

GROUND LEASE OPPORTUNITY



Conway High School

AutoZone

DOLLAR GENERAL

SLIM CHICKENS

FIREHOUSE SUBS

N2WIN Sports

Shell

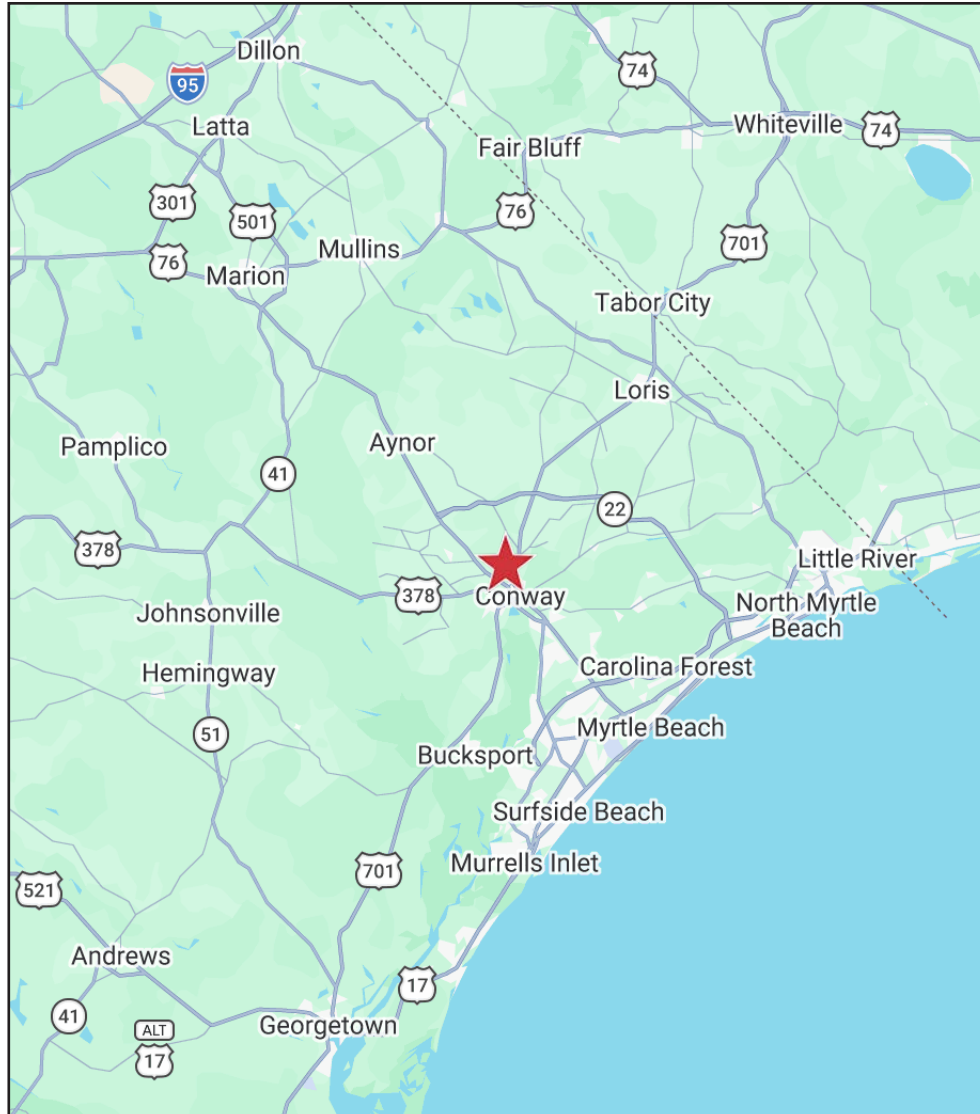
SCOOTER'S COFFEE

Will Sherrod, CCIM
843.364.3796
wsherrod@naicharleston.com

2195 CHURCH STREET CONWAY, SC 29526

NAICharleston

EXECUTIVE SUMMARY



NAI Charleston is pleased to offer the exclusive listing of approximately 1.04 acres with 0.84 usable acres at the corner of Church Street (Hwy 501) and Horry Avenue in Conway, SC. This highly visible corner property boasts daily traffic counts of 35,900 cars and is located in the main retail corridor of the Conway market. The property is part of a larger new development including Firehouse Subs and Slim Chickens quick service restaurants scheduled to open in the fall of 2026. It will be served by master stormwater detention and delivered with all necessary utilities run to the property. Excellent opportunity to develop in this rapidly growing submarket to the Myrtle Beach MSA.

HIGHLIGHTS:

- Ground lease on ±1.04 AC with ±0.84 usable AC
- Corner lot on heavily trafficked retail corridor
- Horry County Zoning: HC
- GCO (Gateway Overlay)
- TMS #: 338-09-02-0005; -0006
- \$75,000/year; Absolute Net

EXISTING TRADE AREA



DEMOGRAPHICS

Census 2020 Summary	5 minutes	10 minutes	15 minutes
Population	9,645	26,356	55,936
Households	3,872	10,227	20,076
Average Household Size	2.47	2.50	2.52

2025 Summary			
Population	10,244	28,460	60,927
Households	4,218	11,275	22,253
Families	2,694	7,494	14,791
Average Household Size	2.41	2.45	2.47
Owner Occupied Housing Units	2,919	8,347	16,663
Renter Occupied Housing Units	1,299	2,928	5,590
Median Age	42.5	41.8	38.0
Median Household Income	\$45,845	\$58,785	\$64,110
Average Household Income	\$67,295	\$75,423	\$79,759

2030 Summary			
Population	11,558	32,243	68,239
Households	4,810	12,970	25,523
Families	3,046	8,554	16,834
Average Household Size	2.39	2.42	2.44
Owner Occupied Housing Units	3,466	9,913	19,685
Renter Occupied Housing Units	1,345	3,058	5,838
Median Age	43.6	42.9	39.5
Median Household Income	\$56,580	\$65,835	\$72,568
Average Household Income	\$77,100	\$85,233	\$89,438



CONTACT:

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DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Exclusively marketed by:

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