

LEASE

10301 OCEAN HWY

10301 Ocean Hwy Pawleys Island, SC 29585



PROPERTY DESCRIPTION

Ground Lease: 1.09-acre outparcel to Pawleys Island Plaza (Publix, TJ Maxx, Petco, Ulta, Rack Room Shoes, etc.), the premier shopping center in the Pawleys Island trade area with over 1.6 million visits per year. GC Zoning. The site is located adjacent to Publix behind CVS, with a view corridor from Ocean Hwy/Hwy 17 between Bank of America and CVS—conceptual site on file for 5,075 SF building with 31 parking spaces.

LOCATION DESCRIPTION

Pawleys Island is located at the southern boundary of The Grand Strand which consists of 60+ miles of coastline stretching from Little River to Georgetown, SC. The Grand Strand is one of America's top vacation destinations with approximately 18 million visitors each year. Pawleys Island is known as one of the oldest resort towns on the east coast, attracting in excess of 1 million. The area is also well-known for its high income year-round population. ADT on Ocean Hwy (Hwy 17) is 34,800.

OFFERING SUMMARY

Lease Rate:	\$80,000 acres/yr (Ground)
Sale Price:	\$550,000
Lot Size:	1.09 Acres
Zoning:	GC
Frontage:	303 Ft
ADT:	34,800

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,503	6,375	8,597
Total Population	3,222	13,867	18,600
Average HH Income	\$105,885	\$120,037	\$124,339

Drew Parks
(843) 455-0216
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Addison Parks
(304) 305-3018
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**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

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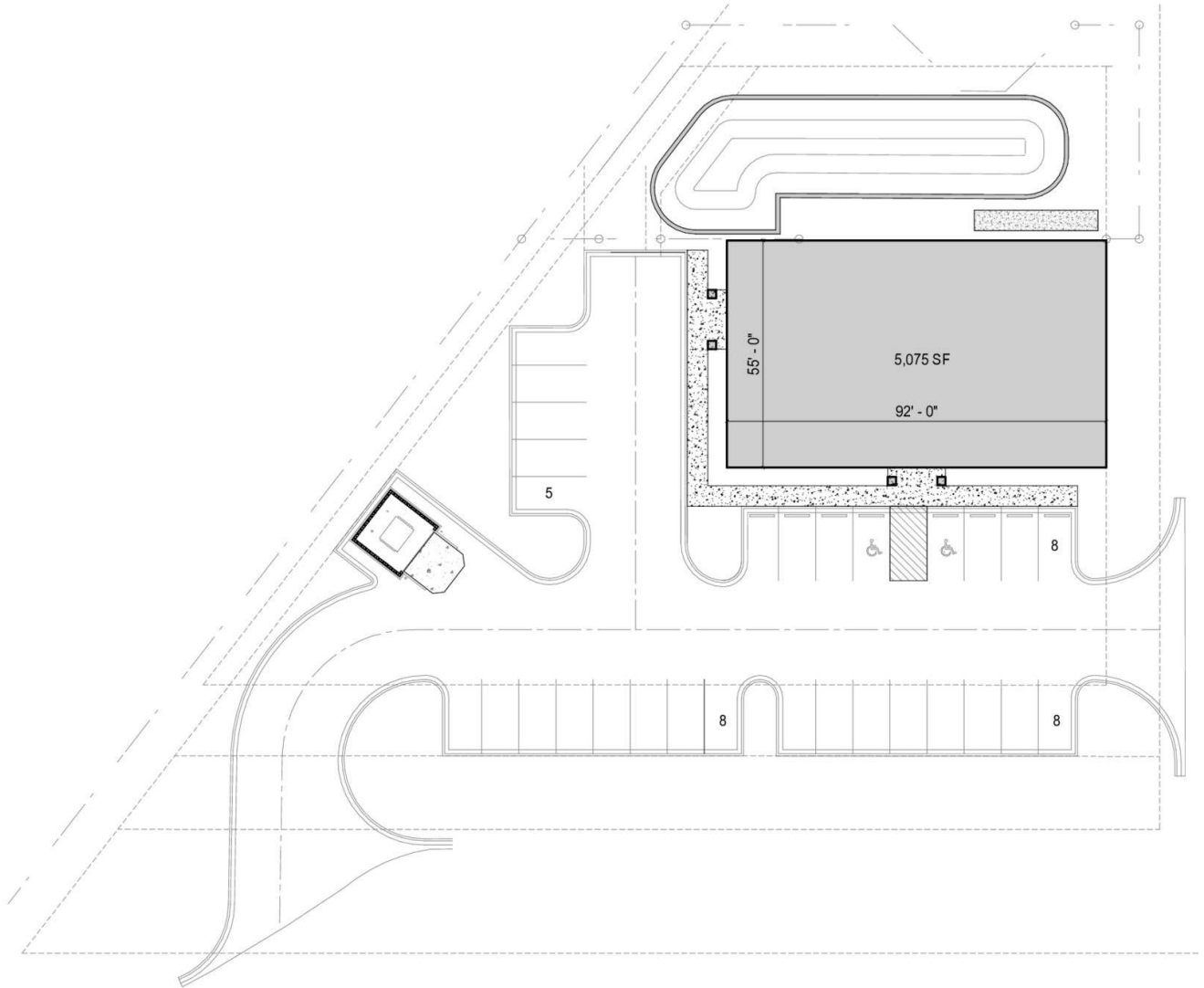
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Conceptual Site Plan



