



**GATOR HOLE PLAZA
POWER CENTER
IN-LINE RETAIL SPACE LEASES AVAILABLE
550 HIGHWAY 17 NORTH,
NORTH MYRTLE BEACH, SC 29582**

Gator Hole Plaza is a premier power center located in the midst of the North Myrtle Beach Retail Corridor that also features Surfwood Plaza and Coastal North Town Center. This property is centered in the hub of Grand Strand Retail shopping and is ready to welcome new tenants that are ready to be part of the excitement!

GENERAL SITE INFORMATION:

- 442,199 SF Retail Power Center anchored by Walmart. Other major retailers include: Home Depot, Staples, Dollar Tree, and Petco.
- 4 Way Signalized Intersection on Highway 17
- Situated on approx. 28 acres
- Average Daily Traffic Count-38,400 (Source: SCDOT 2015)
- Move-in ready spaces are available for immediate occupancy.

IMPROVEMENTS:

- Spaces ranging from Approximately 1,950 to 4,500 square fee
- Glass Front Windows. Rear access to all units.
- Modern architectural design, stylish outdoor fixtures.
- Ample Parking

ZONING:

Planned Development District (PDD), North Myrtle Beach, SC

OFFERING:

• Unit #1 (506)	4,500 SF	\$6,750/Mo + \$937.50/Mo. CAM	\$7,687.50/Mo. Total
• Unit #20 (568)	3,000 SF	\$4,500/Mo+ \$625.00/Mo. CAM	\$5,125/Mo. Total
• Unit #24 (576)	1,950 SF	\$2,925/Mo+ \$406.25/Mo. CAM	\$3,331.25/Mo. Total

*Units are for lease at \$18.00/SF + \$2.50/SF CAM

CONTACT:

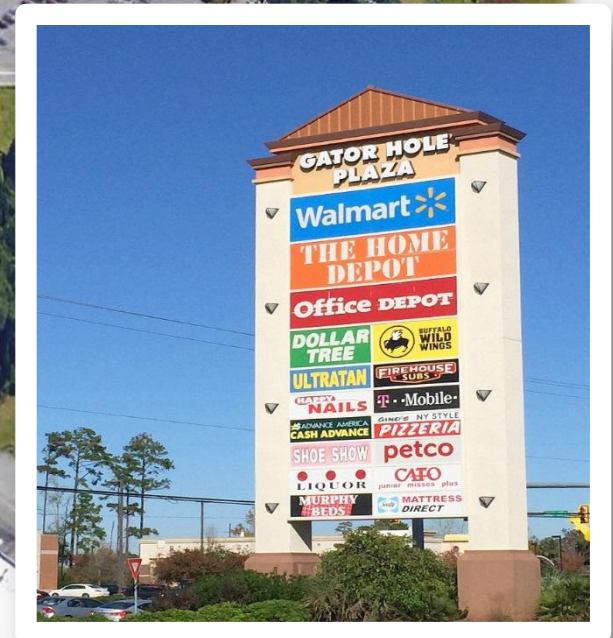
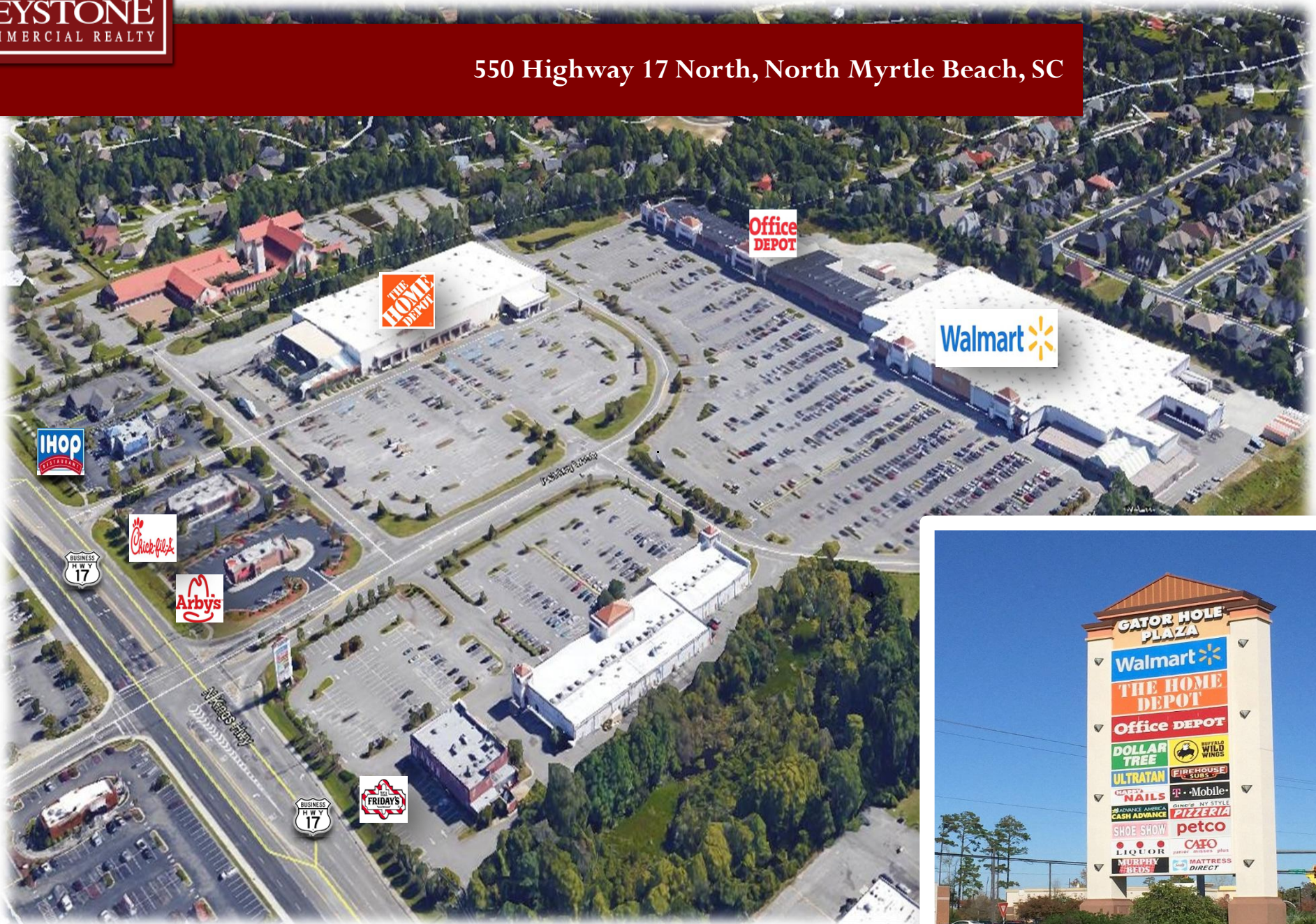
C.N "Nick" Sherfese / King Martin
Listing Agent

