

MEDICAL OFFICE REDEVELOPMENT FOR SALE
CAROLINA FOREST, MYRTLE BEACH, SC 29579



MIDWAY MEDICAL PLAZA



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THE OVERVIEW



PROPERTY SUMMARY

Midway Medical Plaza presents an attractive value-add medical office development opportunity in Carolina Forest, one of the fastest-growing submarkets within Myrtle Beach. The 31,000 SF, two-story building is partially complete, with 5,000 SF already built out and occupied by a prominent physician group, providing immediate in-place cash flow and third-party validation of the location and medical demand. The balance of the building is delivered as cold shell, creating a clear and controllable path to value through phased medical build-out and lease-up. The site offers a strong ability for 5.0/1,000 parking ratio and sits within an established medical corridor, benefiting from accelerating residential growth, physician migration, and continued shift toward outpatient care. * OM coming soon

ADDRESS	4112 Carolina Commercial Drive Myrtle Beach, SC 29579
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BUILDING SIZE	31,000 SF
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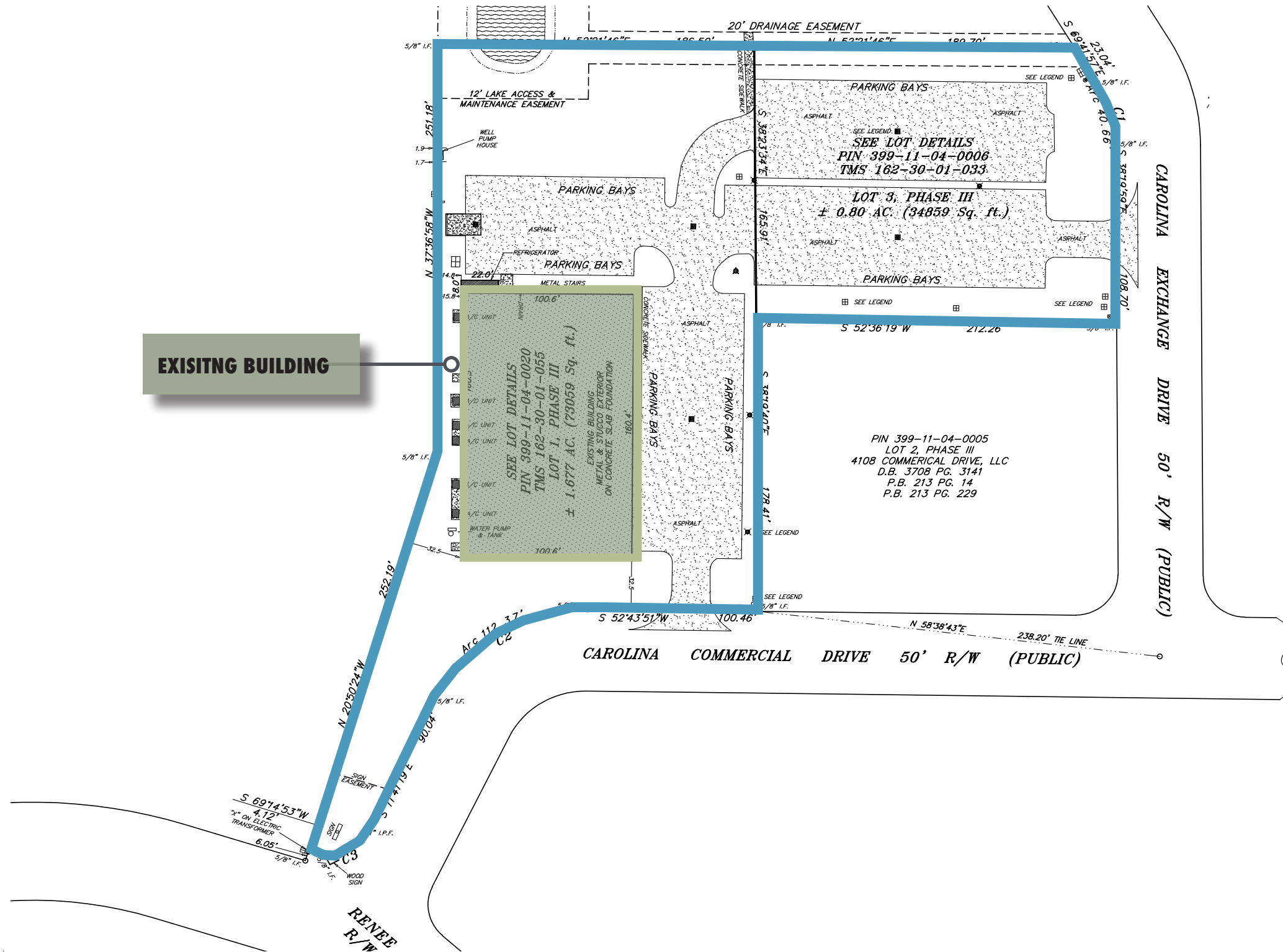
ACREAGE	2.48 Acres
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PARKING RATIO	Approx. 4/1,000 Ability to expand to 5/1,000
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ASKING PRICE	\$7,000,000
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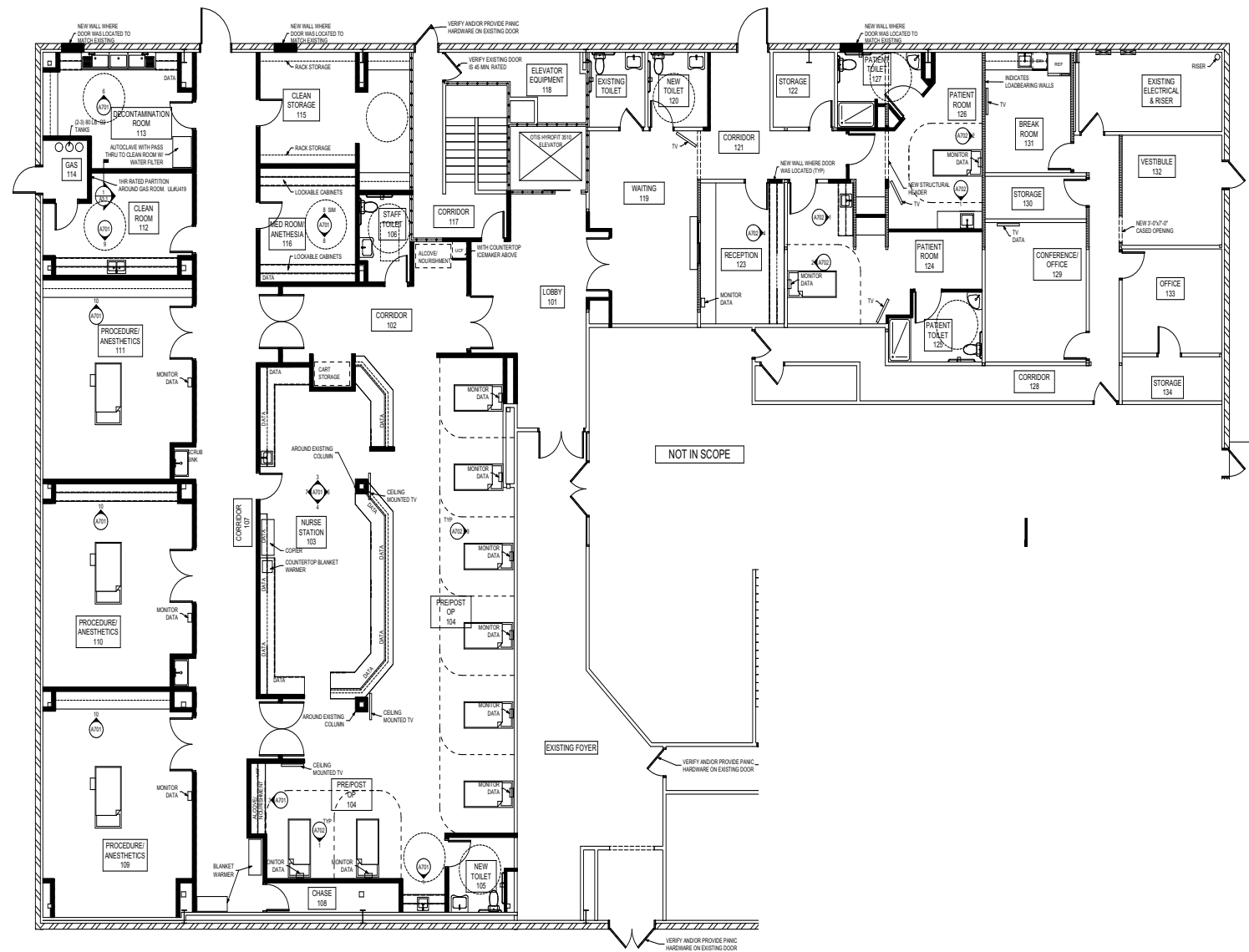
THE SITE



