.2 53.4 \$55,864 \$205,588 \$249,812 15% 55% 30%

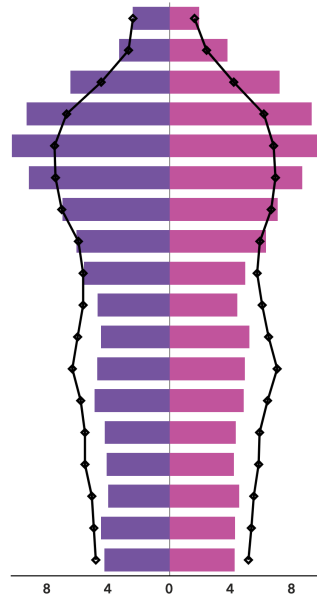
Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



Mortgage as Percent of Salary



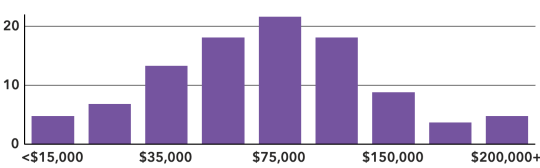
Age Profile: 5 Year Increments



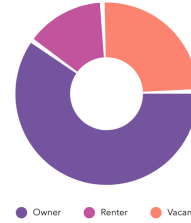
Home Value



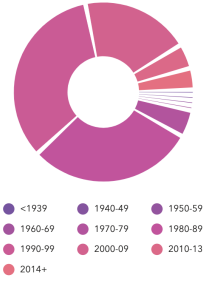
Household Income



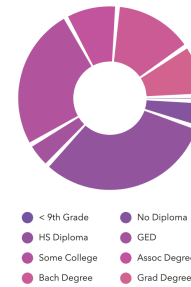
Home Ownership



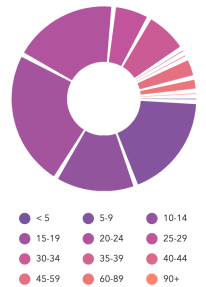
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Dots show comparison to 45051 (Horry County)


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026




COMMUNITY PROFILE

45,137 2.2% 2.2 36.4 48.0 \$55,744 \$171,695 \$225,403 17% 58% 25%

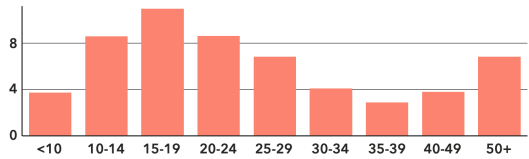
Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+


19.2%
 Service Workers


18.2%
 Blue Collar Workers


62.6%
 White Collar Worker

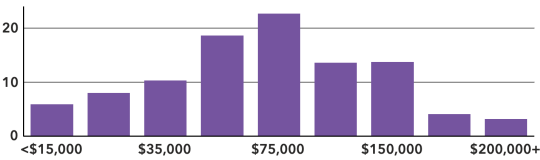
Mortgage as Percent of Salary



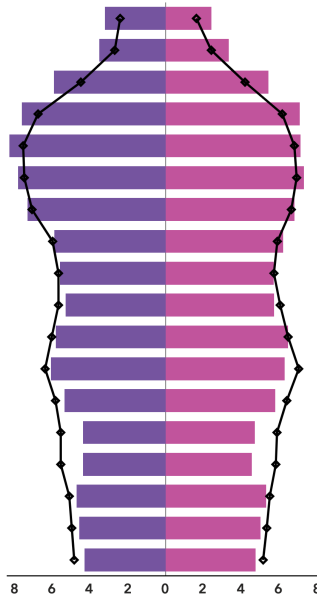
Home Value



Household Income

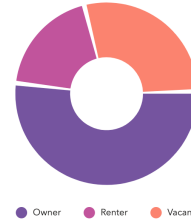


Age Profile: 5 Year Increments

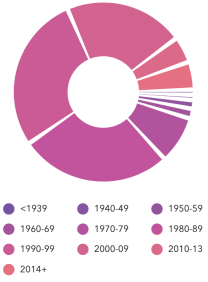


Dots show comparison to 45051 (Horry County)

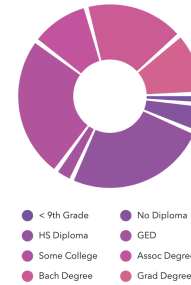
Home Ownership



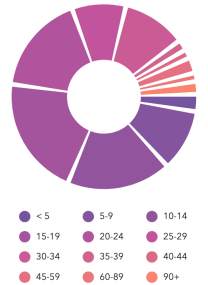
Housing: Year Built



Educational Attainment



Commute Time: Minutes




Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



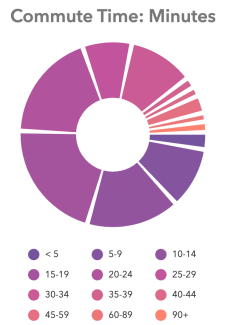
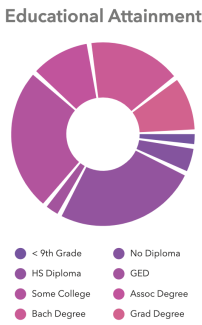
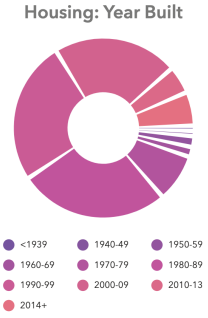
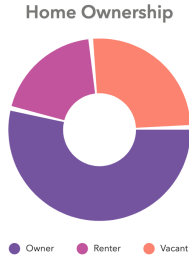
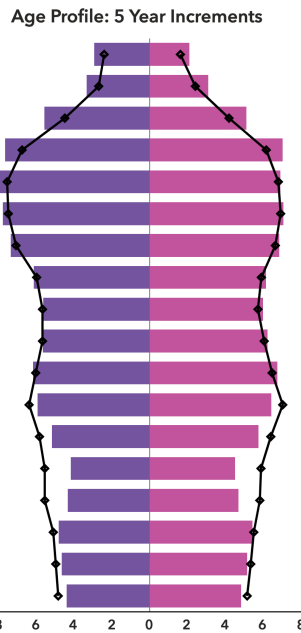
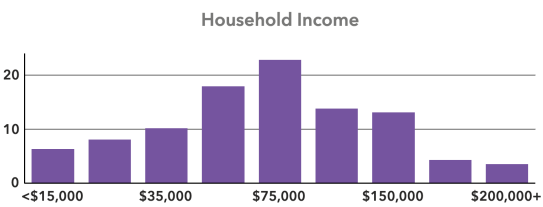
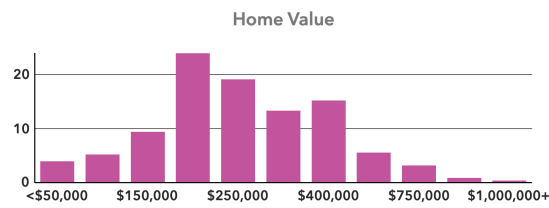
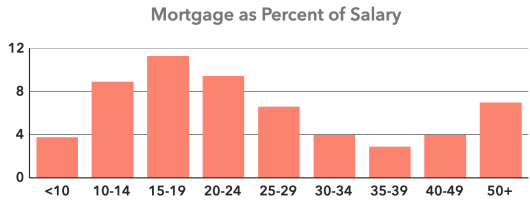
COMMUNITY PROFILE