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Ranking Index

Pawleys Island Plaza
10225 Ocean Hwy, Pawleys Island, SC 29585

of Properties: 30

Rank	Name	Visits
1	Forest Square at Carolina Forest / 2100 Oakheart Rd, Myrtle Beach, SC 29579	2.27M
2	Pawleys Island Plaza / 10225 Ocean Hwy, Pawleys Island, SC 29585	1.57M
3	Bay Village / 2300 Church St, Conway, SC 29526	1.05M
4	Deerfield Plaza / 1772 US-17 BUS, Surfside Beach, SC 29575	914.8K
5	Forest Village Shopping Center / 4026 River Oaks Dr, Myrtle Beach, SC 29579	857.4K
6	Grants Crossing / 415 Brooks Rd, Andrews, SC 29510	734.2K
7	The Market at Murrell's Inlet / 760 Mink Ave, Murrells Inlet, SC 29576	733.3K
8	Gateway Plaza II / 2701 Church Street Suite I, Conway, SC 29526-4422	677.9K
9	Waccamaw Square Mall / 1641 Church St, Conway, SC 29526	657.1K
10	Surfside Center / 2292 Glens Bay Rd, Surfside Beach, SC 29575	541.6K
11	Center South / 6103 N Kings Hwy, Myrtle Beach, SC 29577	522.6K
12	Inlet Crossing Shopping Center / 3320 US-17 BUS, Murrells Inlet, SC 29576	521.3K
13	Socastee Commons / 5022 Dick Pond Rd, Myrtle Beach, SC 29588	486.1K
14	Island Shops / 10659 Ocean Hwy, Pawleys Island, SC 29585	363.5K
15	Myrtle Beach Retail / 102 Loyola Dr, Myrtle Beach, SC 29588	342.5K
16	Hammock Shops Village / 10880 Ocean Hwy, Pawleys Island, SC 29585	319.7K
17	South Park Centre / 8703 Highway 17 Byp S, Surfside Beach, SC 29575	297.9K
18	King's Plaza / 3001 N Kings Hwy, Myrtle Beach, SC 29577	290.2K

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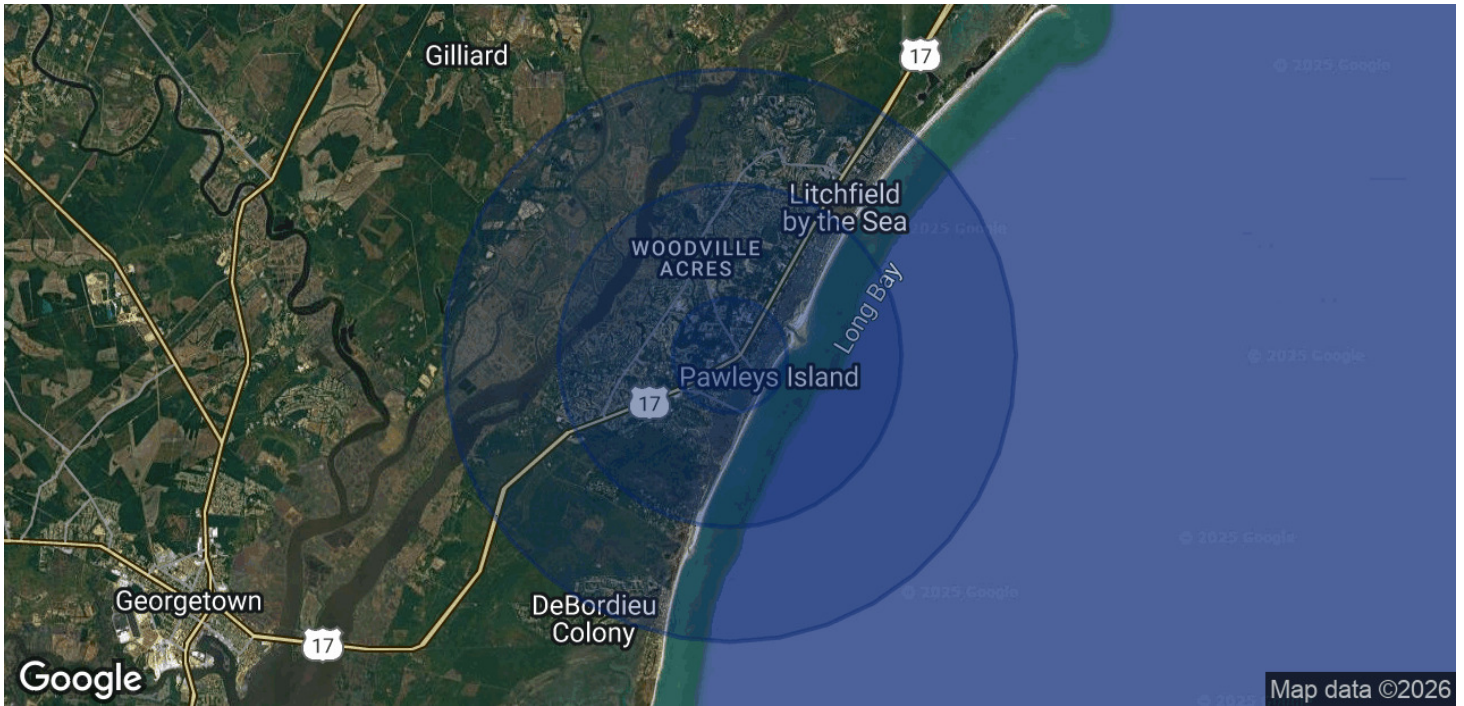


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,222	13,867	18,600
Average Age	51.6	53.3	54.4
Average Age (Male)	49.3	51.6	52.9
Average Age (Female)	53.4	54.7	55.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,503	6,375	8,597
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$105,885	\$120,037	\$124,339
Average House Value	\$531,978	\$575,612	\$630,698

Demographics data derived from AlphaMap

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