

# MEDICAL OFFICE BUILDING FOR LEASE

56 BUSINESS CENTER DRIVE, PAWLEYS ISLAND, SC 29585



## FOR LEASE - OFFERING MEMORANDUM

**NAI THE LITCHFIELD COMPANY**  
10554 Ocean Highway  
Pawleys Island, SC 29585

*PRESENTED BY:*

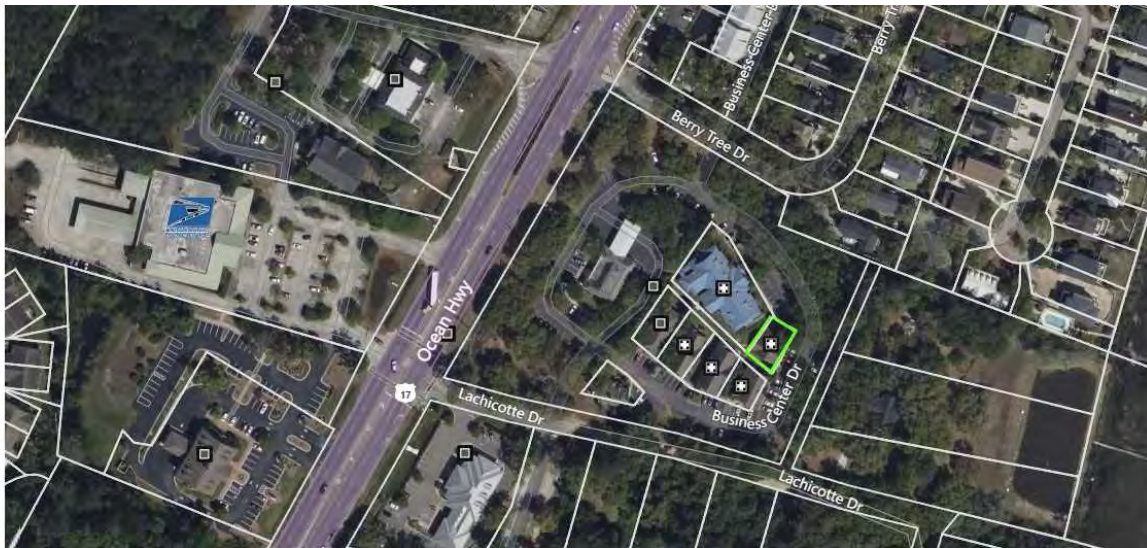
**ABERNETHY  
& JONES**  
COMMERCIAL GROUP

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chip@abernethyandjones.com

**MAX JONES**  
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max@abernethyandjones.com

# PROPERTY SUMMARY

56 BUSINESS CENTER DRIVE



## Property Summary

Building SF:	2,425
Lease Rate:	\$24.00 PSF
Lease Term:	Negotiable
Construction Type:	Brick
County:	SC - Georgetown
Floors:	2
HVAC:	Central
NNN:	Yes
Frontage:	50
Parking:	Exposed
Year Built:	2008
Renovated:	2021
Signal Intersection:	Highway 17 / Ocean Hwy.
Type:	Commercial
Zoning:	General Commercial
APN:	04-0155-001-01-10

## Property Overview

Tucked away in a professional area of Pawleys Island, this office building is in great condition. Renovated approximately 2 years ago. There are 7 exam rooms, 3 office spaces, reception area & spacious lobby. 2nd floor has a breakroom with kitchenette and some storage. The first floor is 2005 Sq Ft. The second floor breakroom and storage is 420 Sq Ft.

## Location Overview

From Highway 17 travel down Berry Tree Lane to Business Center Drive on the right. turn in and make a left in the circle. Travel down to #56 on the right