89,296 Population Total
2.3% Pop Growth
2.3 Average HH Size
39.2 Diversity Index
47.2 Median Age
\$55,927 Median HH Income
\$169,274 Median Net Worth
\$219,811 Median Home Value
17% Under 18
58% Ages 18 to 65
25% Aged 66+


19.1%
 Service Workers


19.4%
 Blue Collar Workers

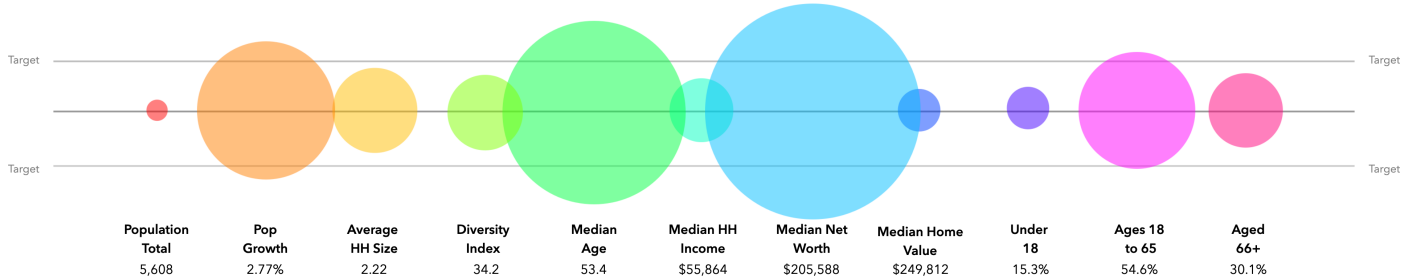

61.5%
 White Collar Worker



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026

MARKET SUMMARY

8733 Hwy 17 Bypass, Surfside Beach, SC, 29575
 1-mile ring

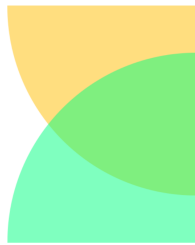


No High School Diploma 5%



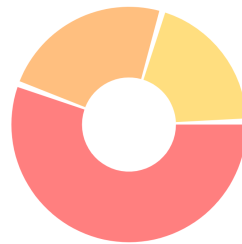
Bachelor's, Professional or Graduate Degree 23%

High School Graduate 36%



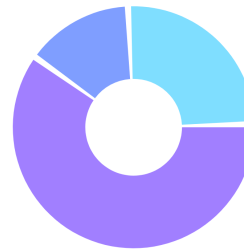
Some College 35%

Educational Attainment



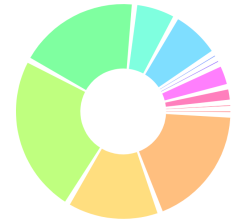
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

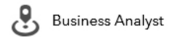


< 5 5-9 10-14 15-19 20-24
 25-29 30-34 35-39 40-44 45-59
 60-89 90+

Commute Time

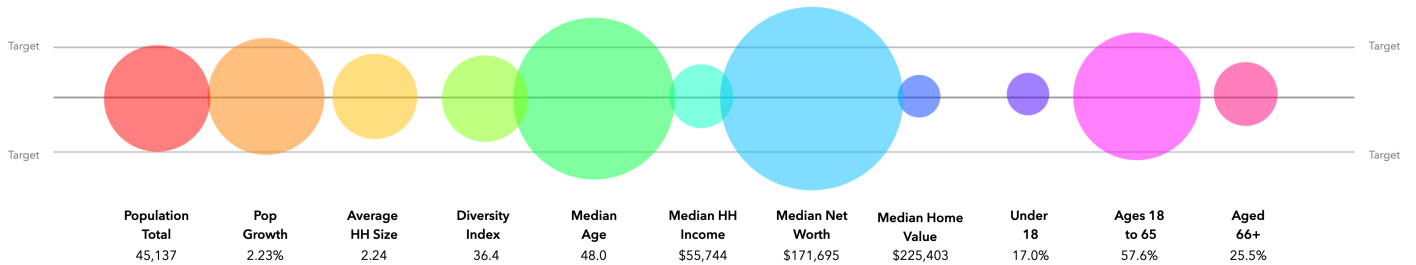


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.

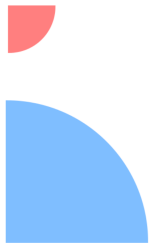


MARKET SUMMARY

8733 Hwy 17 Bypass, Surfside Beach, SC, 29575
 3-mile ring



No High School Diploma 7%



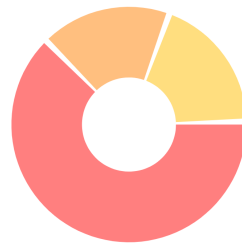
Bachelor's, Professional or Graduate Degree 29%

High School Graduate 29%



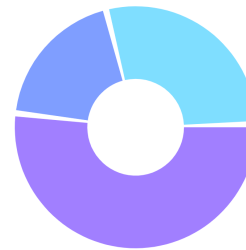
Some College 36%

Educational Attainment



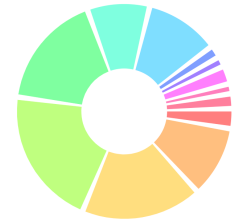
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

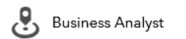


< 5 5-9 10-14 15-19 20-24
 25-29 30-34 35-39 40-44 45-59
 60-89 90+

Commute Time

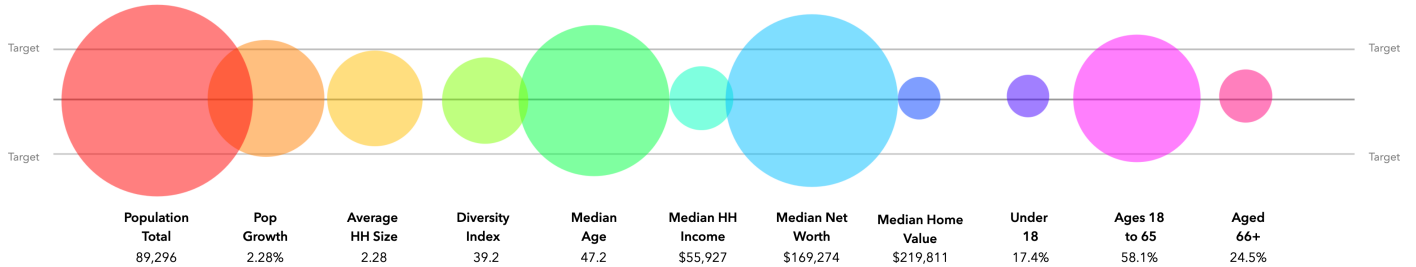


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.

