



LAND FOR LEASE

Carolina Forest Square Out-Parcel

1028 GLENFOREST ROAD MYRTLE BEACH, SC 29579



ROB MURPHY

843.626.3400

robm@keystonecommercial.com

B.W. "RUSTY" HELM

843.626.3400

rusty@keystonecommercial.com

Carolina Forest Square Out-Parcel

1028 GLENFOREST ROAD
 MYRTLE BEACH, SC 29579



OFFERING SUMMARY

Lease Rate:	\$95,000 per year (NNN)
Lot Size:	1.17 Acres
Zoning:	Highway Commercial (HC) County of Horry, SC

PROPERTY OVERVIEW

OFFERED FOR LEASE: Approximately 1.17 Acre Development Ready Outparcel to the Carolina Forest Square Shopping Center. The site has direct frontage onto U.S. Highway 501, and is easily accessed from Highway 501 via a deceleration lane and right in-right out onto Orchard Drive.

Neighboring retailers include: Publix, Ollies, KFC, Dairy Queen, the Tanger Outlets, Kroger, Bank of America and Publix. Carolina Forest is one of the fastest growing Communities in the state. This Site boasts one of the highest traffic counts in the Market with ADT greater than 50,000 and is in close proximity to Highway 31.

PROPERTY HIGHLIGHTS

- Site Consists of Approximately 1.17 Acres.
- Identified as PIN #39914040005.
- Approximately 154' Road Frontage on Highway 501.
- Approximately 172' Road Frontage on Glenforest Road.
- Annual Real Estate Taxes 2023: \$9,411, County of Horry, SC.
- Average Daily Traffic Count – 50,100 Highway 501 (Source: SC DOT 2023).
- Zoning: Highway Commercial, County of Horry, SC.

