

LEASE

GRANDHAVEN CENTER

11945 Grandhaven Drive Murrells Inlet, SC 29576



PROPERTY DESCRIPTION

900 SF office suite in Grandhaven Center, a professional office complex off Hwy 17 Bypass in Murrells Inlet. Suite consists of small reception area, three private offices, two restrooms, and kitchenette. Located just north of Inlet Square Mall. Easily accessible via Hwy 17 Bypass and Hwy 17 Bus via Inlet Square Dr.

LOCATION DESCRIPTION

Located within the Murrells Inlet submarket in Horry County. The Myrtle Beach MSA has been one of fastest growing MSA's in the US for the past 3+ years. Permanent population within a 5-mile radius is 75,075. Average Daily Traffic on Hwy 17 Byp is 36,500. Inlet Square Mall, just south of subject property on Hwy 17 Byp, is under redevelopment, with Hobby Lobby, Floor & Decor, Planet Fitness, Belk, and 2 new hotels. A new 4 story luxury apartment complex was recently completed on the frontage road just south of the subject property.

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Available SF:	Unit D: 900 SF
Lot Size:	2.74 Acres
Building Size:	27,240 SF
Parking:	96 (3.5/1,000 SF)
Zoning:	HC (Horry County Jurisdiction)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,193	23,286	34,837
Total Population	6,501	41,619	75,075
Average HH Income	\$62,945	\$78,186	\$77,587

Drew Parks

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**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

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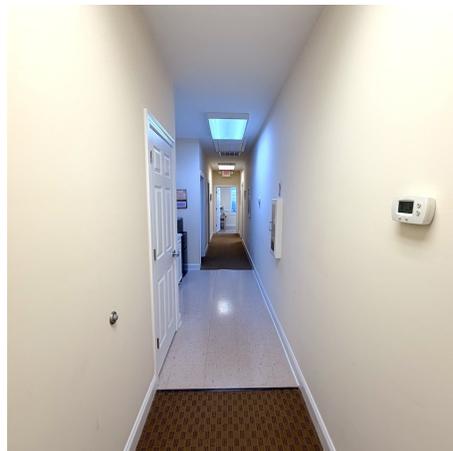
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GRANDHAVEN CENTER (UNIT D)
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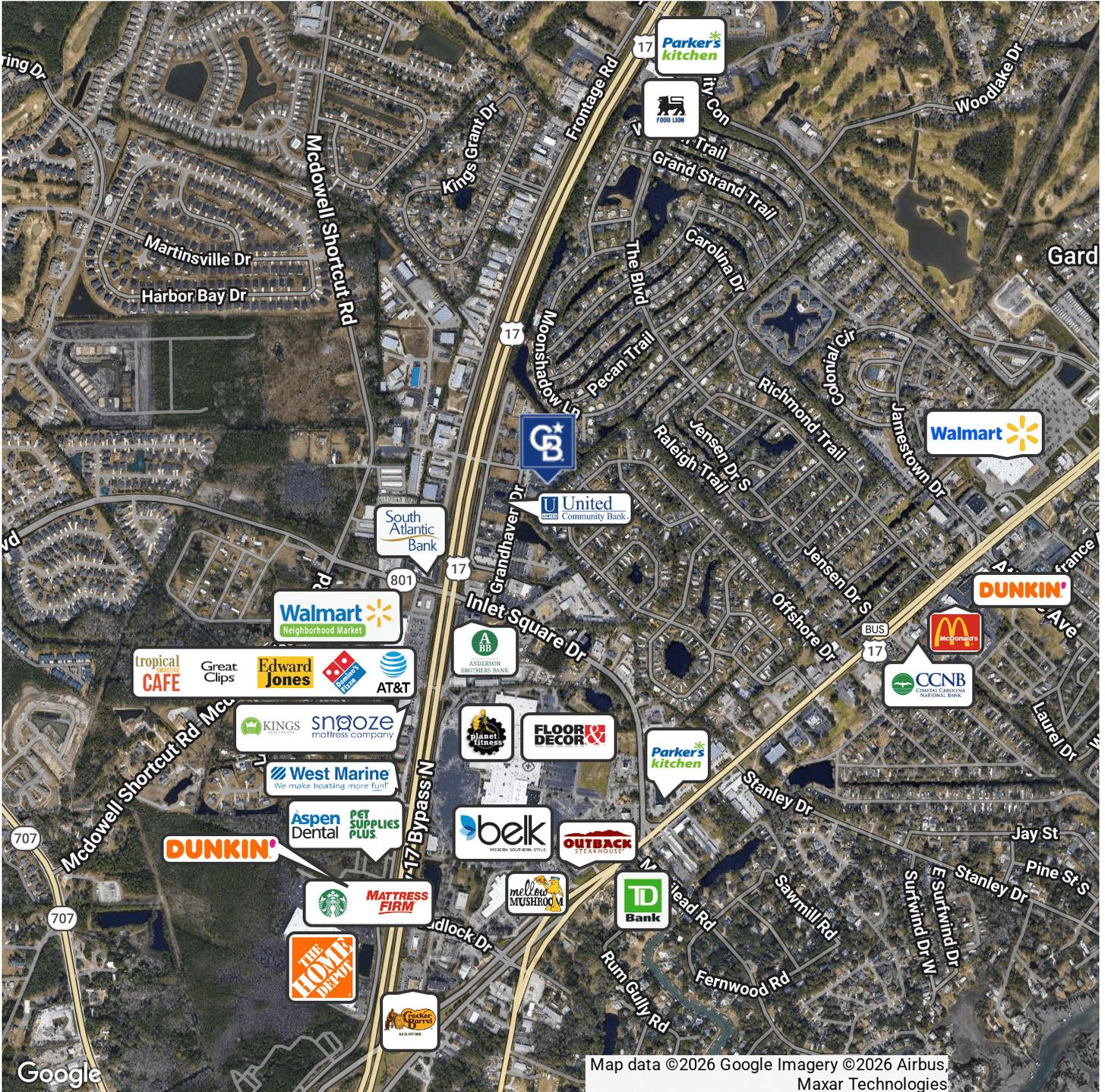


