

LEASE

277 WILLBROOK BLVD UNIT B

277 Willbrook Boulevard Pawleys Island, SC 29585



PROPERTY DESCRIPTION

2,420 SF two-story office suite located in Mingo, the premier mixed use development in Pawleys Island. Ground floor is comprised of large waiting room, reception office, multiple exam rooms, two restrooms, and covered patio in rear overlooking pond. 2nd floor is comprised of large bullpen area, private office, kitchenette, and restroom.

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 16 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 visitors each year. The area is also well-known for its high-income year-round population. ADT on Ocean Hwy (Hwy 17) is 41,000.

OFFERING SUMMARY

Base Rent:	\$25/SF/yr
Estimated TICAM:	\$6.00/SF/yr
Available SF:	Unit B: 2,420 SF
Building Size:	4,789 SF
Zoning:	PD (Georgetown County)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	117	374	1,279
Total Population	3,844	10,781	18,848
Average HH Income	\$118,585	\$112,712	\$110,078

Drew Parks

Senior Broker Associate

(843) 455-0216

drewparks@seacoastrealty.com



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

277 WILLBROOK BLVD UNIT B
277 Willbrook Boulevard Pawleys Island, SC 29585



Drew Parks
Senior Broker Associate
(843) 455-0216
drewparks@seacoastrealty.com



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

277 WILLBROOK BLVD UNIT B
277 Willbrook Boulevard Pawleys Island, SC 29585



Drew Parks
Senior Broker Associate
(843) 455-0216
drewparks@seacoastrealty.com



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

2ND FLOOR_277 WILLBROOK BLVD UNIT B

277 Willbrook Boulevard Pawleys Island, SC 29585



Drew Parks
Senior Broker Associate
(843) 455-0216
drewparks@seacoastrealty.com



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

277 WILLBROOK BLVD UNIT B

277 Willbrook Boulevard Pawleys Island, SC 29585



TOTAL: 2420 sq. ft

1st floor: 1381 sq. ft, 2nd floor: 1039 sq. ft

EXCLUDED AREAS: COVERED PATIO: 47 sq. ft, OPEN TO BELOW: 2 sq. ft, WALLS: 163 sq. ft

Measurements Are Calculated And Deemed Highly Reliable But Not Guaranteed Exact.

