

4,000SF MULTI-USE TENANT SPACE

5905 S Kings Hwy, Myrtle Beach, SC 29575

OFFICE BUILDING FOR LEASE



LOCATION DESCRIPTION

5905 South Kings Highway is located on South Kings Highway/Highway 17 Business, at the front of Myrtle Beach Resort, a 900+ unit oceanfront resort in South Myrtle Beach. This office complex offers users the ability to service the medical and professional needs of the year-round residents in South Myrtle Beach and peak-season tourist populations in Myrtle Beach, Surfside Beach, and Campground Row. The intersection of Farrow Parkway and Highway 17 Business is located 2.5 miles north of the subject property, and is the front entrance to the upscale Market Common mixed-use development and Myrtle Beach International's General Aviation Terminal. 5,500+ rental units in Ocean Lakes, Lakewood, and Pirateland Campgrounds are all located within 1 mile of this property.

PROPERTY HIGHLIGHTS

- Approx. 4,000 SF of office space available
- Variety of floor plans to suit diverse tenant needs
- Inclusive resort commercial zoning
- 27,500 average daily vehicle traffic count (SCDOT)
- Average 30,000 daily visitors per year
- Additional acreage that can be used as parking, open area, or additional structures.

OFFERING SUMMARY

Lease Rate:	\$20.56 SF/yr (NNN)
Available SF:	4,000 SF
Lot Size:	2.34 Acres

JOEY GANASSA, CCIM

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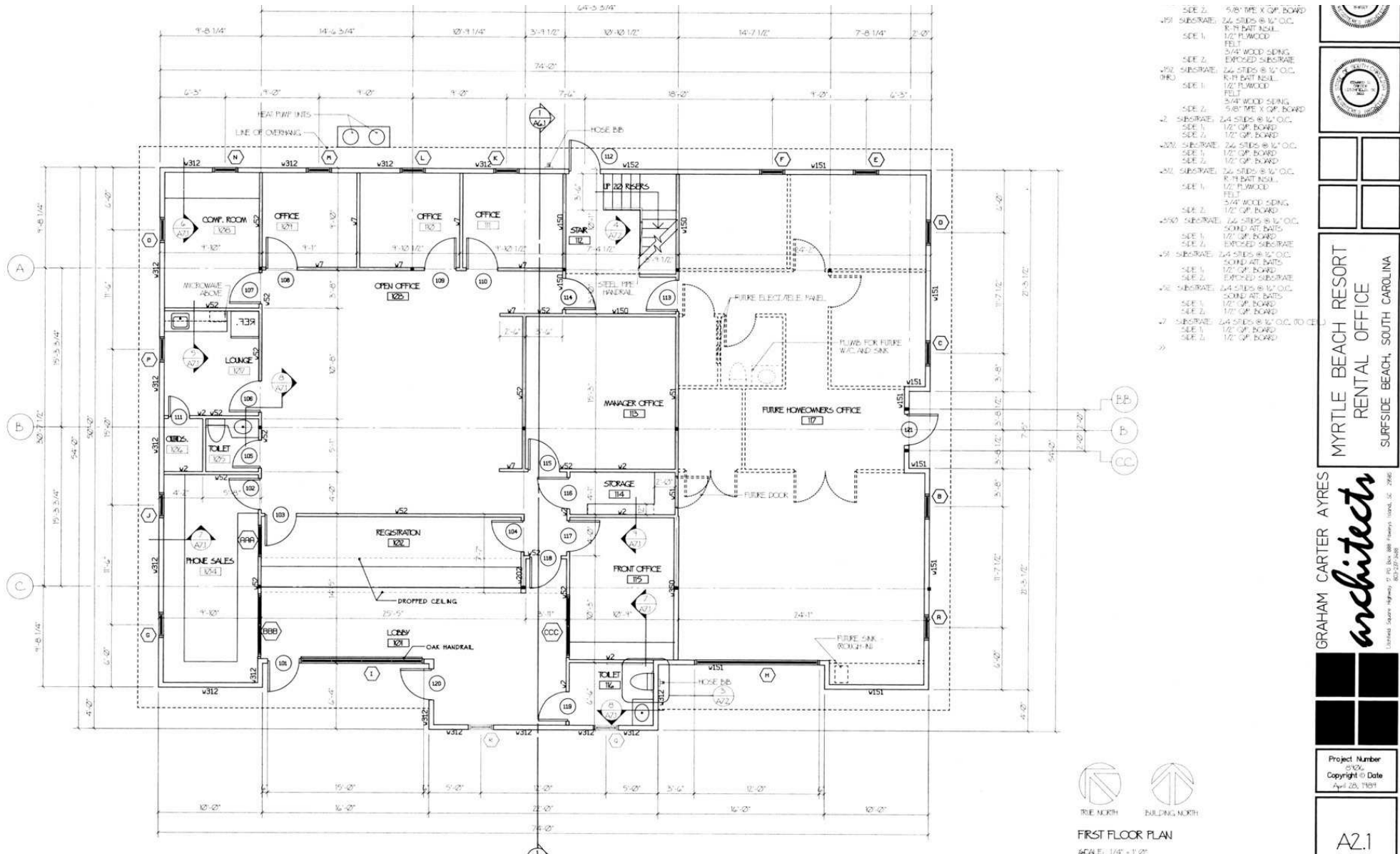
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OFFICE FLOOR PLAN