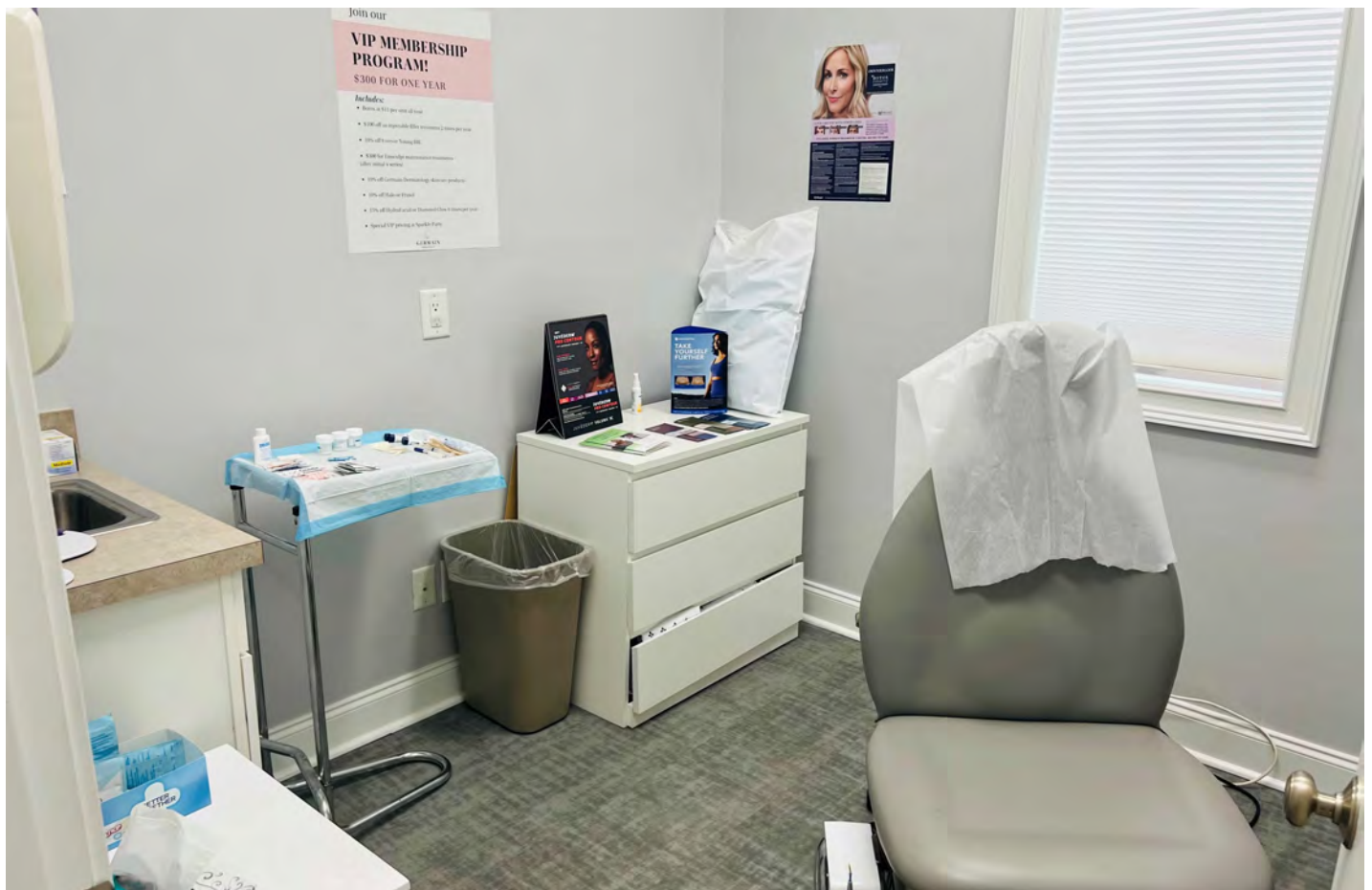
# PROPERTY PHOTOS

56 BUSINESS CENTER DRIVE



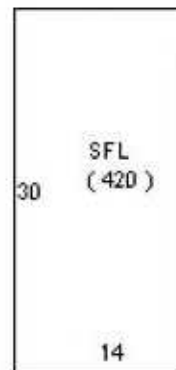
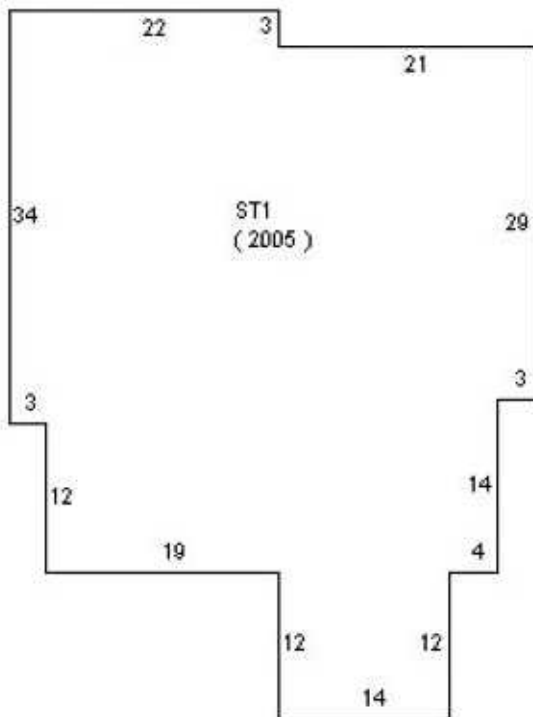