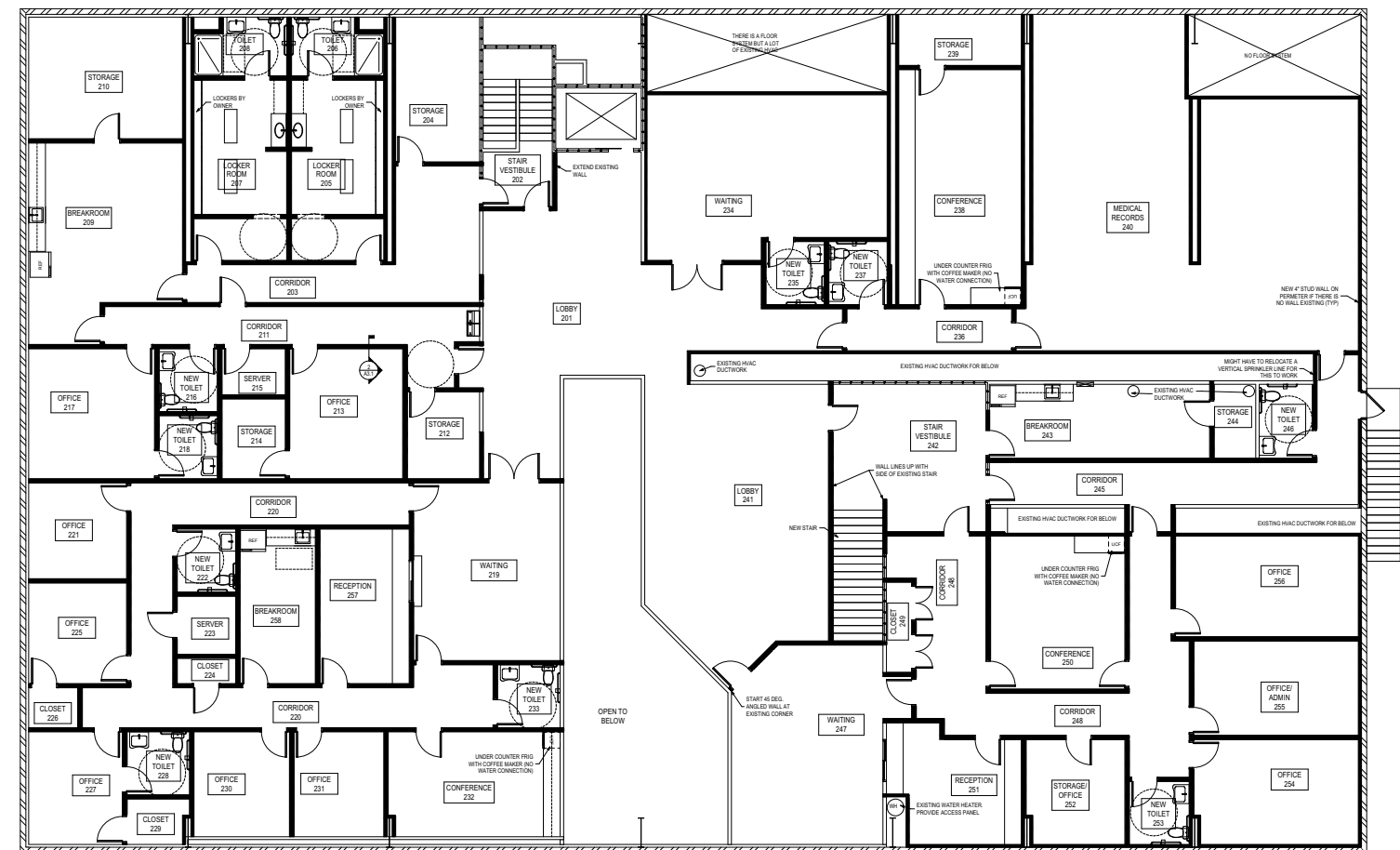
CONCEPTUAL FLOOR PLANS



FIRST FLOOR



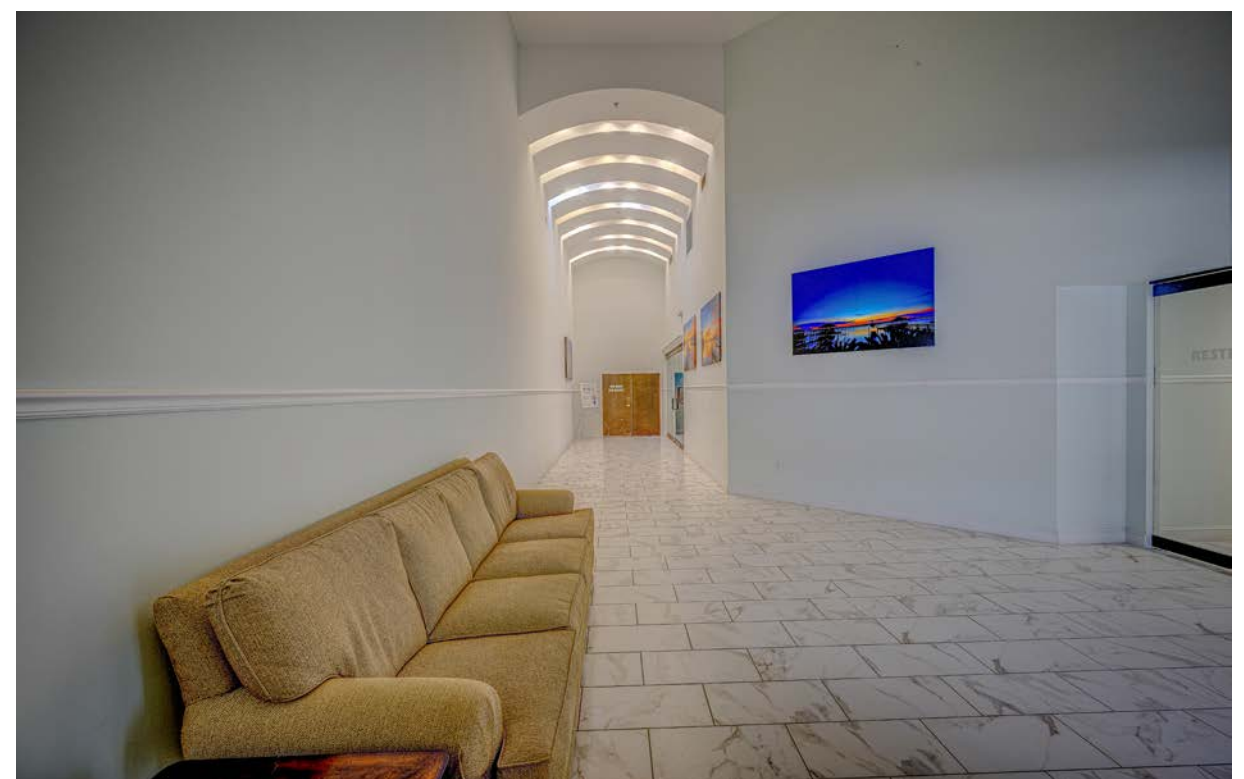
SECOND FLOOR



SECOND FLOOR PLAN - NEW
SCALE: 3/16" = 1'-0"

1ST FLOOR PLAN - NEW

MIDWAY MEDICAL PLAZA EXISTING MEDICAL SUITE



MIDWAY MEDICAL PLAZA LOCATION



Waffle
House

Walgreens



Bojangles



Kroger



LRMC
LITTLE RIVER
MEDICAL CENTER

MIDWAY MEDICAL CENTER
31,000 SF FOR SALE



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