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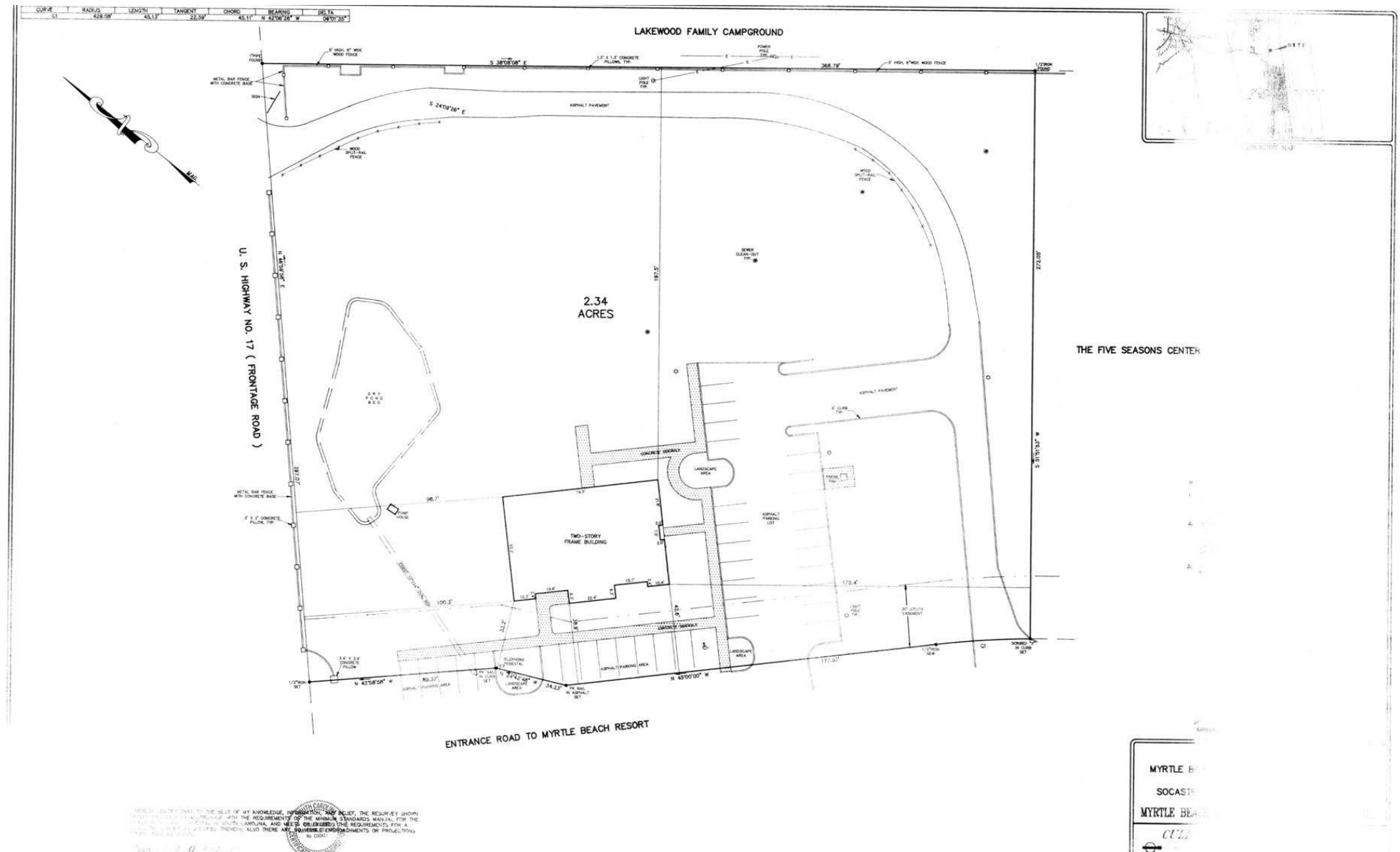


