



BADCOCK SPACE
2301 HWY. 17 S.
N. Myrtle Beach, SC
29582

FOR LEASE

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This commercial property sits with 300 feet of Highway 17 direct frontage in the heart of the rapidly growing City of North Myrtle Beach.

The property is next door to Majestic Business Center, positioned directly across from PGA Tour Superstore and is in close proximity to Barefoot Landing, Tanger Outlets, National Retailers and many Resort Hotels.

2301 HIGHWAY 17 SOUTH
 NORTH MYRTLE BEACH, SC 29582

Tax Map	143-16-01-005
Year Built	1993
Total Building Size	29,440 sf
Zoning	Commercial
County	Horry
Municipality	City of N. Myrtle Beach
Traffic Count	39,400 Vehicles Per Day
Adjacent Tenant Pass Through(s)	Wholesale Flooring \$4.05 psf

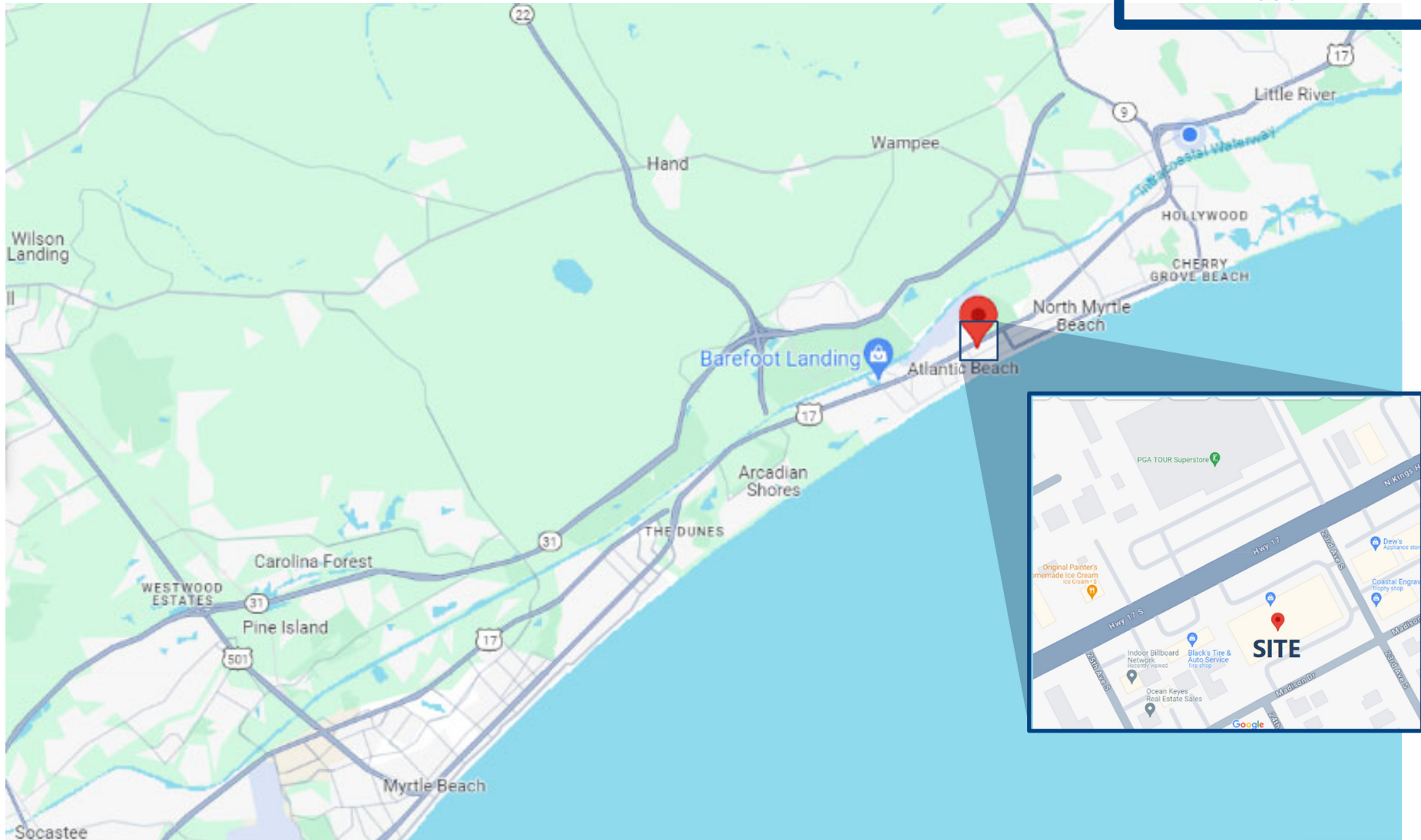
LEASE INFORMATION

Unit	Size	Lease Rate	Lease Type	Date Available
B	9,500 sf	\$17.00/sf/yr	NNN	TBD
	19,000 sf	\$10.00/sf/yr	NNN	30 Days

*Unit B is currently 19,000 sf. Owner is willing to subdivide at owners' expense with qualified tenant.