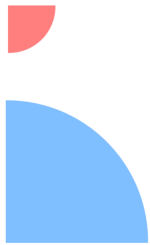


MARKET SUMMARY

8733 Hwy 17 Bypass, Surfside Beach, SC, 29575
 5-mile ring



No High School Diploma 7%



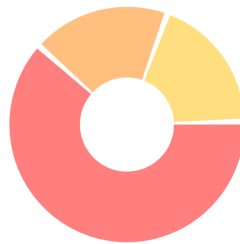
Bachelor's, Professional or Graduate Degree 27%

High School Graduate 29%



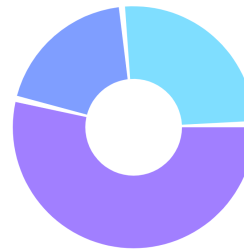
Some College 37%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

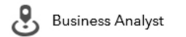


< 5 5-9 10-14 15-19 20-24
 25-29 30-34 35-39 40-44 45-59
 60-89 90+

Commute Time

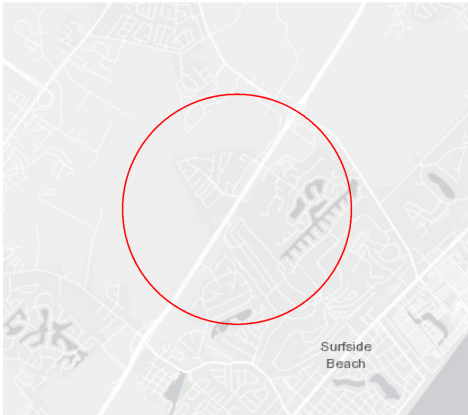


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



POPULATION TRENDS AND KEY INDICATORS

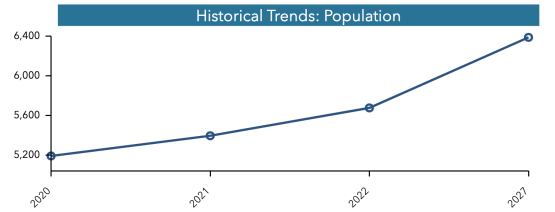
1-mile ring
 8733 Hwy 17 Bypass, Surfside Beach, SC, 29575



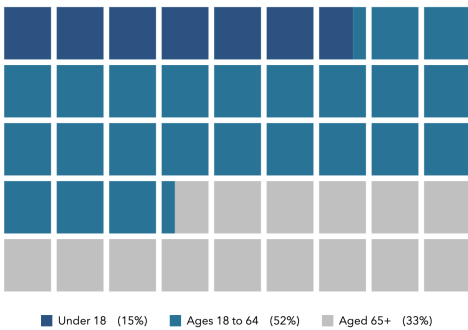
5,676	2,760	2.06	54.0	\$58,121	\$259,298	86	112	36
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS







 \$9,468 Avg Spent on Mortgage & Basics	 23.5% Percent of Income for Mortgage
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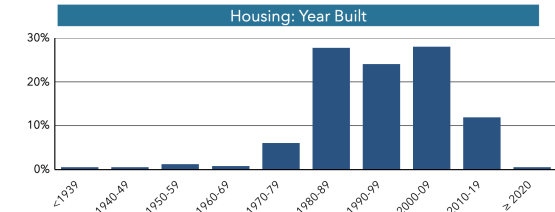
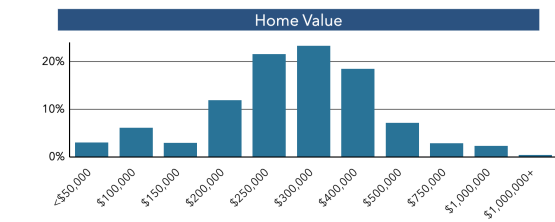


POPULATION BY AGE



POPULATION BY GENERATION

 9.8% Greatest Gen: Born 1945/Earlier	 35.1% Baby Boomer: Born 1946 to 1964	 18.1% Generation X: Born 1965 to 1980
 17.0% Millennial: Born 1981 to 1998	 15.1% Generation Z: Born 1999 to 2016	 5.0% Alpha: Born 2017 to Present



Source: Esri, Esri-U.S. BLS, ACS
 Esri forecasts for 2022, 2027, 2022, 2017-2021
 © 2024 Esri

POPULATION TRENDS AND KEY INDICATORS

3-mile ring
 8733 Hwy 17 Bypass, Surfside Beach, SC, 29575



48,372	22,178	2.17	47.3	\$58,649	\$234,276	72	125	38
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$9,171

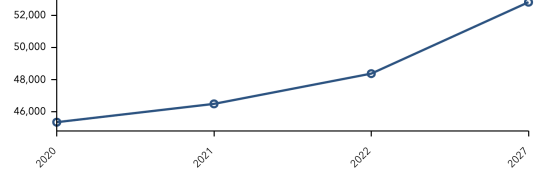
Avg Spent on Mortgage & Basics



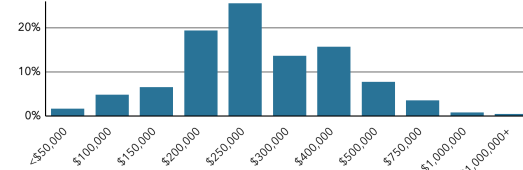
21.1%

Percent of Income for Mortgage

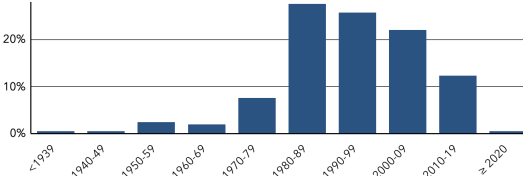
Historical Trends: Population



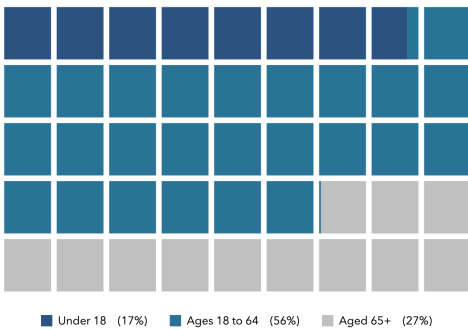
Home Value



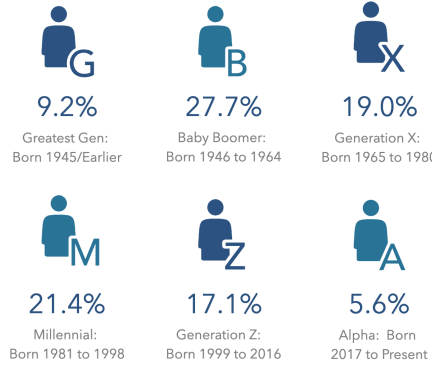
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



