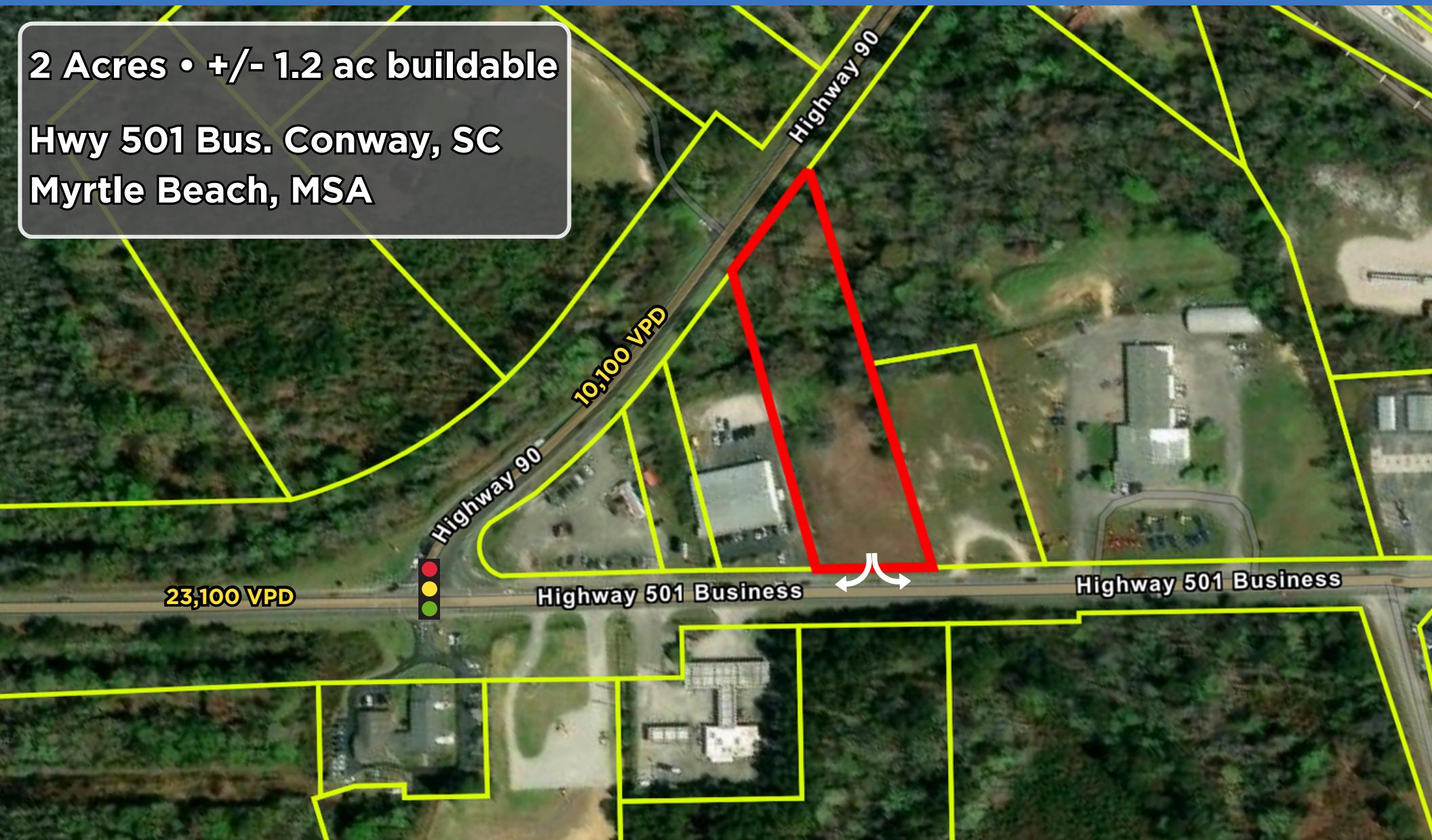


# NEW COMMERCIAL DEVELOPMENT

Accepting Tenant Applications

2 Acres • +/- 1.2 ac buildable

Hwy 501 Bus. Conway, SC  
Myrtle Beach, MSA



Enzo Farrar • 843.333.8700

**Available Space**

Call to discuss

**Traffic Counts**

23,100 VPD on Hwy 501 Business

**Zoning**

Highway Commercial

**Property Highlights**

- Rapid residential growth
- High visibility from Highway 501 & ~175ft frontage
- Located near a signalized intersection
- Proximal to downtown Conway

**Lease Rate**

Call to discuss

**County**

Horry

**TMS**

1370002060

**Additional options**

**Build to Suit**

Yes

**Ground Lease**

Call to discuss

| <b>Demographics</b>     | <b>1 Mile</b>   | <b>3 Mile</b>   | <b>5 Mile</b>   |
|-------------------------|-----------------|-----------------|-----------------|
| <b>Total Households</b> | <b>554</b>      | <b>8,277</b>    | <b>21,001</b>   |
| <b>Total Population</b> | <b>1,569</b>    | <b>25,298</b>   | <b>55,332</b>   |
| <b>Median HH Income</b> | <b>\$56,084</b> | <b>\$61,412</b> | <b>\$65,533</b> |