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Coming from SC -22 East take the left exit toward North Myrtle Beach/ Kings Road onto US-17 N (N Kings Hwy). Go for 4.7 miles and 2301 Highway 17 South will be on your right at 23rd Ave South.

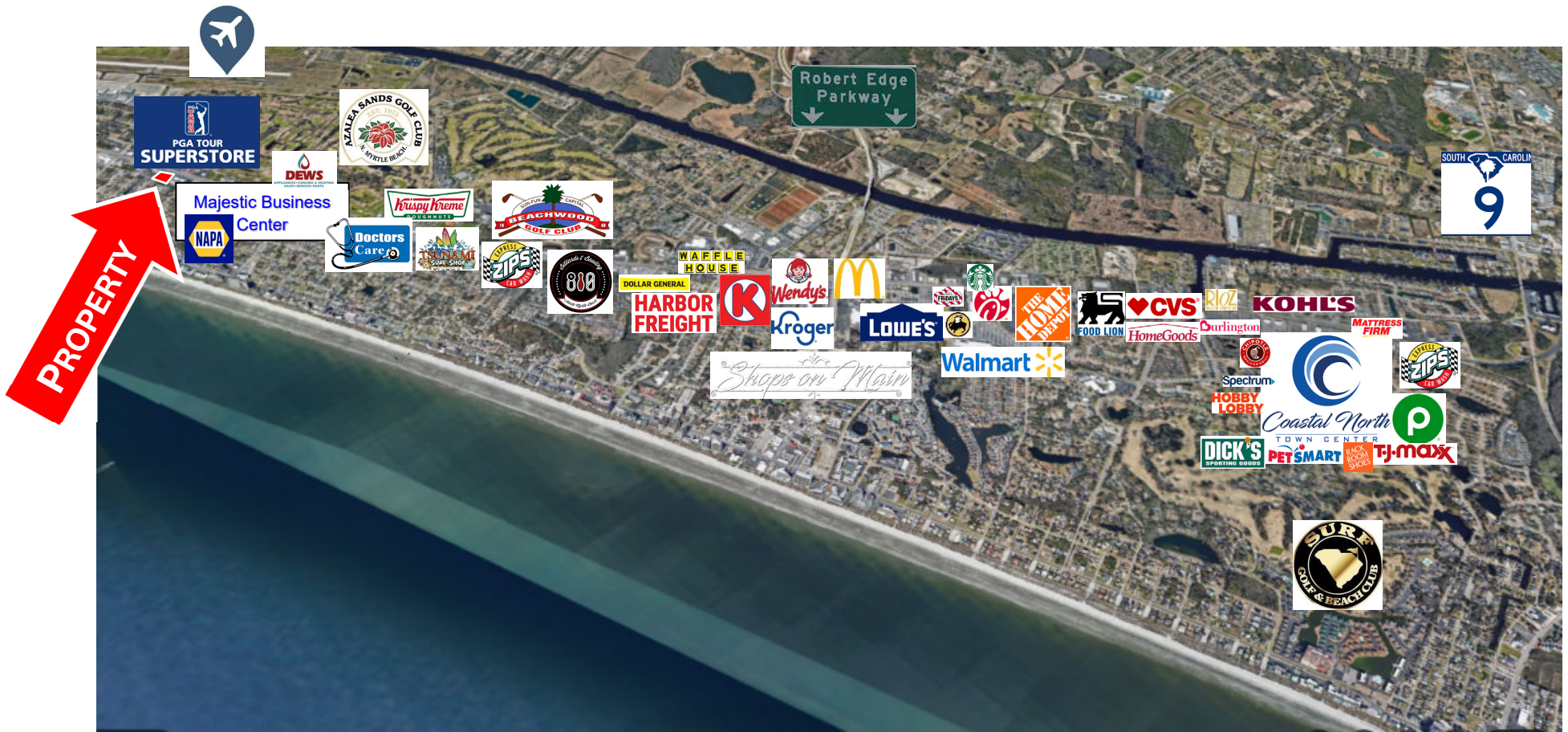
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HWY 17 SOUTH OF PROPERTY