Source: Esri, Esri, Esri-U.S. BLS, ACS
 Esri forecasts for 2022, 2027, 2022, 2017-2021
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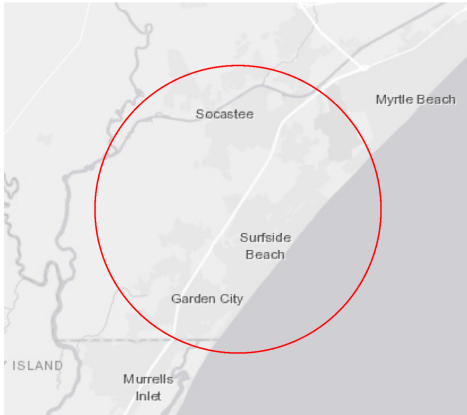
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS

5-mile ring

8733 Hwy 17 Bypass, Surfside Beach, SC, 29575



94,686	43,065	2.19	46.8	\$59,759	\$236,958	73	126	41
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



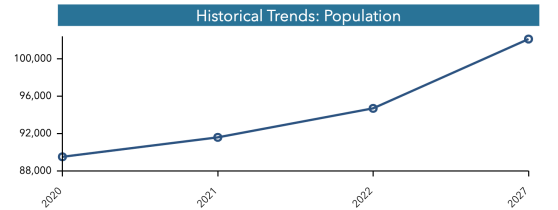
\$9,507

Avg Spent on Mortgage & Basics

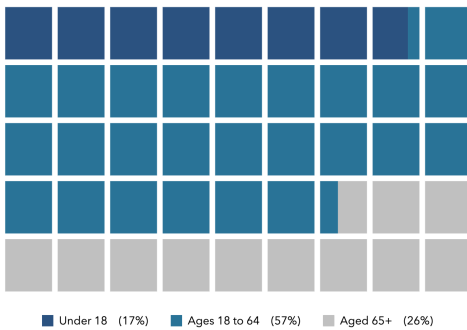


20.9%

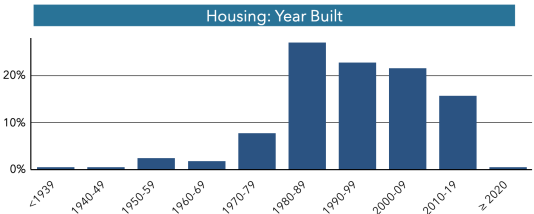
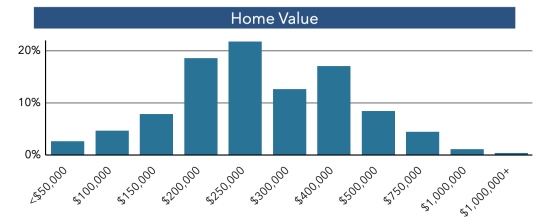
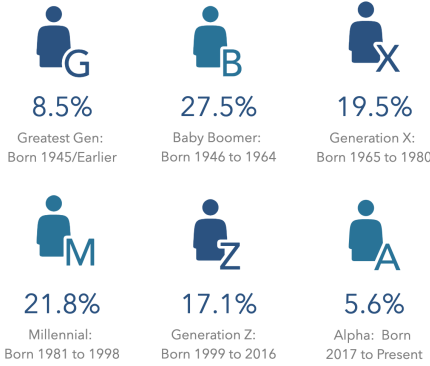
Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION



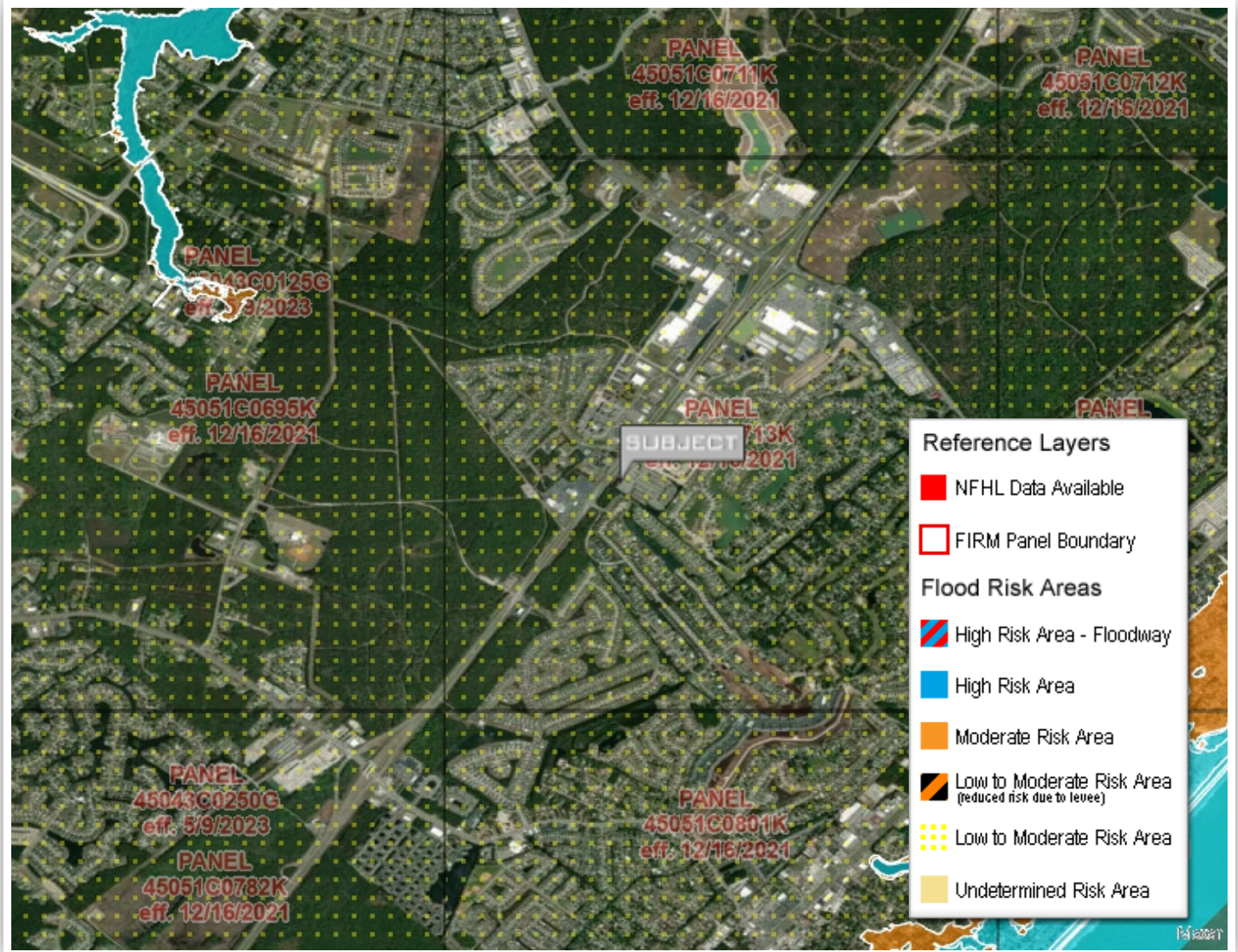
Source: Esri, Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
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LOCATION RISK ANALYSIS