Keystone Commercial Realty, LLC, has prepared this document in order to market the sale of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is specifically urged to perform his/her own investigation of the information contained herein.

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Plaza At the Gator Hole

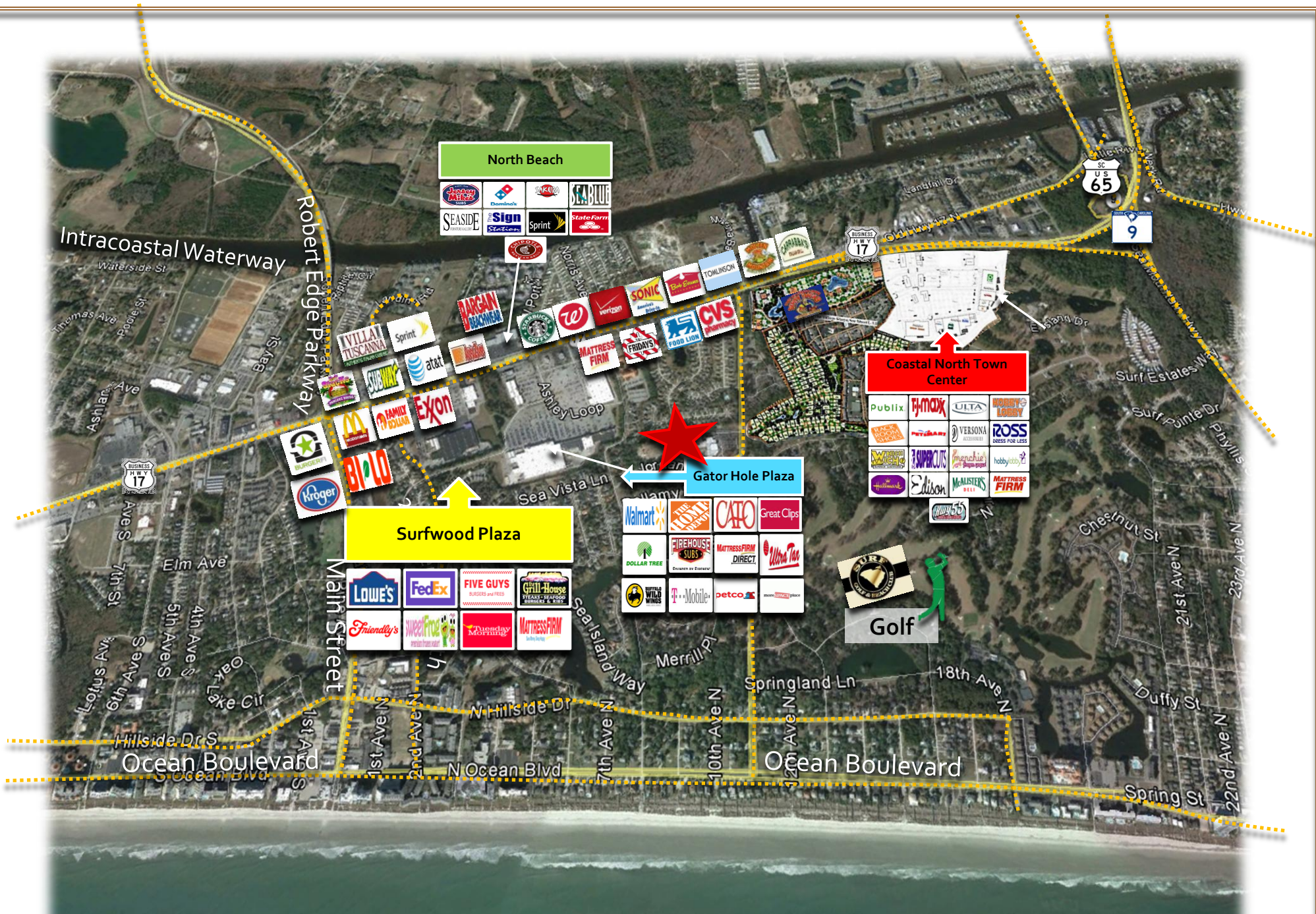
550 Highway 17 North, North Myrtle Beach, SC



Tenant Roster

Suite	Tenant	SF
1	Available	4,500 SF
2	Advanced America	2,500 SF
3	Fuji Japanese Grill	1,500 SF
4	El Cerro Grande	3,500 SF
5	Buffalo Wild Wings	7,000 SF
6	Ultra Tan	2,000 SF
7	SC Beach Real Estate	2,939 SF
8	T Mobile	1,600 SF
9	Geno's New York Style Pizza	1,600 SF
10	Happy Nail	1,600 SF
11	Cora Helath	2,400 SF
12	The Wine Shopped	2,400 SF
13	Sally Beauty Supply	1,500 SF
14	New Life Natural Foods	1,500 SF
15	Great Clips	1,500 SF
16	Firehouse Subs	2,500 SF
17	CATO	4,000 SF
18	Game Shop	2,000 SF
19	Shoe Show	3,000 SF
20	Available	3,000 SF
21	Dollar Tree	10,010 SF
22	Office Depot	17,933 SF
23	Liberty Taxes	1,500 SF
24	Available	1,950 SF
25	America's Best Eyewear	4,500 SF
26	More Space Place	2,500 SF
27	Mattress Direct	6,000 SF
28	Petco	11,217 SF
29	Walmart	203,916 SF
30	Home Depot	130,134 SF





North Beach

Jason's Deli	Domino's	AKO	SEA BLUE
SEASIDE	Sign	Sprint	State Farm

Coastal North Town Center

Publix	HomeMax	ULTA	ROBERT LOBBY
Publix	PERSONA	ROSS	ROSS DRESS FOR LESS
Walmart	3 SUPER CUTS	hobby lobby	MATTRESS FIRM
Edison	MASTERS	MATTRESS FIRM	

Gator Hole Plaza

Walmart	HOME DEPOT	CAFO	Great Clips
DOLLAR TREE	FIREHOUSE SUBS	MATTRESS FIRM DIRECT	Ultra Tan
WITOLD WINES	T-Mobile	petco	

Surfwood Plaza

LOWE'S	FedEx	FIVE GUYS	Grill-House
Friendly's	SweetFrost	MATTRESS FIRM	MATTRESS FIRM