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SITE PLAN

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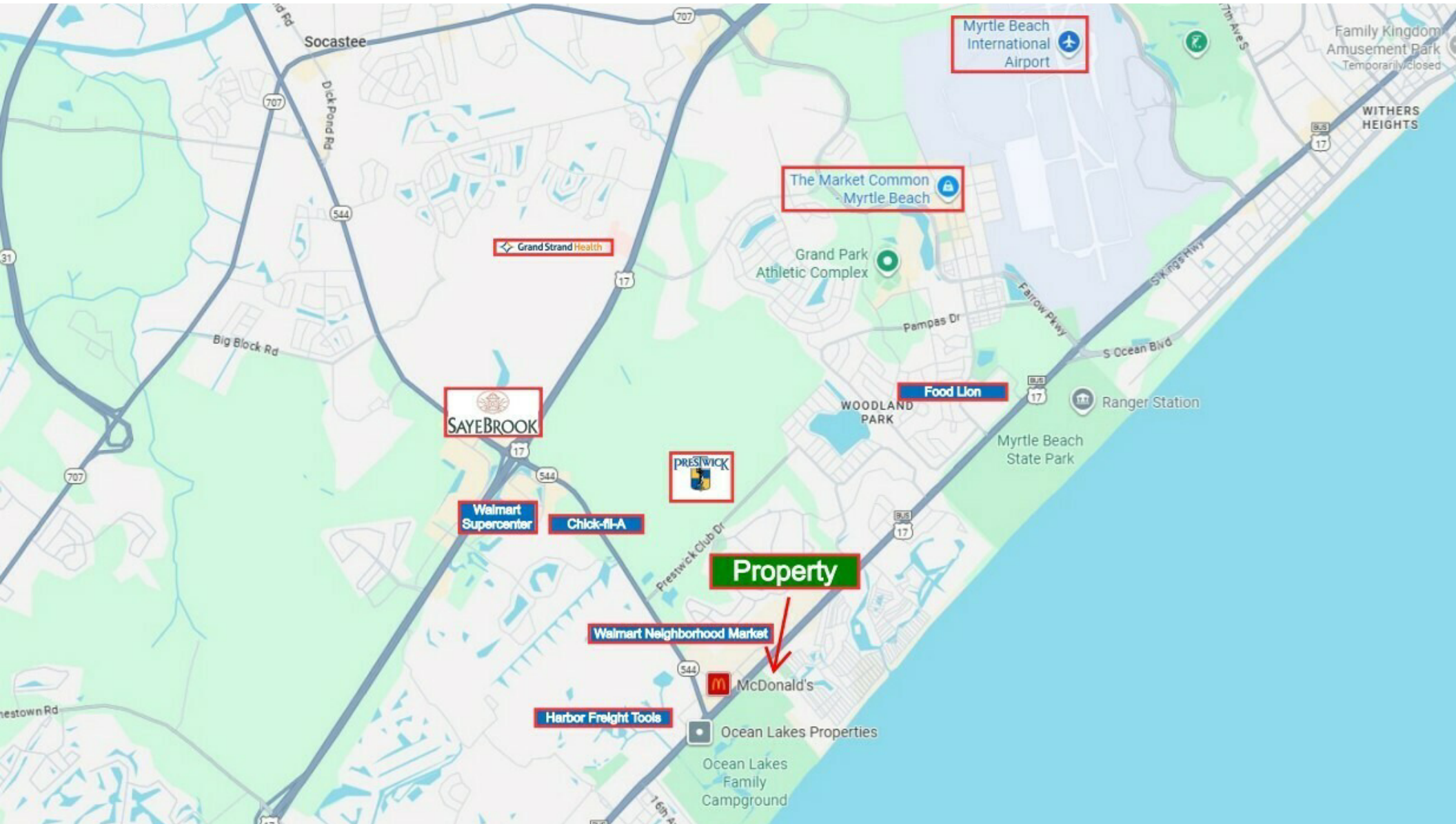
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