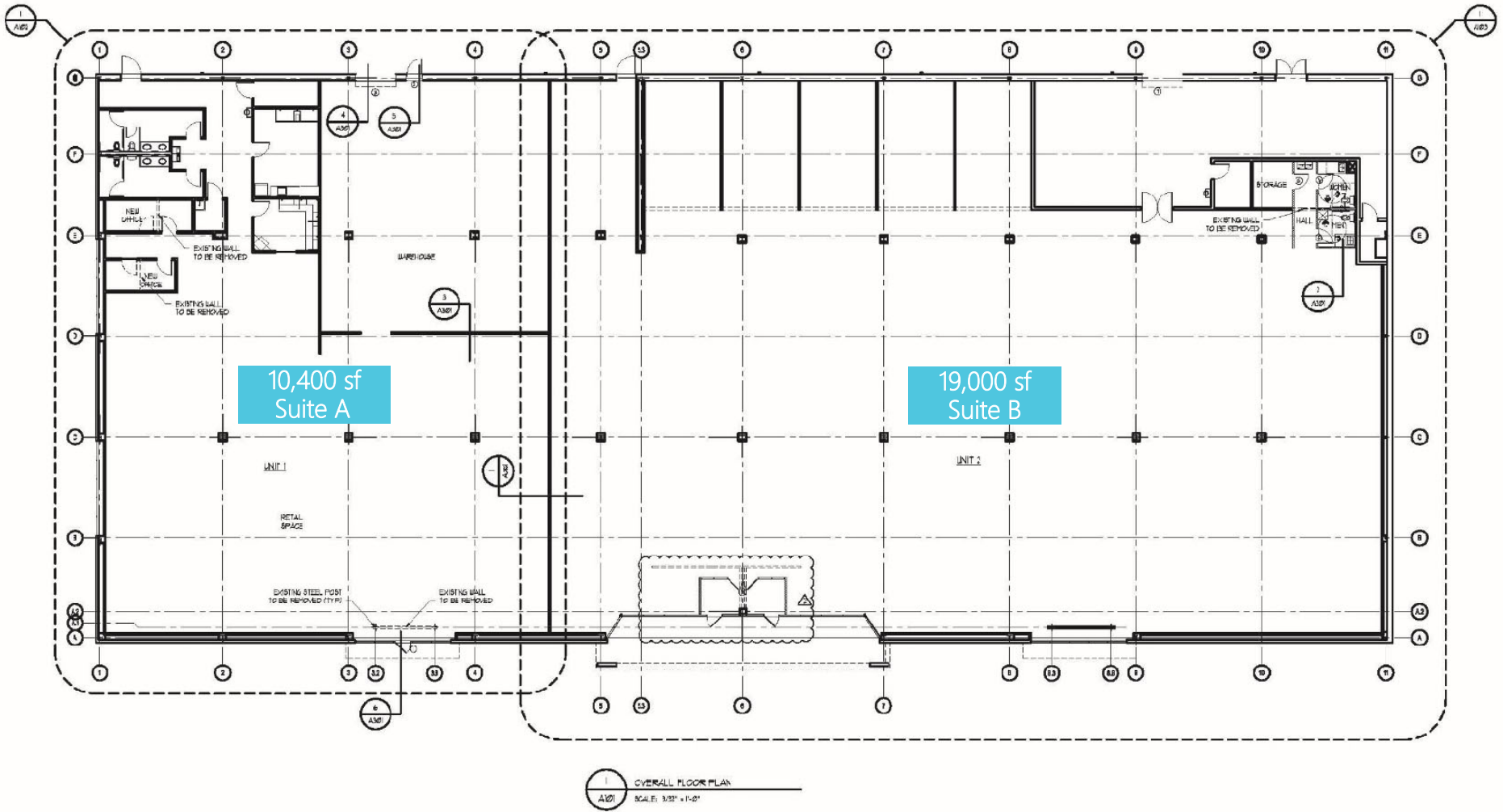
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HWY 17 NORTH OF PROPERTY



