



FREESTANDING COMMERCIAL
OPPORTUNITY

FOR LEASE

100 S Kings Hwy
Myrtle Beach, SC 29577

12 MONTHS FREE BASE RENT

For a qualified long-term tenant.
First 6 months for build-out + next 6
months to open and establish the
business.

PROPERTY HIGHLIGHTS

- Approx. **4,324 SF** freestanding commercial building
- Former **Krispy Kreme** restaurant location
- Interior fully demolished - open shell ready for tenant customization
- Highly visible S. Kings Highway location near Myrtle Beach's tourism district
- Ample on-site parking and strong access to local + visitor traffic
- Potential uses include restaurant, retail, showroom, office, service business and other commercial concepts

ASKING LEASE TERMS

Base Rent	\$8,300 / month
NNN / Additional Rent	\$1,250 / month
Current Monthly Total	\$9,550 / month
Initial Lease Term	10 years
Renewal Options	Two 5-year options
Potential Occupancy	Up to 20 years

DEAL STRUCTURE: Year 1 base rent is waived. The first paid lease year (Year 2) is due in full upfront at lease signing. Monthly base-rent payments begin in Year 3. NNN/additional rent is separate and governed by the final lease.

LONG-TERM LEASE STRUCTURE

A clear path from construction to opening to stabilized operations.

**1**

YEAR 1 - BASE RENT FREE

Months 1-6 are intended for renovations, permitting and build-out. Months 7-12 provide additional runway to open and establish the business.

2

YEAR 2 - PREPAID

The first paid lease year is paid in full upfront at lease signing and is applied to Year 2 in accordance with the final lease.

3

YEAR 3+ - MONTHLY

Regular monthly base-rent payments begin in Year 3. NNN/additional rent remains separate and is handled under the final lease terms.

Important: The concession is specifically **12 months of free base rent**. No landlord-funded tenant improvement allowance is offered; the free-rent period is provided in lieu of a TI allowance.

PROPERTY & BUILD-OUT

Formerly occupied by Krispy Kreme, the approximately 4,324-square-foot freestanding building has been fully demolished on the interior and is ready for a new tenant to customize.

- Property offered **as-is**
- Tenant responsible for all renovations and improvements
- Tenant responsible for permits, approvals and build-out
- No landlord-funded TI allowance
- Flexible reuse potential for restaurant, retail, showroom, office, service or other commercial uses

LEASE DETAILS

Lease Type	NNN
Available Space	Approx. 4,324 SF
Initial Term	10 years
Renewal Options	2 x 5 years
Renewal Escalation	10% at each 5-year renewal
Year 1 Concession	12 months free base rent
Year 2 Payment	Paid upfront at signing
Year 3+	Monthly base rent