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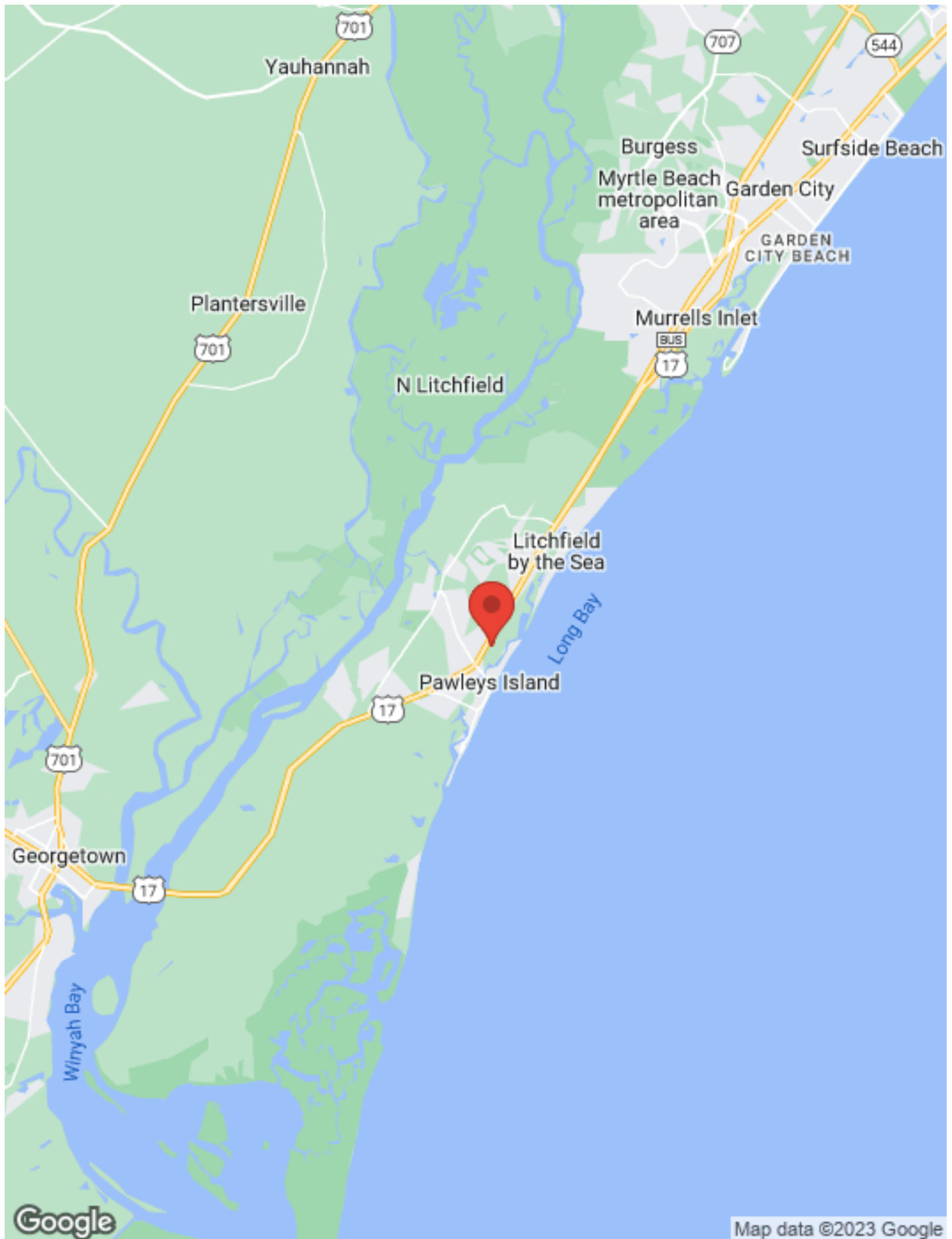
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Sum Area By Label :  
 ST1 = 2005  
 SFL = 420