ROB MURPHY

843.626.3400

robm@keystonecommercial.com

B. W. "RUSTY" HELM

843.626.3400

rusty@keystonecommercial.com

Carolina Forest Square Out-Parcel

1028 GLENFOREST ROAD
MYRTLE BEACH, SC 29579



ROB MURPHY

843.626.3400

robm@keystonecommercial.com

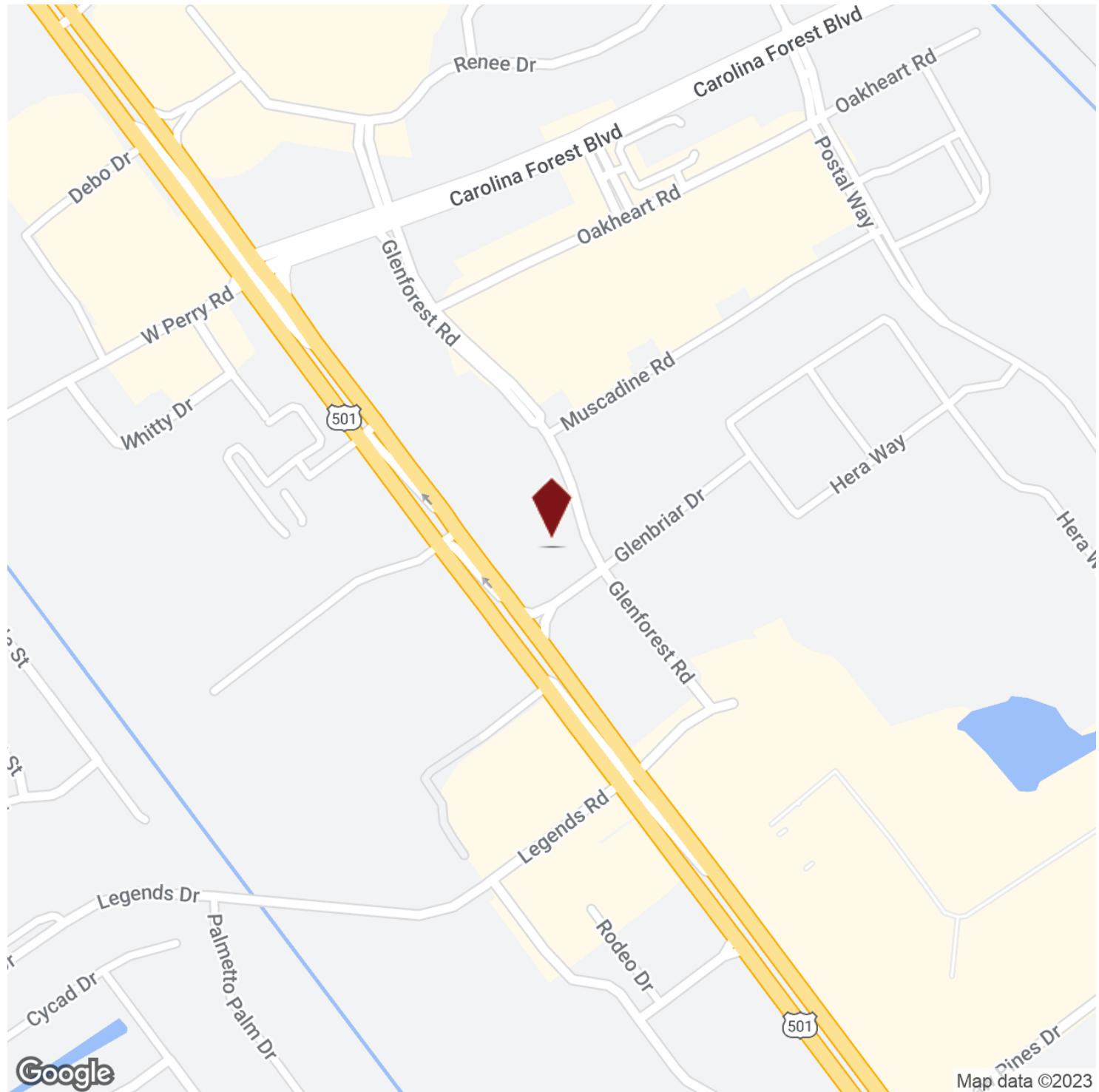
B. W. "RUSTY" HELM

843.626.3400

rusty@keystonecommercial.com

Carolina Forest Square Out-Parcel

1028 GLENFOREST ROAD
 MYRTLE BEACH, SC 29579



ROB MURPHY

843.626.3400

robm@keystonecommercial.com

B. W. "RUSTY" HELM

843.626.3400

rusty@keystonecommercial.com



KEYSTONE
COMMERCIAL REALTY

THE REGION

#1 BEST PLACES TO LIVE IN SOUTH CAROLINA

US News & World Report, 2020

#1 Fastest Growing Metropolitan Area in the Country

U.S. News & World Report 2021

Ranked # 3

Best Places to Live By the Beach in the U.S.

US News & World Report, 2020

BEST FAMILY BEACH VACATION

RANKED #6

US News & World Report, 2020

Myrtle Beach is one of the Top 7 Destinations in March 2021

Trivago, 2021

BEST PLACES TO RETIRE

RANKED #11

US News & World Report, 2020



Metropolitan Statistical Area

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 20 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel. South Carolina announces a pledge for \$300 million dollars in state funding to the Interstate-73 Highway Project. Myrtle Beach International Airport is planning on a \$22 million expansion to support increased traffic.

	2018	2021	2023
Population U.S. Census Bureau	467,292	528,733	533,198
Total Households U.S. Census Bureau	196,299	222,068	244,089
Avg. Household Income U.S. Census Bureau	\$68,058	\$70,369	\$77,206

EMPLOYMENT,
Bureau of Labor Statistics



MAY 2021:
4.7%

July 2021
5.2%

UNEMPLOYMENT RATE
Bureau of Labor Statistics



Myrtle Beach & the Grand Strand

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, and numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

Beaches

Hotels, condos, and resorts create a mini-skyline along downtown Myrtle Beach, where the sandy beaches are long and deep, and the crowds are family-oriented. The Myrtle Beach State Park provides more than 300 acres of piney woods and access to a sandy beach; cast your line into the ocean water from a fishing pier.

Shopping

Specialty shops line the pathways of the shopping centers at Barefoot Landing and Broadway at the Beach, and fireworks in the summer lend a festive air. Bargain hunt for brands such as Reebok and Polo Ralph Lauren at Tanger Outlets. Urban critics applaud the work-play-live development at The Market Common, which offers restaurants, a movie theater, and residential homes atop upscale storefronts.

Eating and Drinking

Many major chains and sports-celebrity restaurants are found here, including Hard Rock Café, The House of Blues and Greg Norman's Australian Grill. Away from the chains, look for waterside spots serving fresh local seafood in unvarnished Low Country preparations. Or give decorum a rest and head to, Calvin Gilmore's Carolina Opry which packs in crowds nightly.

Attractions

Renowned for its thrilling entertainment venues and exciting attractions, Myrtle Beach is one of the nation's most sought after tourist destinations. Meet locals on the golf course -- there are more than 100 to choose from. Myrtle Beach Board Walk, 1.2 miles long, named the nations #3 boardwalk by National Geographic. Myrtle Waves, one of the largest water parks on the east coast. Family Kingdom Amusement Park, a classic seaside amusement park, named #5 best amusement park in the country. Broadway at the Beach, a large entertainment festival complex including the Pavilion Nostalgia Park, Ripley's Aquarium, Magiquest, and Jimmy Buffett's Margaritaville. Also, look for the Skywheel, NASCAR SpeedParks, Wild Water and Wheels, Ocean Water Sports, Alabama Theater and Medieval Times. The list of exciting family friendly entertainment is abundant and is waiting just for you.