

2352 HIGHWAY 9 EAST, LONGS, SC 29568

# MINI MALL STORAGE LONGS



Tideland Commercial



## OFFERING SUMMARY

Lease Rate:	\$600.00 - \$1,500.00 Mo.
Building Size:	141,956 SF
Available SF:	600 - 1,250 SF
Lot Size:	7.82 Acres
Available Units:	6
Year Built:	1998
Zoning:	RE 40/ HC

## PROPERTY OVERVIEW

Units available for lease! Trade shops/Warehouse space available for immediate move in! The property consists of multiple units starting at 600 SF. Each unit is move-in ready and features a 10'-14' overhead door, ample ceiling height, personal restroom, abundant storage capacity and surface parking. Most trade shops are equipped with HVAC unless noted. This property provides the perfect environment for a wide range of Automotive, Trade and Manufacturing businesses. Embrace the potential of this premier space and elevate your operations to new heights. The property is centrally located with convenient access from Hwy 57, across from the new Food Lion. Do not miss your opportunity to be located at the corner of Hwy 9 & Hwy 57 with convenient access to Hwy 31, Hwy 22, Hwy 17 and Robert Edge Parkway! Price is inclusive of water/sewer, electric and building taxes/insurance. Tenants are responsible for their own trash removal and phone/data.

## PROPERTY HIGHLIGHTS

- 600 SF-1,250 SF trade shops available
- 10'-14' sectional overhead doors
- Abundant ceiling height and storage capacity
- Ideal for automotive, trade, and manufacturing businesses
- Centrally located with easy access to major thoroughfares

**INDUSTRIAL  
PROPERTY  
FOR LEASE**

**SHEENA ROTE**

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843.907.2355

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Lease Rate	\$600.00 - 1,500.00 / MONTH
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### LOCATION INFORMATION

Building Name	Mini Mall Storage Longs
Street Address	2352 Highway 9 East
City, State, Zip	Longs, SC 29568
County	Horry

### BUILDING INFORMATION

Building Size	141,956 SF
Year Built	1998

### UNIT PRICING

Unit 2K03/600 SF NO HVAC	\$600.00/Mo.
Unit 2M05/600 SF	\$700.00/Mo.
Unit 2Q01/800 SF	\$925.00/Mo.
Unit 2Q02/800 SF	\$925.00/Mo.
Unit 2P01/800 SF	\$925.00/Mo.
Unit 2U08/1,250 SF	\$1,500.00/Mo.
Unit 2U03/1,250 SF	\$1,500.00/Mo.

### PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution/ Flex
Zoning	RE 40/ HC
Lot Size	7.82 Acres
APN #	30413040012

### UTILITIES & AMENITIES

Water/Sewer and Electric Included
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## MINI MALL STORAGE LONGS