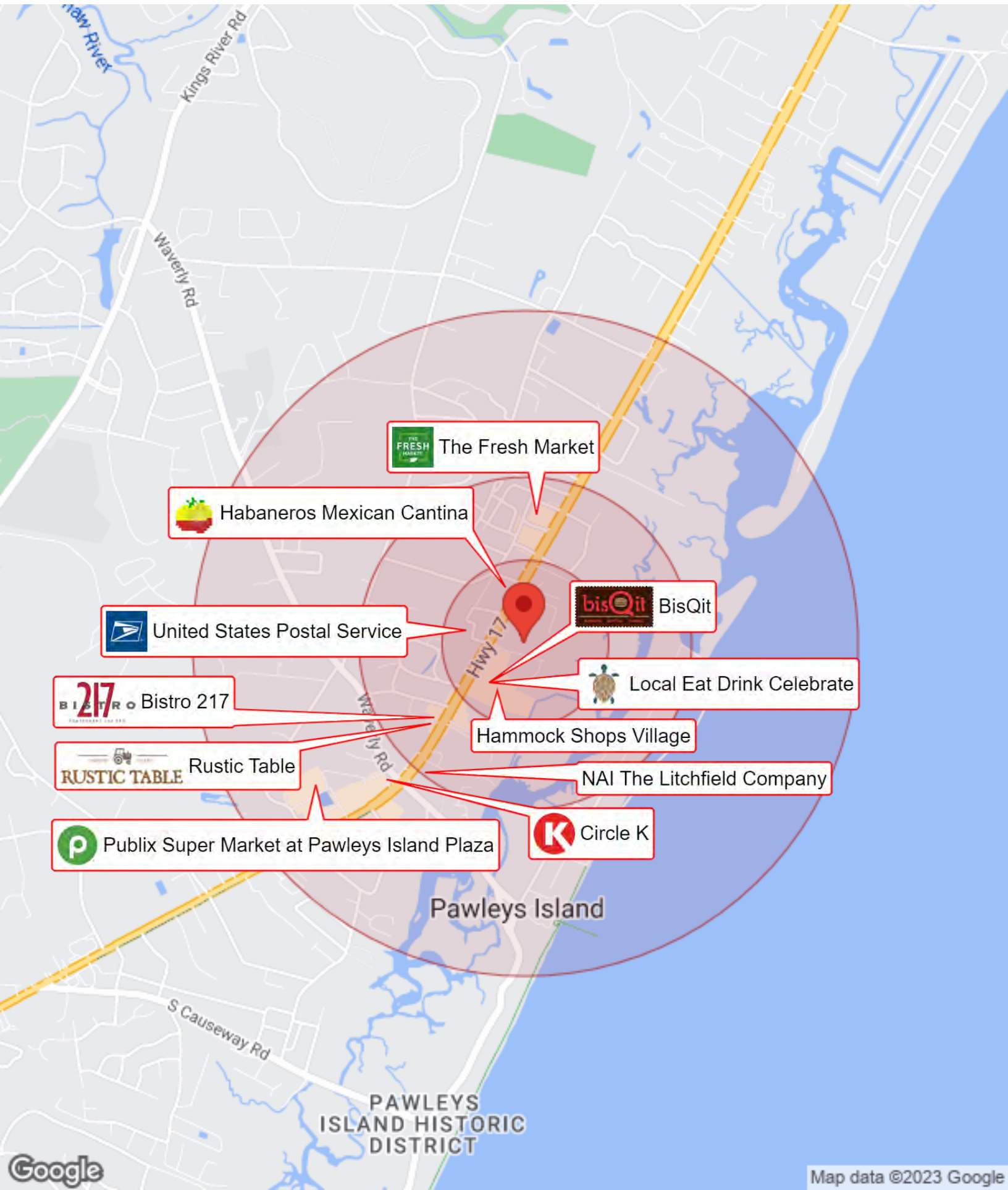
# REGIONAL MAP


56 BUSINESS CENTER DRIVE




# BUSINESS MAP

56 BUSINESS CENTER DRIVE



 The Fresh Market

 Habaneros Mexican Cantina

 United States Postal Service

 BisQit

 Bistro 217

 Local Eat Drink Celebrate

Hammock Shops Village

 Rustic Table

NAI The Litchfield Company

 Publix Super Market at Pawleys Island Plaza

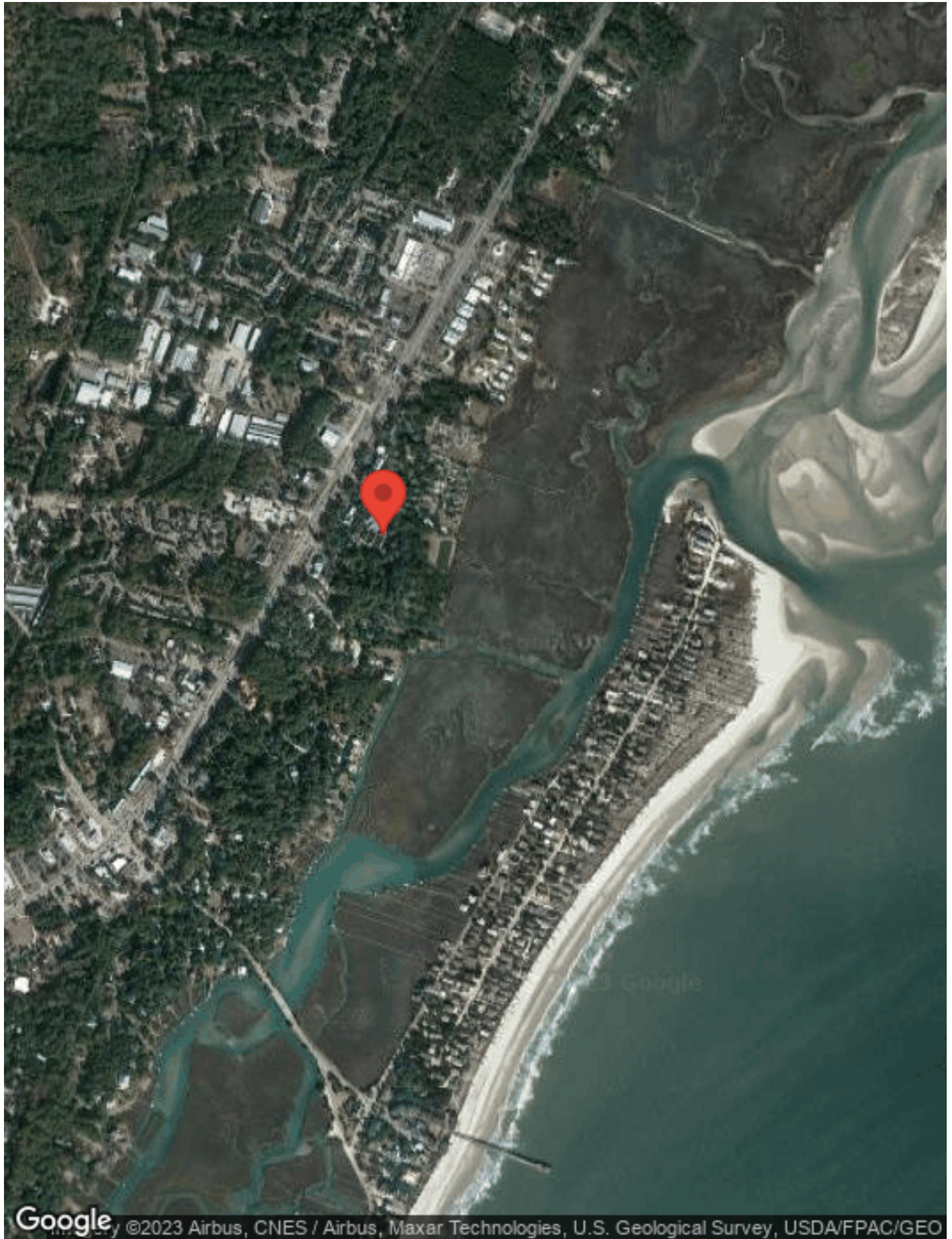
 Circle K

Pawleys Island

PAWLEYS ISLAND HISTORIC DISTRICT

# AERIAL MAP

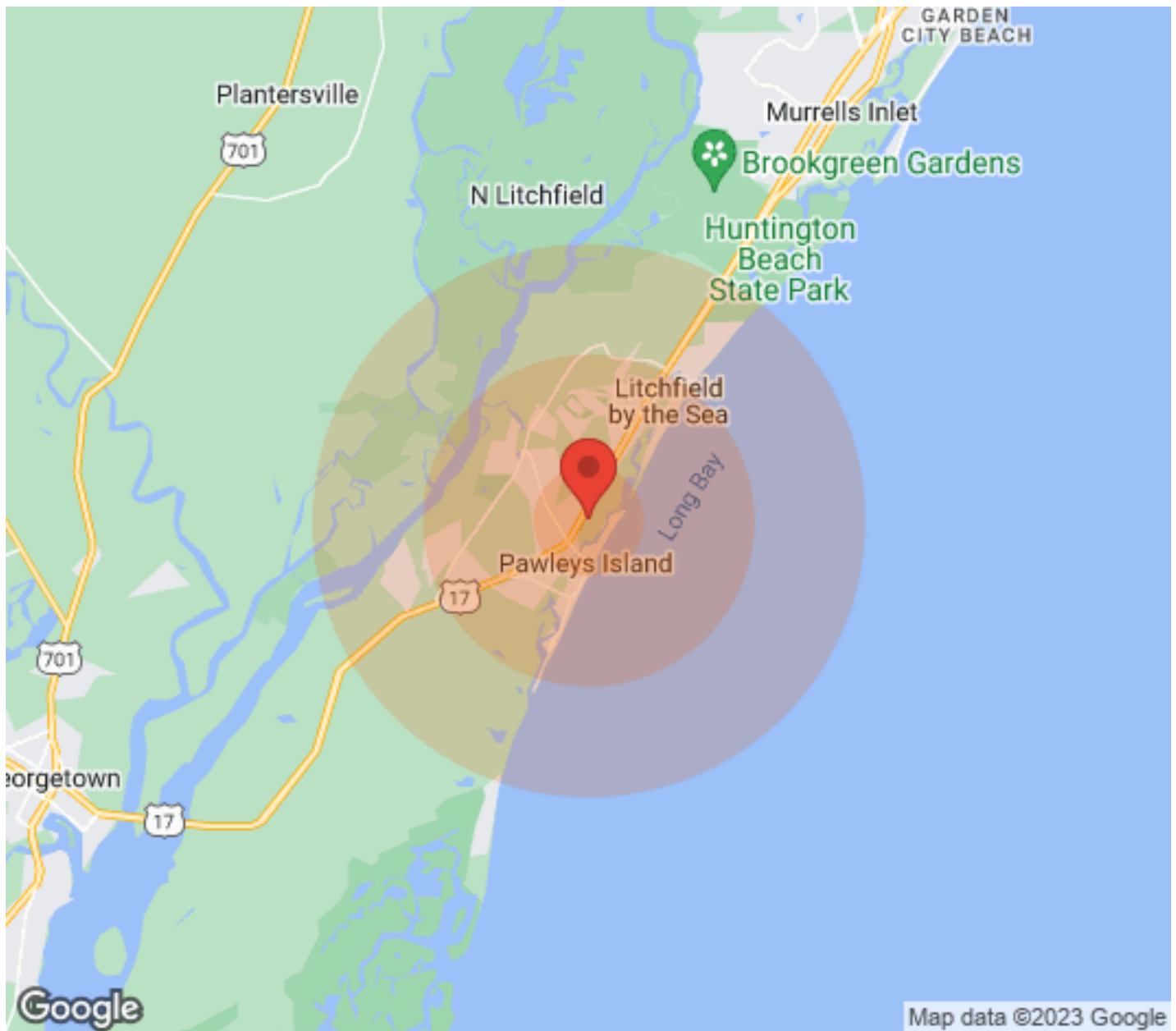
