



INDUSTRIAL PROPERTY FOR LEASE

Warehouse/Office Space

209 HORSETAIL MOSS CT MYRTLE BEACH, SC 29588



CURRY MARTIN

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PROPERTY HIGHLIGHTS

- 10,500 Square Foot Warehouse/Office building and Laydown yard
- Constructed in 2024
- Close Proximity to Highways 31 and 707 Interchange.
- The 8,600 square foot warehouse includes (1) Loading dock with an 8'x10' Door and (3) Drive In doors with 12'x14' Doors, 20-foot Eave Height and 3 Phase power.
- The 1,900 square foot office includes Reception/Lobby, 5 offices, 3 bathrooms, Conference Room and Break Kitchen.
- The Laydown yard is approximately .4 acres.
- Lease Rate: \$12,250 per month NNN
- Listing Agent is an owner in property.

PROPERTY OVERVIEW

Located in the Socastee area offering convenient access to Highway 31 and Highway 707.

SPACE	LEASE RATE	SPACE SIZE
Warehouse/Office Building	\$12,250 per month	10,500 SF

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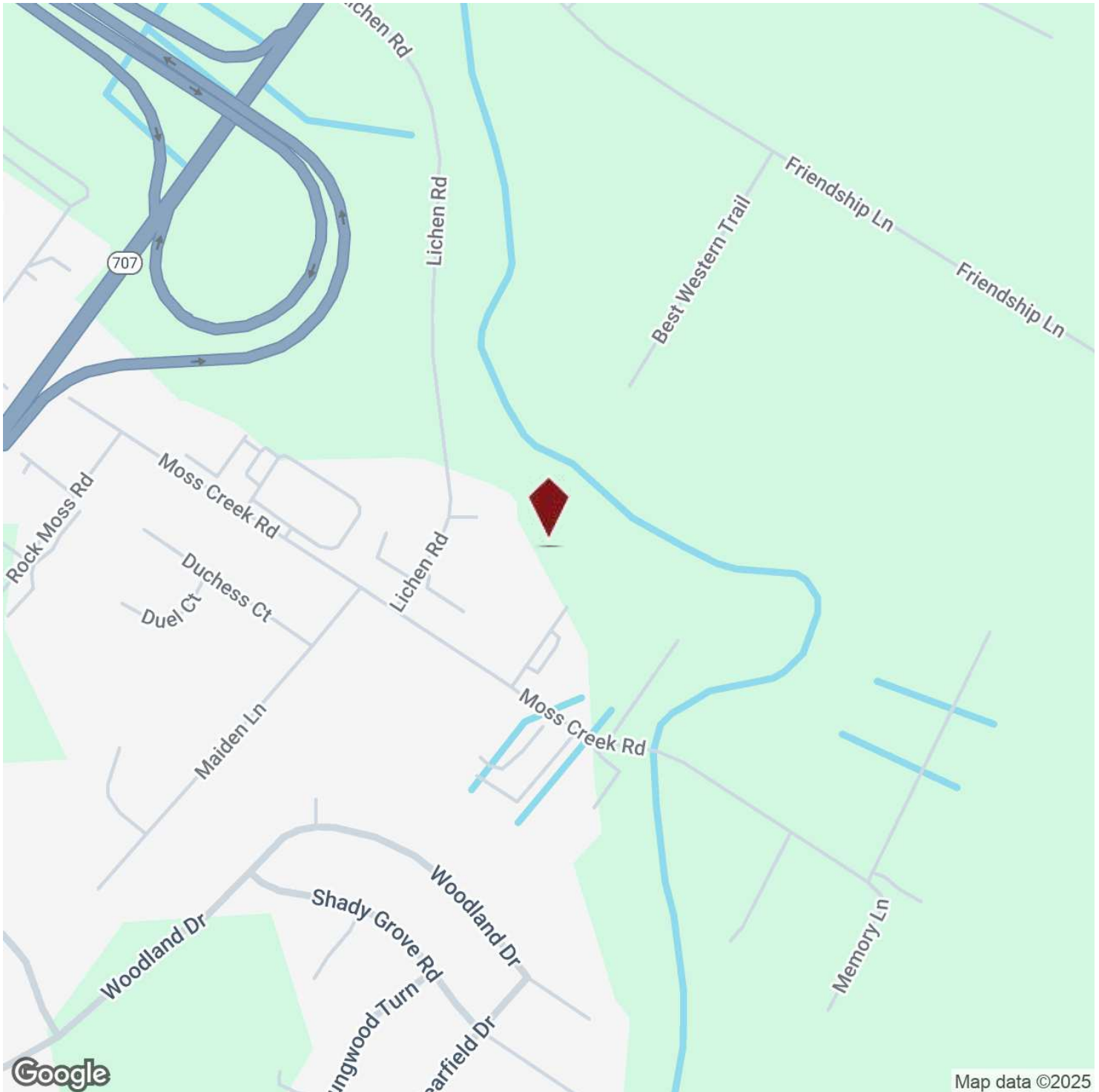
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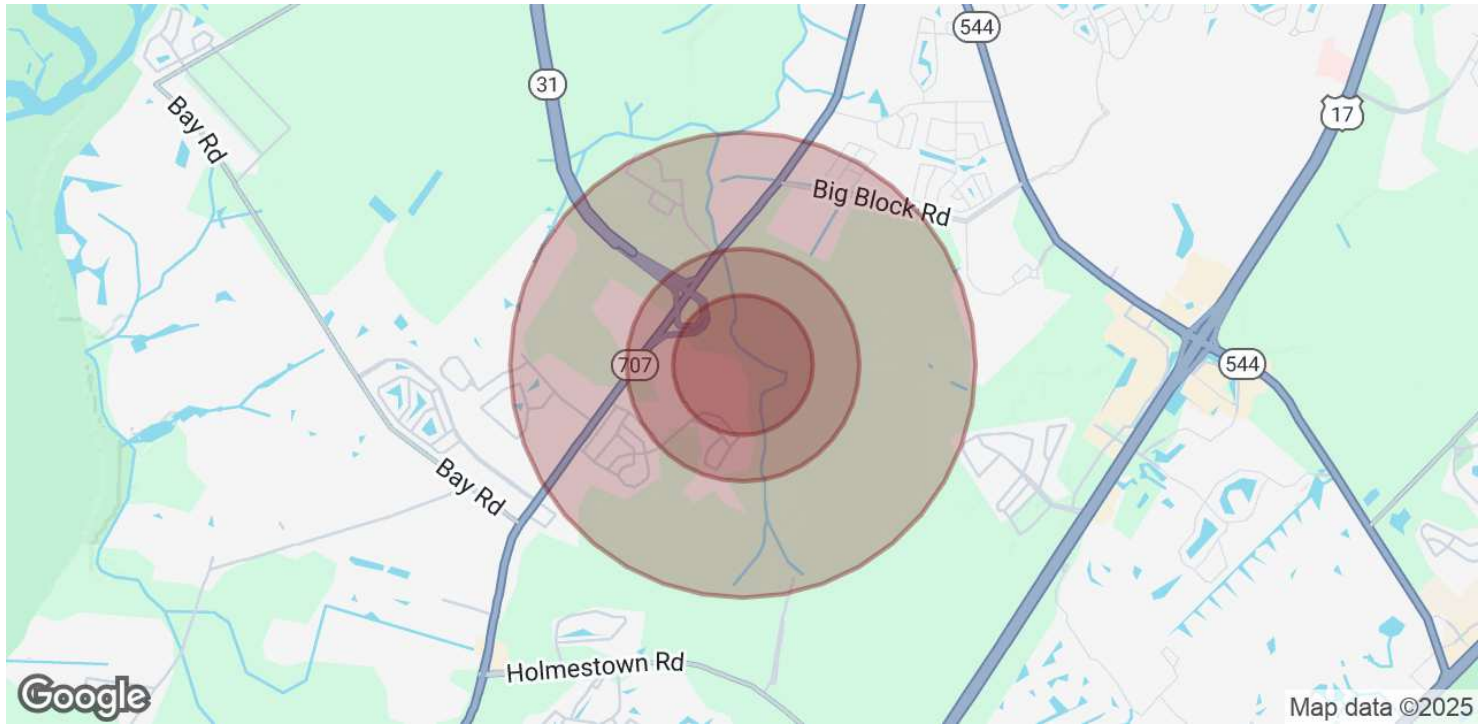


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	255	819	3,839
Average Age	47	47	47
Average Age (Male)	45	45	46
Average Age (Female)	48	48	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	104	334	1,574
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$80,481	\$80,099	\$78,872
Average House Value	\$257,548	\$262,136	\$290,816

Demographics data derived from AlphaMap

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