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Unit 2Q02



Unit 2Q02



Unit 2P01  
800 SF; 10' Door



Unit 2K03  
600 SF; 14



Unit 2M05  
600 SF/ 12



Unit 2U  
1,250SF



Unit 2Q01  
800 SF; 1

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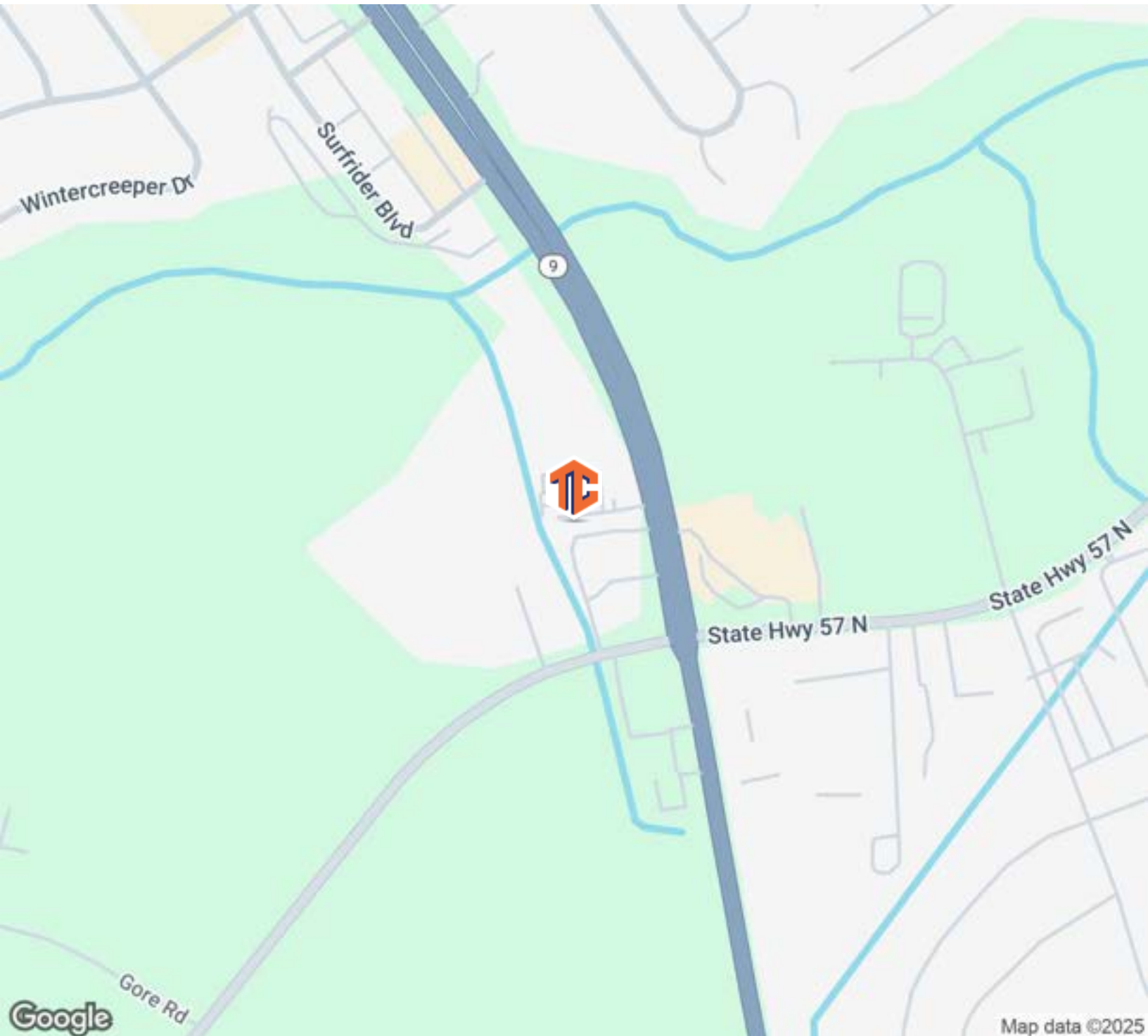
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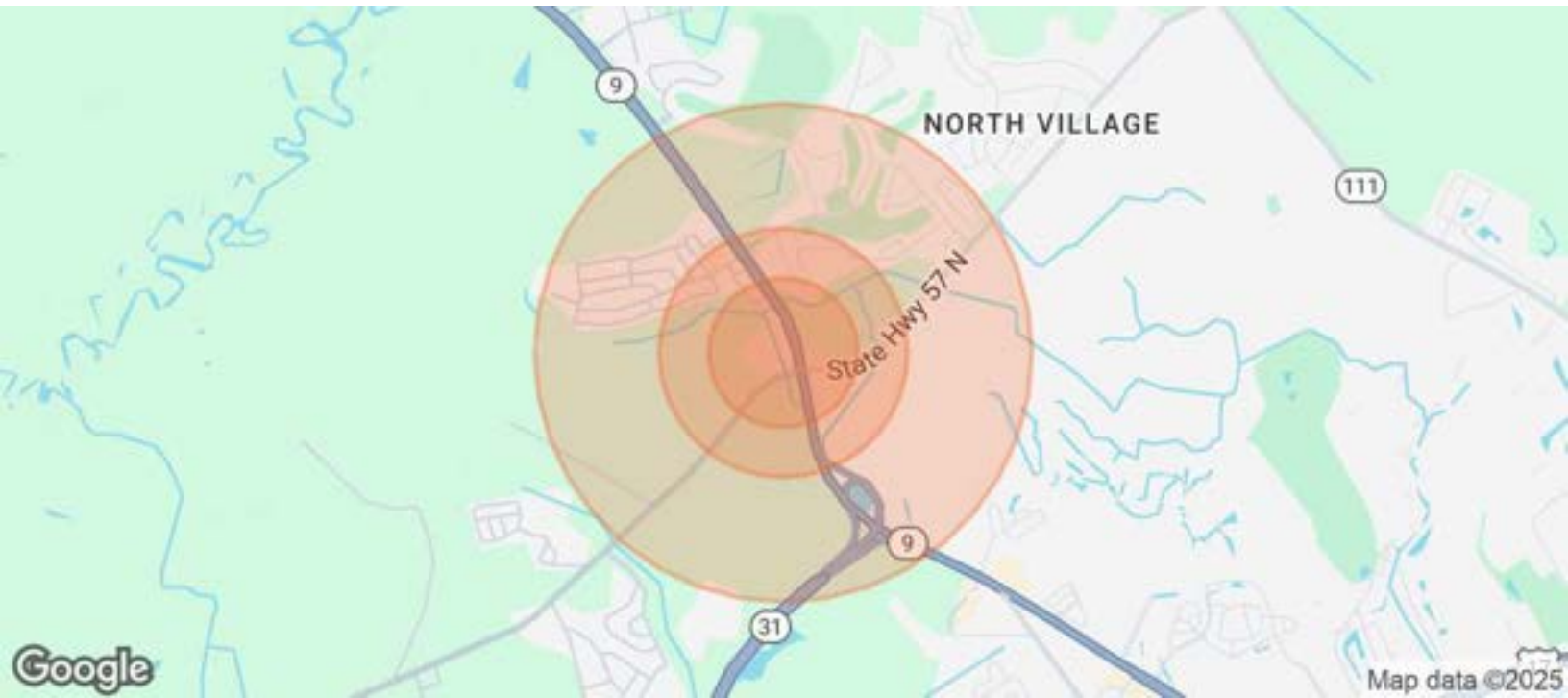
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## MINI MALL STORAGE LONGS



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	64	634	3,161
Average Age	52	54	53
Average Age (Male)	51	52	52
Average Age (Female)	54	55	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	28	282	1,433
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$81,913	\$84,414	\$80,375
Average House Value	\$306,328	\$282,441	\$287,504

Demographics data derived from AlphaMap

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## MINI MALL STORAGE LONGS



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### SHEENA ROTE

#### Senior Advisor

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SC #91544

### PROFESSIONAL BACKGROUND

Sheena Rote is a Senior Advisor for Tideland Commercial, where she has been actively involved in the sale and leasing of office, retail/restaurant, medical, industrial, multi-family and land brokerage transactions as well as site selection. During her time as a Realtor, she has facilitated transactions in all facets of the Leasing, Development and Commercial Real Estate Industry. Sheena's success in real estate has been attributed to her responsiveness, firm negotiation skills, integrity, knowledge of the local market, creative marketing strategies and unparalleled customer service and commitment to client satisfaction. Sheena and the Tideland Commercial team are dedicated to putting 100% into every transaction, no matter the size, from our valued Local Clients to our national Corporate Clients.

For the past 18 years she has made her home in Myrtle Beach, SC where she is currently a resident of the Grande Dunes area.

### EDUCATION

Sheena holds a Master's Degree from Webster University in Management and Leadership as well as a B.A. in Political Science from Coastal Carolina University.

Sheena is currently working on her CCIM designation.

### MEMBERSHIPS

Sheena has a passion for making a difference which has compelled her to become involved with several worldwide charity organizations on a global scale, including the Laureus Foundation. She is also an active member of the Grand Strand Junior League, Chicora Rotary Club, National Association of Realtors®, Grand Strand Young Professionals, Coastal Power Woman's Network, and the Woman's Small Business Association. Sheena is also a member of the SVN Hospitality, Leasing, Storage, Multi-family, Restaurant and Land Product Councils.

#### Tideland Commercial

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