Flood Risk Analysis
FEMA Map Last Updated: 2022-08-12



Chris Marek

Marek Property Advisors
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Email : Chris@MarekProperty.com
SC

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Flood Hazard Designations

FEMA Map Last Updated: 2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHAs are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

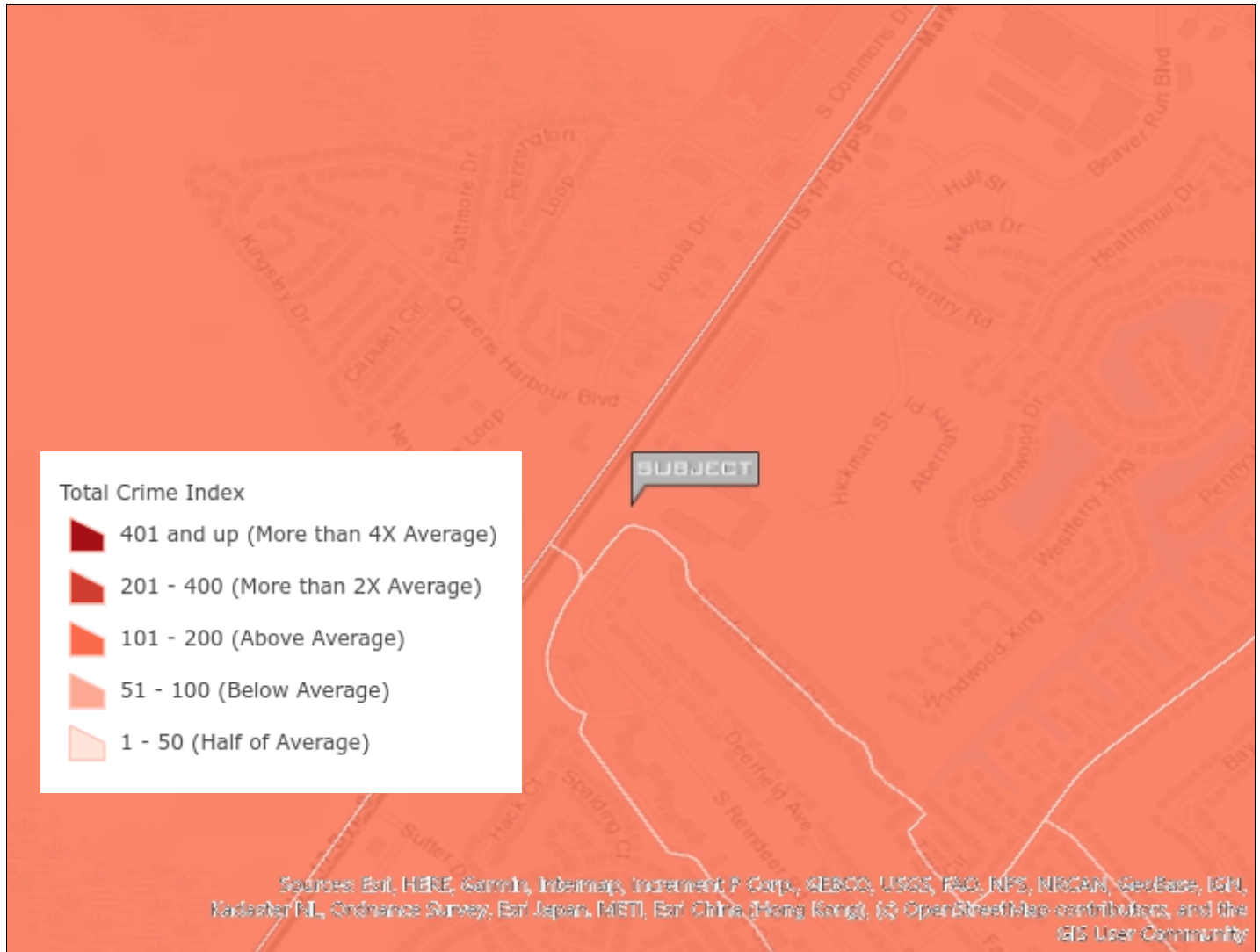
Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

