

LEASE

1051 SHINE AVE

1051 Shine Ave Myrtle Beach, SC 29577



PROPERTY DESCRIPTION

Freestanding office building located at the corner of Shine Ave and Knoles St within The Market Common District. Space consists of 10+ offices, multiple storage rooms and two restrooms. LM (Light Manufacturing) Zoning (City of Myrtle Beach) allows for various uses, including medical, educational, retail/wholesale, health club, restaurant, manufacturing, etc.

LOCATION DESCRIPTION

The Market Common District is Myrtle Beach's premier lifestyle center with upscale retail, restaurants, and entertainment surrounded by high-density residential, walking trails, sports facilities, and medical (VA Medical Center, Tidelands Health, etc.). Permanent population within a 5-mile radius is 99,348.

OFFERING SUMMARY

Base Rent:	\$20.00 SF/yr
Estimated NNN:	\$3.00/SF/yr
Available SF:	6,379 SF
Lot Size:	1.6 Acres
Zoning:	LM (City of Myrtle Beach)
Parking:	45 spaces (7.05/1000 SF)
Frontage	217'

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,690	16,703	38,694
Total Population	3,358	38,313	90,868
Average HH Income	\$85,884	\$67,988	\$70,227

Drew Parks

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Addison Parks

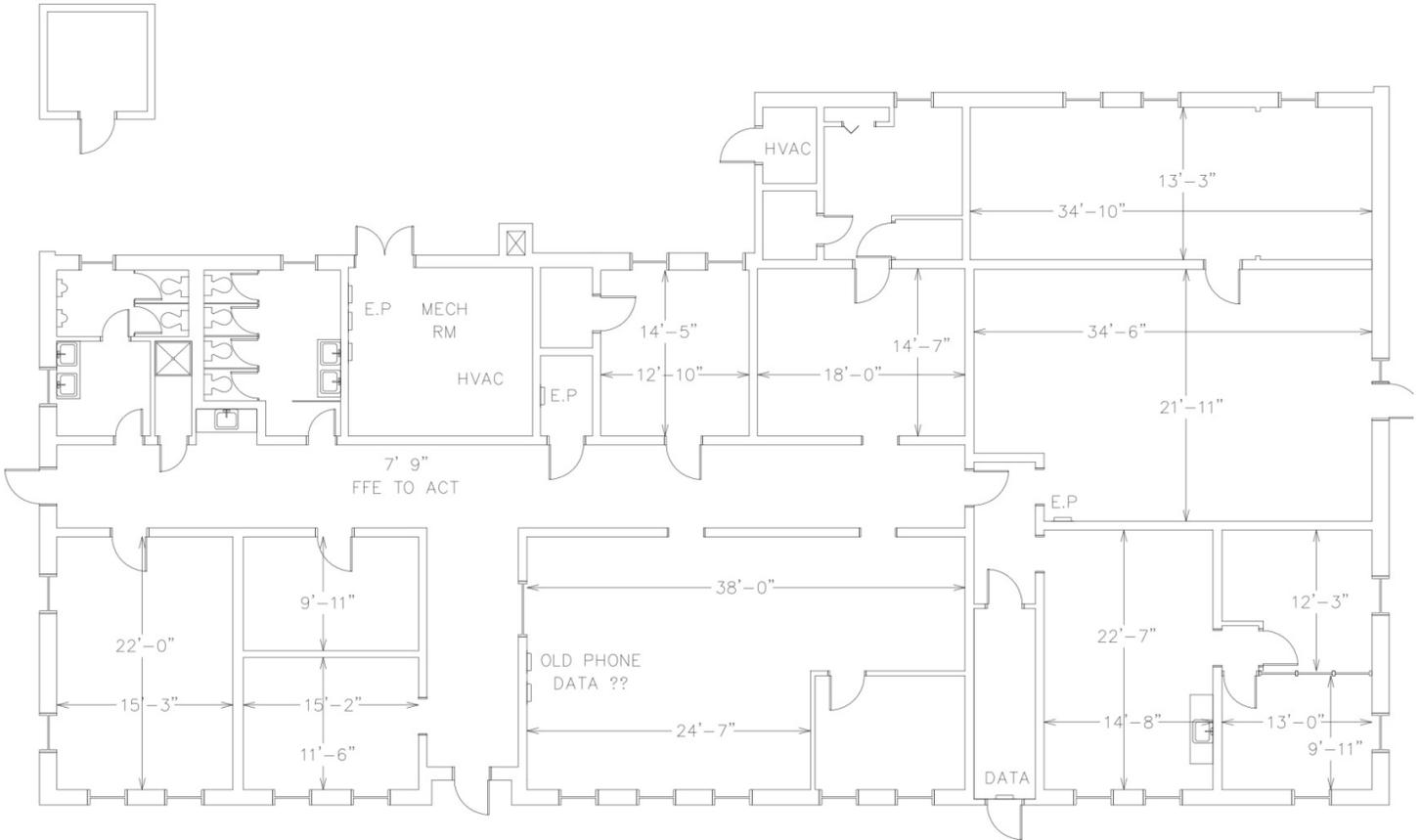
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COMMERCIAL
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1051 SHINE AVE
MYRTLY BEACH SC
6,379 TOTAL SF