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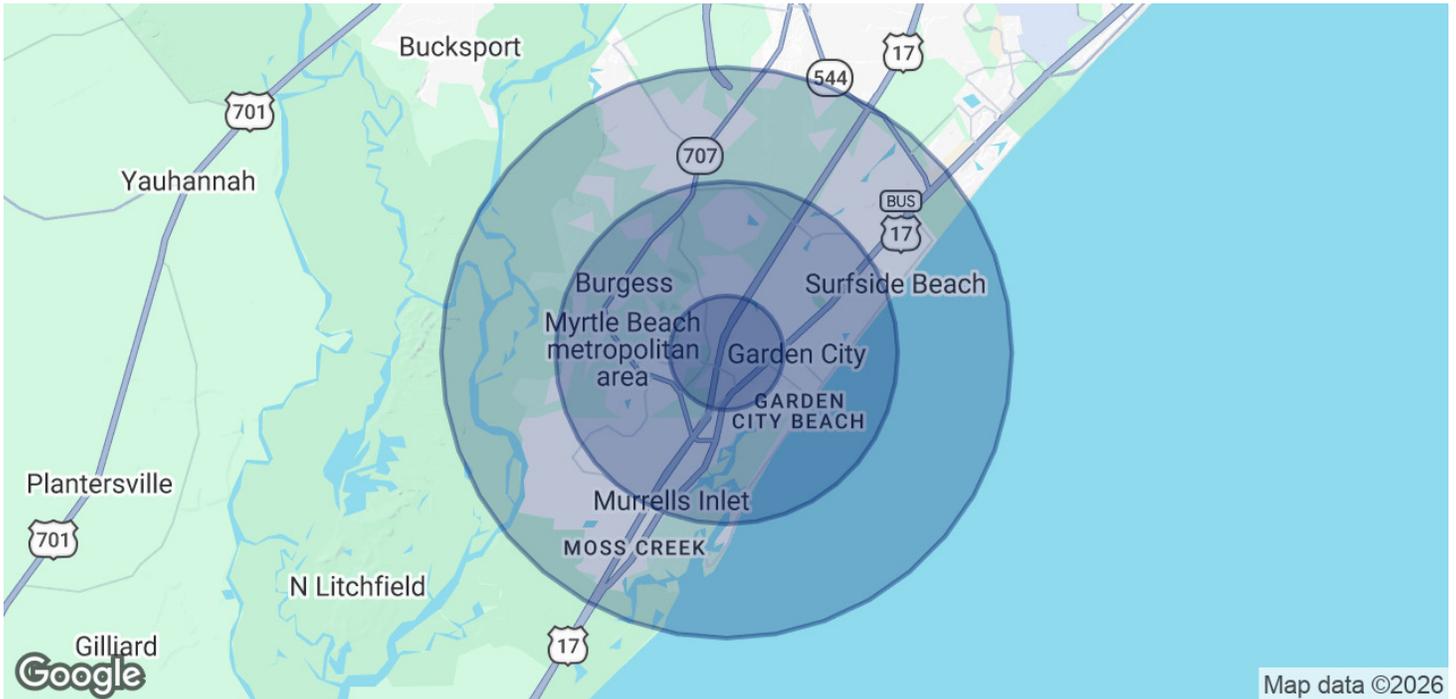


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,501	41,619	75,075
Average Age	54.7	52.6	51.0
Average Age (Male)	53.5	51.7	50.1
Average Age (Female)	55.6	53.4	51.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,193	23,286	34,837
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$62,945	\$78,186	\$77,587
Average House Value	\$203,162	\$254,575	\$246,353

Demographics data derived from AlphaMap

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