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OVERALL FLOOR PLAN



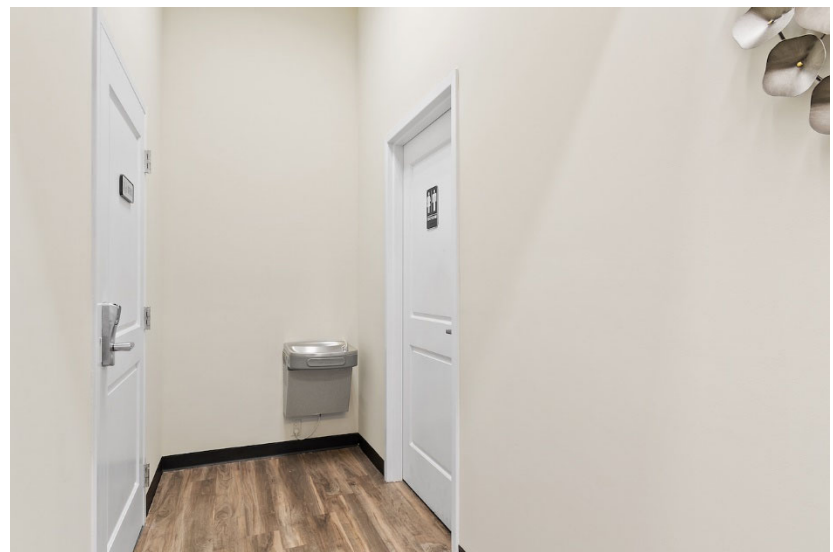
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North Myrtle Beach & Grand Strand

MARKET HIGHLIGHTS

Beautiful Beaches: Myrtle Beach boasts 60 miles of sandy shoreline, perfect for sunbathing, swimming, or just relaxing. The beaches are clean, family-friendly, and often have lifeguards on duty.

Entertainment and Attractions: There's something for everyone, from amusement parks and waterparks to mini-golf and Ripley's Aquarium. Broadway at the Beach and Barefoot Landing offer shopping, dining, and live entertainment.

Golf: Myrtle Beach is known as the "Golf Capital of the World," with over 80 golf courses, many of which are designed by top architects. It's a golfer's paradise.

Dining: The area has a diverse food scene, including fresh seafood, Southern cuisine, and various international options. The Murrells Inlet MarshWalk offers excellent waterfront dining.

Outdoor Activities: Besides the beach, you can enjoy fishing, boating, jet skiing, or hiking in nearby state parks like Huntington Beach State Park or Myrtle Beach State Park.

Nightlife: There are plenty of bars, clubs, and live music venues, especially along the Boardwalk and at places like the House of Blues.

Family-Friendly: Myrtle Beach offers a range of family-oriented activities, from the SkyWheel to Alligator Adventure, making it a great spot for vacations with kids.

Affordability: Compared to other beach destinations, Myrtle Beach is often more affordable, with a wide range of accommodation options and plenty of free or low-cost activities.

North Myrtle Beach & Grand Strand

RANKINGS

U.S. News & World Report:

- Myrtle Beach is often listed among the **Top 10 Best Family Beach Vacations in the U.S.** and **Top 10 Best Cheap Summer Vacations.**

Travel Channel:

- Myrtle Beach is recognized as one of the **Top 10 Best U.S. Beaches** and frequently mentioned for its expansive, family-friendly beaches.

TripAdvisor:

- The beach often makes it into the **Top 25 Beaches in the United States**, with many reviews highlighting its accessibility, cleanliness, and amenities.

National Geographic:

- Named Myrtle Beach one of the **Top 10 U.S. Boardwalks**, primarily due to its vibrant beachfront, family attractions, and restaurants.

U.S. News & World Report:

- Myrtle Beach ranks high in categories like **Best Weekend Getaways in the South** and **Best Places to Visit in the Carolinas.**

TripAdvisor:

- Myrtle Beach is frequently included in the **Top 25 Destinations in the United States** due to its popularity among tourists for its range of activities, affordable accommodations, and family-friendly environment.

AAA:

- Myrtle Beach has received multiple AAA Four Diamond Awards for its hotels and resorts, signaling a high level of service and quality in its accommodations.

USA Today:

- Myrtle Beach is often featured in the **Top 10 Best Coastal Small Towns** and **Top 10 Best Family Vacation Spots in the U.S.**, emphasizing its appeal to families and beachgoers.



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Thank you.

***Link for 360 virtual tour of property interior:**
<https://my.matterport.com/show/?m=4Zimjwx8wtk&brand=0>