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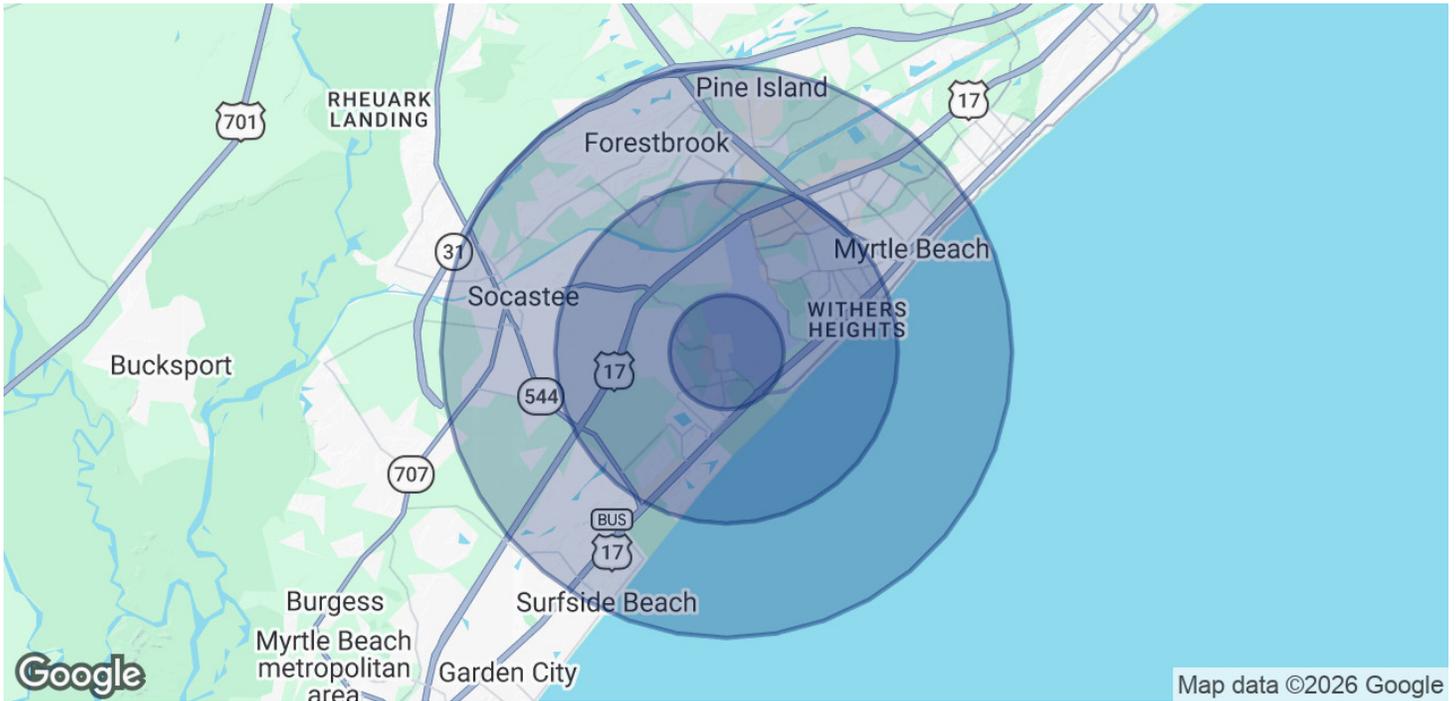


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,358	38,313	90,868
Average Age	51.3	44.5	44.0
Average Age (Male)	51.0	43.9	43.4
Average Age (Female)	51.6	45.2	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,690	16,703	38,694
# of Persons per HH	2	2.2	2.3
Average HH Income	\$85,884	\$67,988	\$70,227
Average House Value	\$311,919	\$233,799	\$234,713

Demographics data derived from AlphaMap

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