Drew Parks

Senior Broker Associate

(843) 455-0216

drewparks@seacoastrealty.com

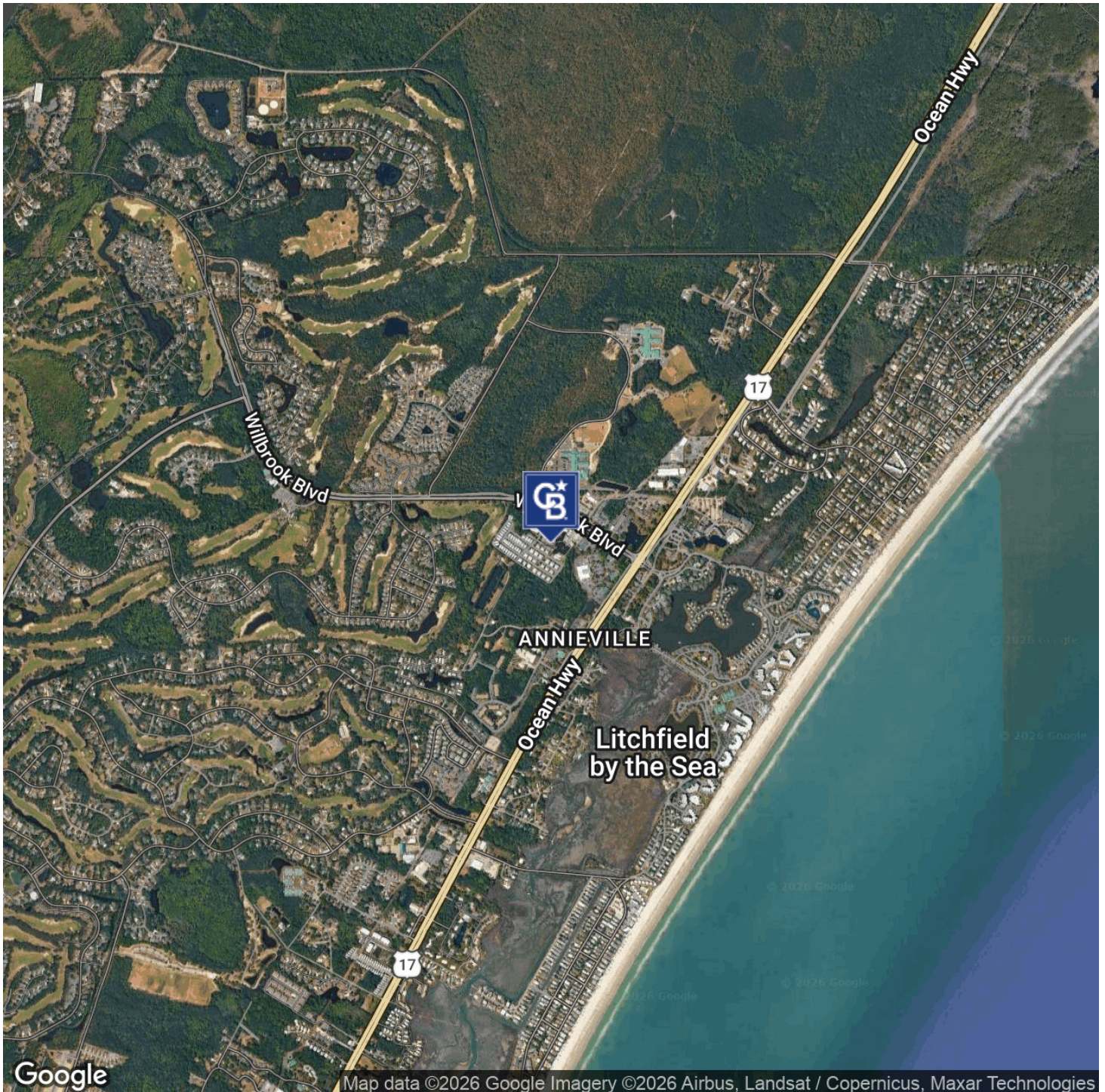


**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

277 WILLBROOK BLVD UNIT B

277 Willbrook Boulevard Pawleys Island, SC 29585



Drew Parks
Senior Broker Associate
(843) 455-0216
drewparks@seacoastrealty.com

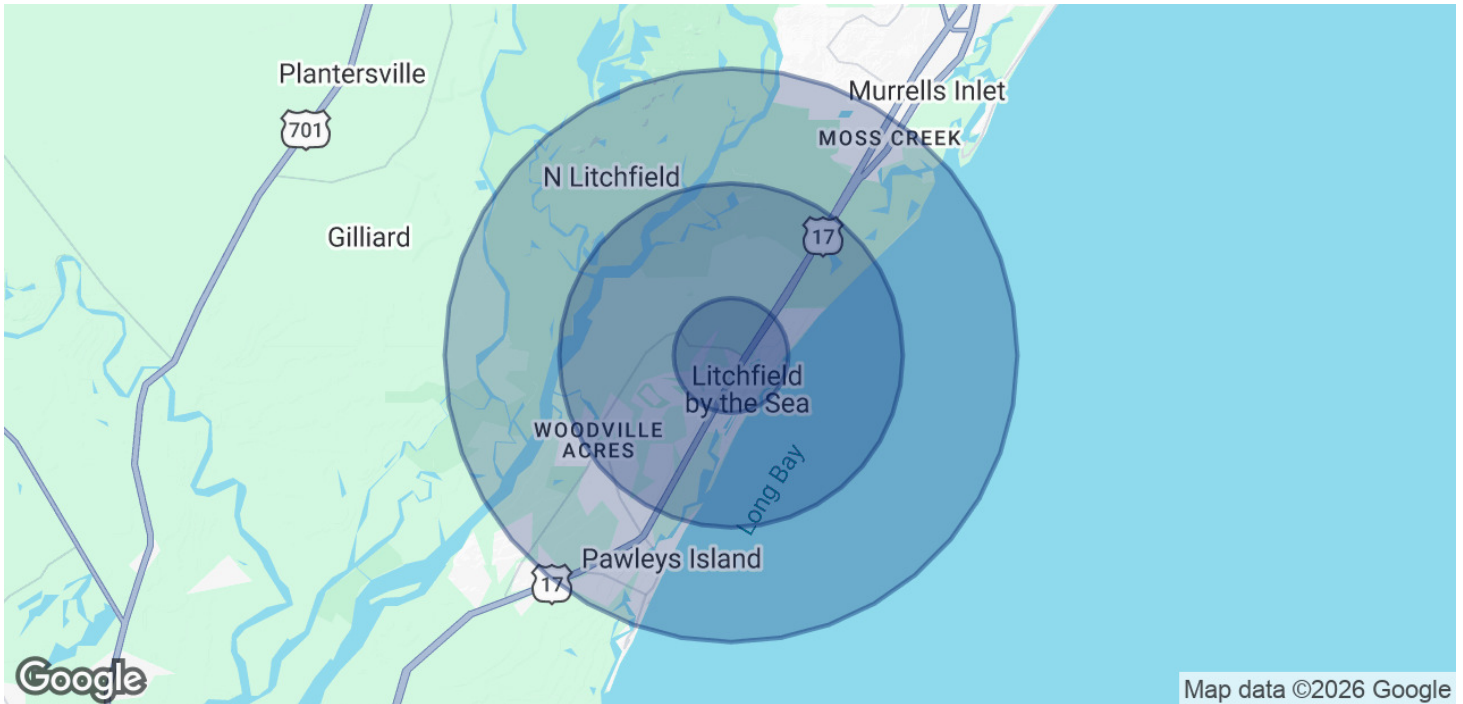


**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

277 WILLBROOK BLVD UNIT B

277 Willbrook Boulevard Pawleys Island, SC 29585



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,844	10,781	18,848
Average Age	69.4	68.3	66.4
Average Age (Male)	66.5	67	65.7
Average Age (Female)	69.5	67.5	65.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	117	374	1,279
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$118,585	\$112,712	\$110,078
Average House Value	\$613,109	\$486,594	\$446,992

2023 American Community Survey (ACS)

Drew Parks

Senior Broker Associate

(843) 455-0216

drewparks@seacoastrealty.com



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE