

LEASE

SOUTH PARK CENTER
8703 Hwy 17 Byp Surfside Beach, SC 29575



PROPERTY DESCRIPTION

3,250 SF in-line restaurant space with outdoor seating (Available 4/1/26) at South Park Center, an established retail strip center anchored by Bonefish Grill, located at the signalized intersection of Hwy 17 Bypass & Queens Harbour Blvd, just south of the Hwy 544 interchange. Tenants include Bonefish Grill, Dunkin Donuts, T-Mobile, Edward Jones, Wild Birds Unlimited, Corning Credit Union, Hair Salon, Chiropractor, etc. Behind the subject property, a new 324-unit apartment complex (Sunscapes) was recently completed. A new internal road provides connectivity to the traffic signal to the north (Coventry Rd).

LOCATION DESCRIPTION

Located near the Hwy 17 Byp/Hwy 544 Interchange, one of the hottest retail areas in the Myrtle Beach MSA. In close proximity to Sayebrook Town Center (Trader Joe's, Target, Marshall's, Petco, Ulta, plus 1,800+ residential units), South Strand Commons (Lowes Home Improvement, Kohl's, Lowes Foods, etc.), and Walmart Supercenter. Permanent population (5-mile radius): 103,608. Average daily traffic count on Hwy 17 Business is 36,500.

OFFERING SUMMARY

Base Rent:	Units F & G: \$28 /SF/yr
Estimated TICAM:	\$6.61 SF/yr
Available Units:	Units F & G: 3,250 SF
Parking:	222 (6.63/1,000 SF)
Building Size:	33,494 SF
Zoning:	HC
Traffic Count:	36,500 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,518	23,497	46,774
Total Population	5,469	51,798	103,608
Average HH Income	\$96,581	\$89,576	\$87,167

Drew Parks

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Addison Parks

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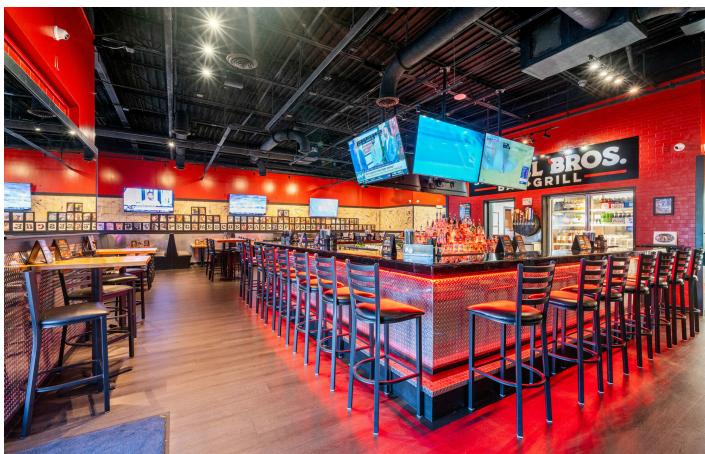


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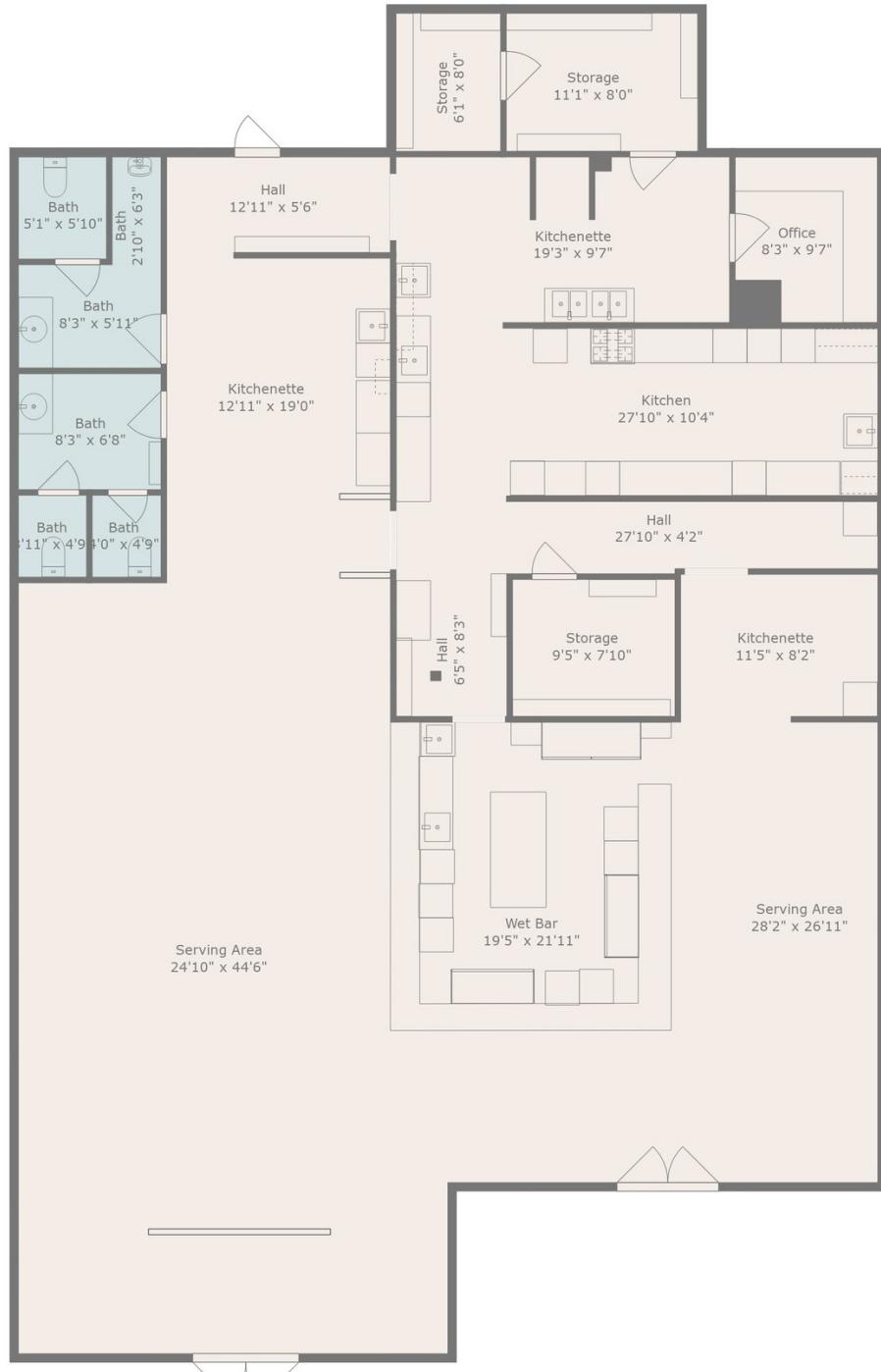