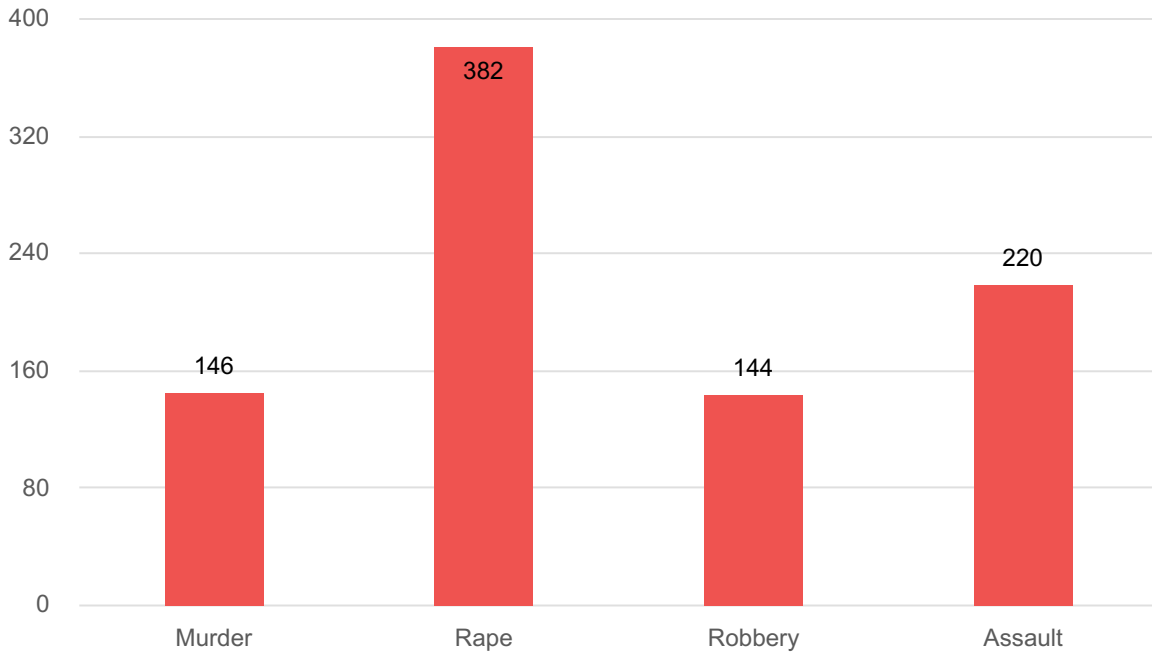


CRIME RISK ANALYSIS



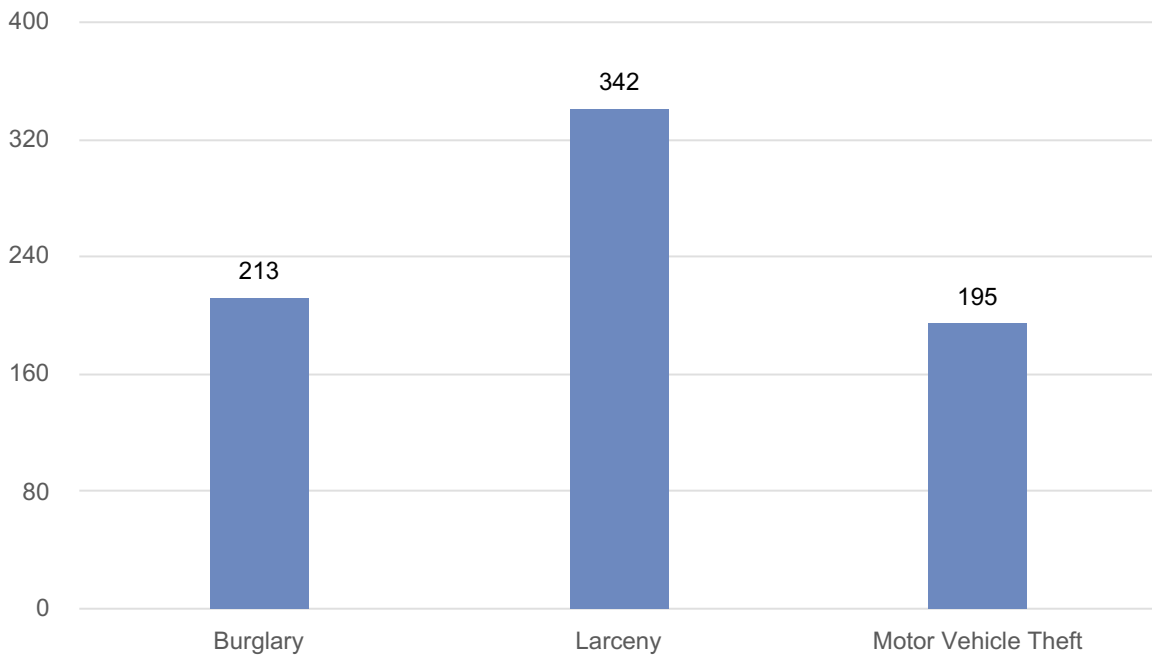
Personal Crime

Overall Index in this area is:



Property Crime

Overall Index in this area is: 305



Crime Designations

Crime Risk is a geographic database consisting of a series of standardized indexes for a range of serious crimes against both persons and property. It is derived from an extensive analysis of several years of crime reports from the vast majority of law enforcement jurisdictions nationwide. The crimes included in the database are the "Part 1" crimes and include murder, rape, robbery, assault, burglary, theft, and motor vehicle theft. These categories are the primary reporting categories used by the FBI in its Uniform Crime Report (UCR), with the exception of Arson, for which data is very inconsistently reported at the jurisdictional level. Part II crimes are not reported in the detail databases and are generally available only for selected areas or at high levels of geography.

In accordance with the reporting procedures using in the UCR reports, aggregate indexes have been prepared for personal and property crimes separately, as well as a total index. While this provides a useful measure of the relative "overall" crime rate in an area, it must be recognized that these are unweighted indexes, in that a murder is weighted no more heavily than a purse snatching in the computation. For this reason, caution is advised when using any of the aggregate index values.

Methodology & Source

The primary source of Crime Risk was a careful compilation and analysis of the FBI Uniform Crime Report databases. On an annual basis, the FBI collects data from each of about 16,000 separate law enforcement jurisdictions at the city, county, and state levels and compiles these into its annual Uniform Crime Report (UCR). For a limited number of areas, such as New York City, the local jurisdiction spans several counties.

The resulting estimates were then scaled to match the master database of 8,500 jurisdictions. For cities, the block groups within each city were scaled to match the city total. For areas outside of these cities (or for smaller centers), results were scaled to match the county total after adjusting for those cities scaled separately. The final crime rate estimates were then weighted by population and aggregated to the national totals.