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# DEMOGRAPHICS

56 BUSINESS CENTER DRIVE



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	440	3,532	5,044	Median	\$49,141	\$53,653	\$53,653
Female	655	4,340	6,250	< \$15,000	115	341	594
Total Population	1,095	7,872	11,294	\$15,000-\$24,999	78	416	507
				\$25,000-\$34,999	38	382	557
				\$35,000-\$49,999	28	521	758
				\$50,000-\$74,999	135	815	1,092
				\$75,000-\$99,999	44	388	568
				\$100,000-\$149,999	37	339	599
				\$150,000-\$199,999	N/A	175	218
				> \$200,000	14	161	330
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	189	1,106	1,413	Total Units	646	5,550	8,933
Ages 15-24	123	887	1,111	Occupied	479	3,322	4,892
Ages 25-54	295	2,308	3,284	Owner Occupied	354	2,676	3,903
Ages 55-64	131	1,146	1,685	Renter Occupied	125	646	989
Ages 65+	357	2,425	3,801	Vacant	167	2,228	4,041
Race	1 Mile	3 Miles	5 Miles				
White	526	6,599	9,952				
Black	563	1,187	1,253				
Am In/AK Nat	N/A	1	1				
Hawaiian	N/A	N/A	N/A				
Hispanic	17	118	121				
Multi-Racial	12	170	176				



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