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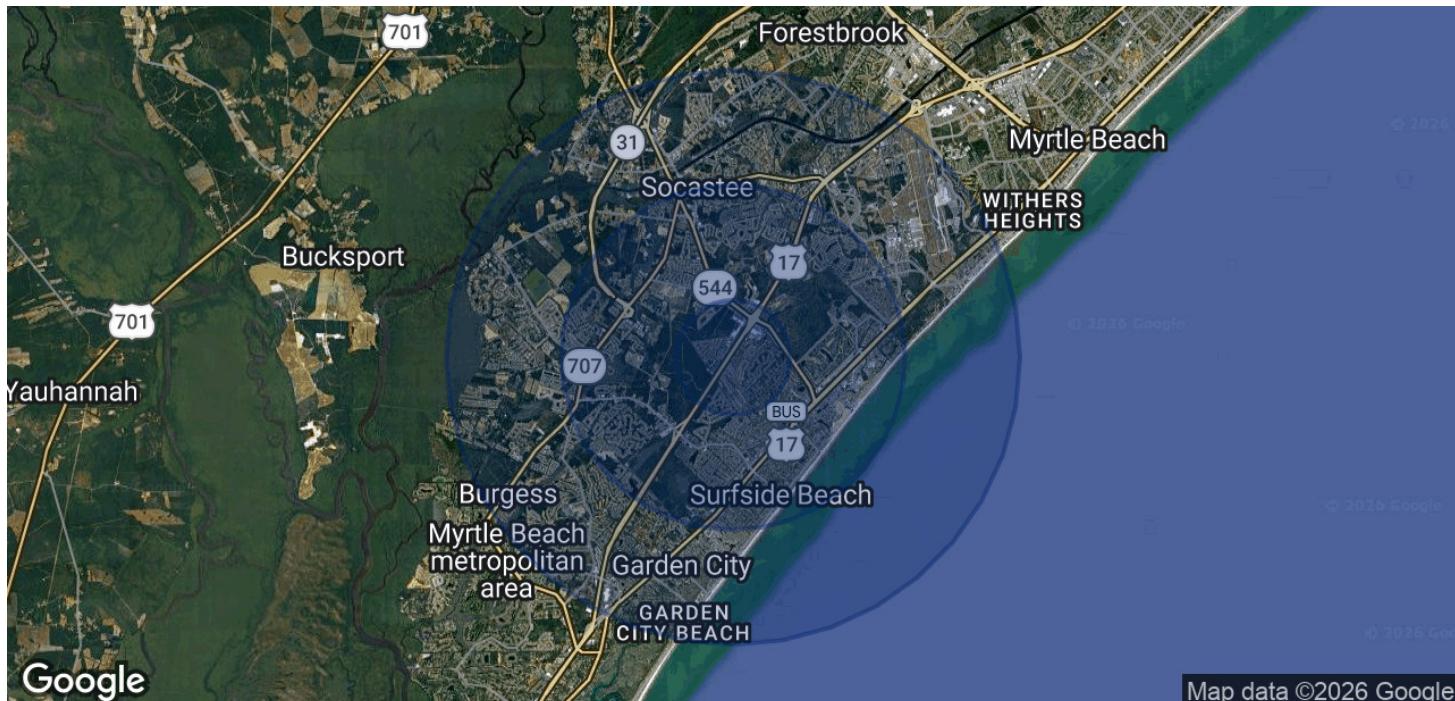
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,469	51,798	103,608
Average Age	52.3	49.0	49.0
Average Age (Male)	50.9	47.7	47.9
Average Age (Female)	53.5	50.3	50.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,518	23,497	46,774
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$96,581	\$89,576	\$87,167
Average House Value	\$361,574	\$369,691	\$359,639

2020 American Community Survey (ACS)

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