The Esri ArcGIS Crime Index shows the total crime index in the U.S. in 2024 and is configured to include the following information for each geography level:

- Total crime index
- Personal and Property crime indices
- Sub-categories of personal and property crime indices

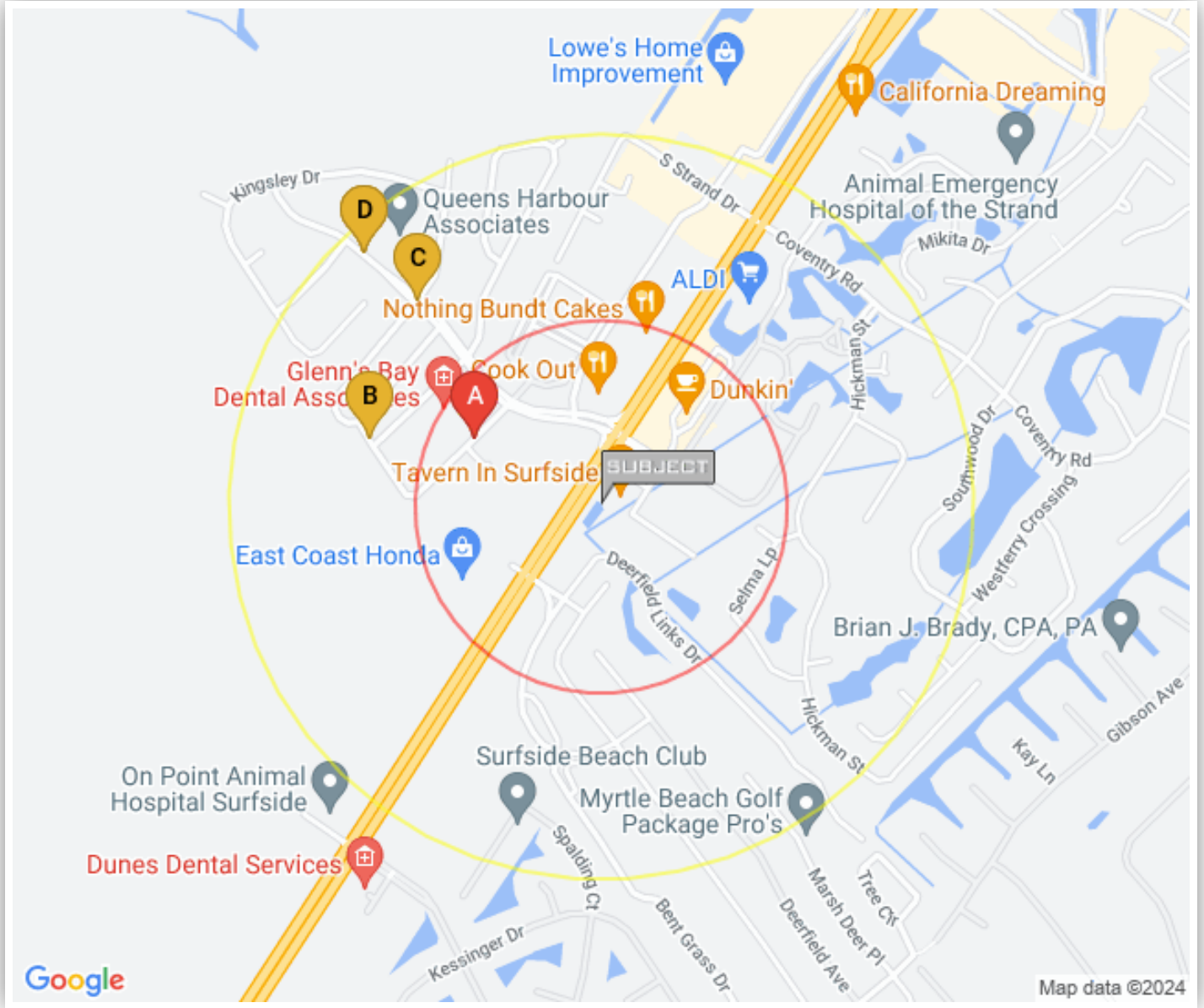
The values are all referenced by an index value. The index values for the US level are 100, representing average crime for the country. A value of more than 100 represents higher crime than the national average, and a value of less than 100 represents lower crime than the national average. For example, an index of 120 implies that crime in the area is 20 percent higher than the US average; an index of 80 implies that crime is 20 percent lower than the US average.

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LOCATION RISK ANALYSIS

ENVIRONMENTAL RISK ANALYSIS



Chris Marek

Locations within 0.25 mile of Subject

A VILLAGE FAMILY DENTAL PA

Latest Update:

Site Type: STATIONARY **Address:** 3012 NEWCASTLE LOOP
County: HORRY **Facility Detail Report:** [110017304727](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS	dmd	REARDEN, JOHN	843-215-2599
STATE MASTER	SC-EFIS	dmd	REARDEN, JOHN	843-215-2599

Locations within 0.50 mile of Subject

B MARKS CONSTRUCTION

Latest Update:

Site Type: STATIONARY **Address:** 3061 NEWCASTLE LOOP
County: HORRY **Facility Detail Report:** [110016971437](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			

C QUEENS HARBOUR ASSOCIATES LLC

Latest Update: 29-Dec-2014

Site Type: STATIONARY **Address:** 3200 PLATMOOR DR
County: HORRY **Facility Detail Report:** [110019996469](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS	district conservationist	STRICKLAND, STEVEN G	843-651-7900
STATE MASTER	SC-EFIS		STRICKLAND, STEVEN G	803-828-4105

D HOLY CROSS ASSOCIATES LLC

Latest Update: 29-Dec-2014

Site Type: STATIONARY Address: 3500 QUEENS HARBOR BLVD
County: Horry Facility Detail Report: 110019974642
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS		STRICKLAND, STEVEN G	803-828-4105
STATE MASTER	SC-EFIS	district conservationist	STRICKLAND, STEVEN G	843-651-7900

E QUEENS HARBOUR ASSOCIATION

Latest Update: 29-Dec-2014

Site Type: STATIONARY Address: 3500 QUEENS HARBOUR
County: Horry Facility Detail Report: 110019996192
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS	district conservationist	STRICKLAND, STEVEN G	843-651-7900
STATE MASTER	SC-EFIS		STRICKLAND, STEVEN G	803-828-4105

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

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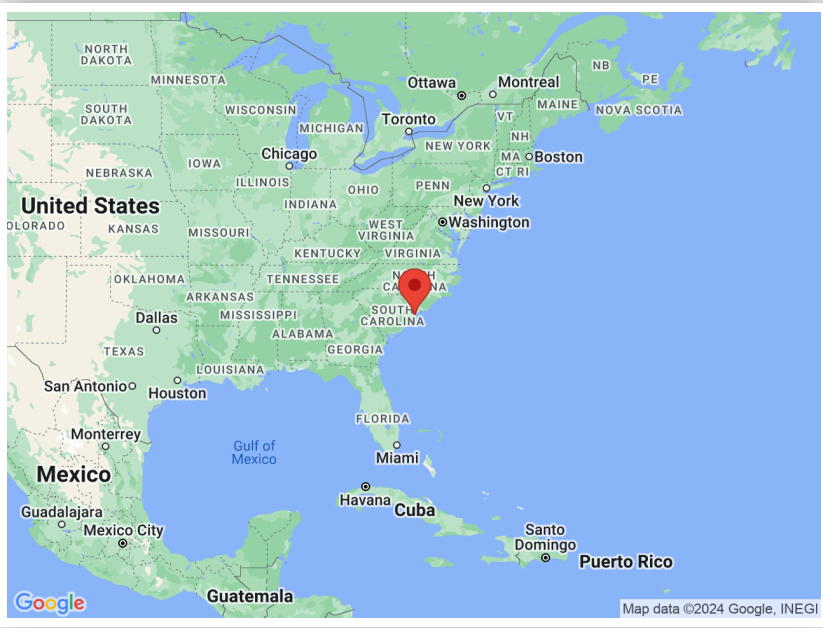
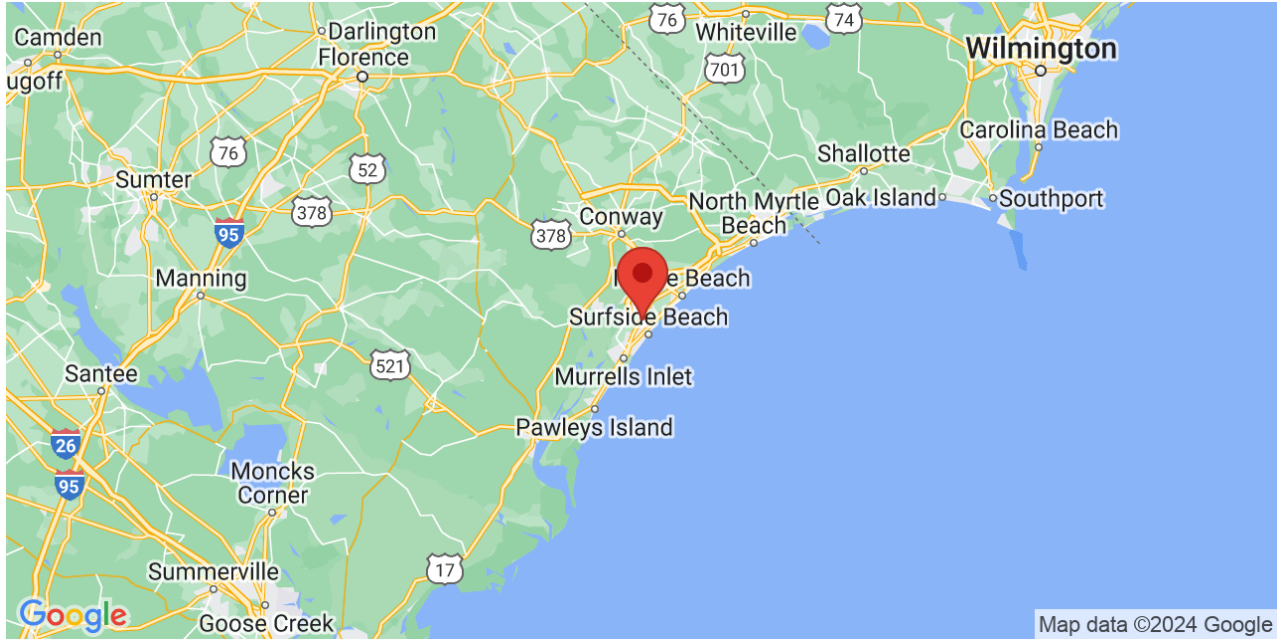
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AREA LOCATION MAP

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SC

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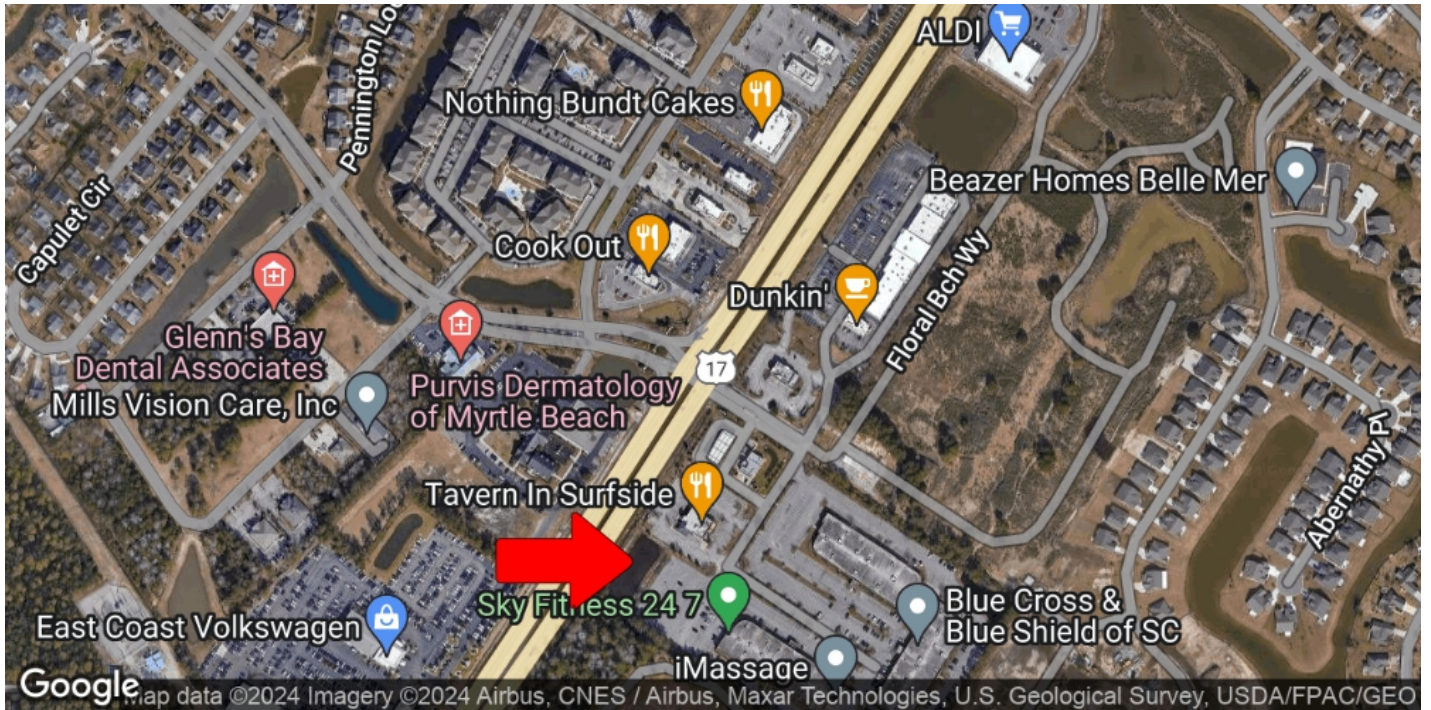
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AERIAL ANNOTATION MAP

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