

LEASE

OLD TIME POTTERY AT DEERFIELD PLAZA

1870 U.S. 17 Business Surfside Beach, SC 29575



PROPERTY DESCRIPTION

25,000 SF of the Old Time Pottery anchor at Deerfield Plaza in Surfside Beach, just south of Hwy 544. Other tenants include Ollie's Bargain Outlet, Harbor Freight Tools, Advance Auto, Bad Ass Coffee, etc. Strong Demographics with permanent population of 88,040 within 5 miles. Deerfield Plaza has excellent visibility and ingress/egress from Hwy 17 Business and is conveniently located less than 1 mile from the Atlantic Ocean and oceanfront campgrounds. ADT is 32,300 (SCDOT 2024).

LOCATION DESCRIPTION

The Surfside Beach submarket, located just south of Myrtle Beach city limits and north of Murrells Inlet, is experiencing tremendous growth in the retail and residential sectors. US Hwy 17 Business provides steady traffic from permanent population and visitors. Permanent population within 5 miles of the subject property is 88,040.

OFFERING SUMMARY

Base Rate:	\$15.00/SF/Yr
Estimated TICAM:	\$3.25/SF/Yr
Available SF:	25,000 SF (±125'W x 200'L)
Lot Size:	8.03 Acres
Building Size:	98,840 SF
Zoning:	HC (Horry County)
Parking:	431 spaces (4.36/1,000 SF)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,357	15,258	39,978
Total Population	6,896	31,962	88,040
Average HH Income	\$97,191	\$92,078	\$87,320

Drew Parks

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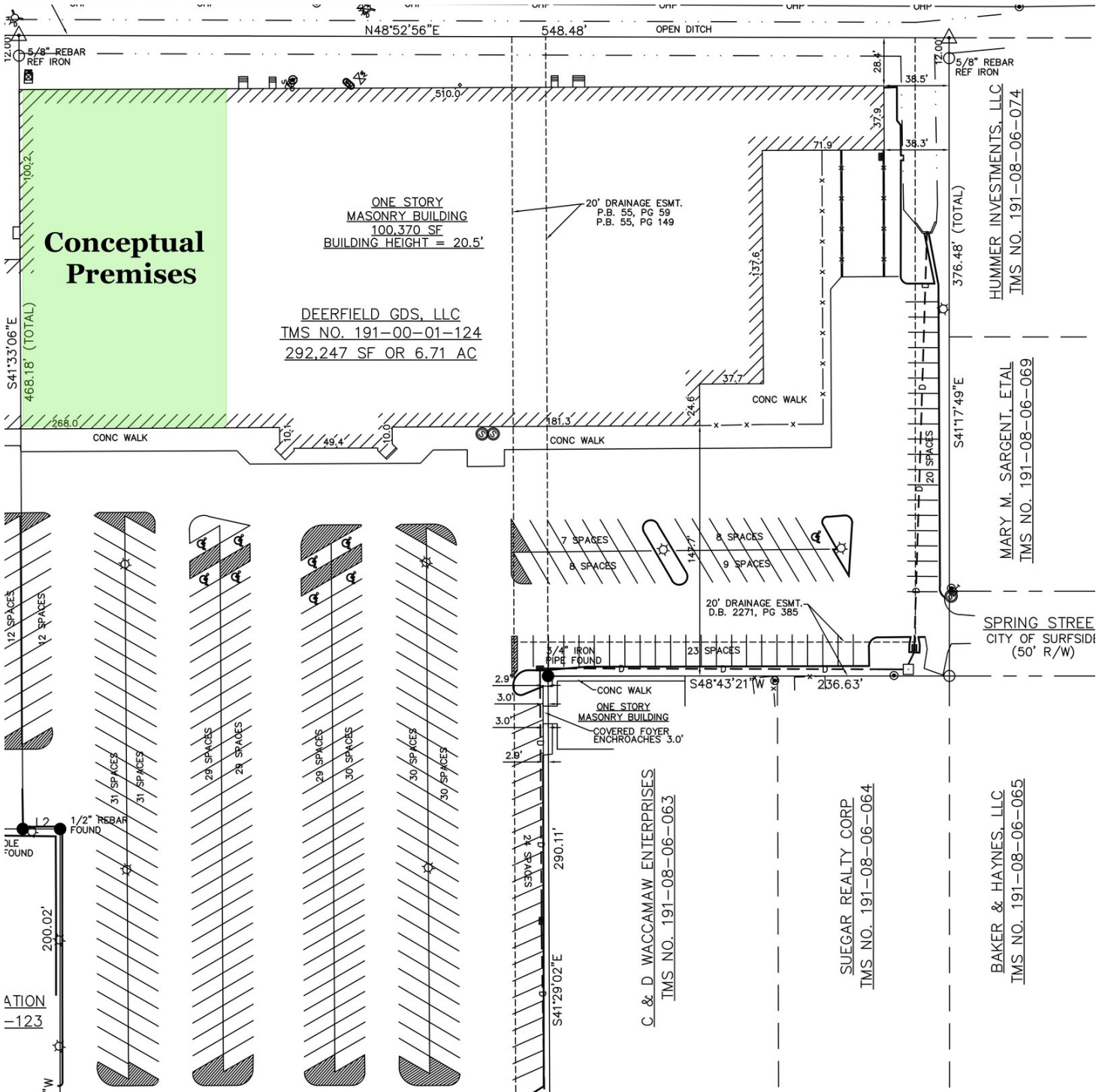


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Rank	Name	Visits
1	Forest Square at Carolina Forest / 2100 Oakheart Rd, Myrtle Beach, SC 29579	2.32M
2	Deerfield Plaza / 1772 US-17 BUS, Surfside Beach, SC 29575	997.4K
3	Forest Village Shopping Center / 4026 River Oaks Dr, Myrtle Beach, SC 29579	885.1K
4	The Market at Murrell's Inlet / 760 Mink Ave, Murrells Inlet, SC 29576	800.2K
5	Surfside Center / 2292 Glens Bay Rd, Surfside Beach, SC 29575	575K
6	Center South / 6103 N Kings Hwy, Myrtle Beach, SC 29577	539.6K
7	Socastee Commons / 5022 Dick Pond Rd, Myrtle Beach, SC 29588	527.6K
8	Inlet Crossing Shopping Center / 3320 US-17 BUS, Murrells Inlet, SC 29576	527.3K
9	Myrtle Beach Retail / 102 Loyola Dr, Myrtle Beach, SC 29588	426.4K
10	South Park Centre / 8703 Highway 17 Byp S, Surfside Beach, SC 29575	393K
11	King's Plaza / 3001 N Kings Hwy, Myrtle Beach, SC 29577	350.4K
12	North Gate Shopping Center / 3546 Northgate Dr, Myrtle Beach, SC 29588-6182	294.6K
13	Coventry Crossing / 1600 Farrow Pkwy, Myrtle Beach, SC 29577	253.8K
14	Carolina Forest Commons / 107 Debo Dr, Myrtle Beach, SC 29579	245.2K
15	Beach Crossing / 1350-1380 3rd Ave S, Myrtle Beach, SC 29577	230.2K
16	University Shoppes / 2246 E Highway 501, Conway, SC 29526	225K
17	Workshop Tools Center / 100 Legends Rd, Myrtle Beach, SC 29579	222.1K
18	Prime Sport Complex / 6613 & 6617 North Kings Hwy, Myrtle Beach, SC 29572	199.5K

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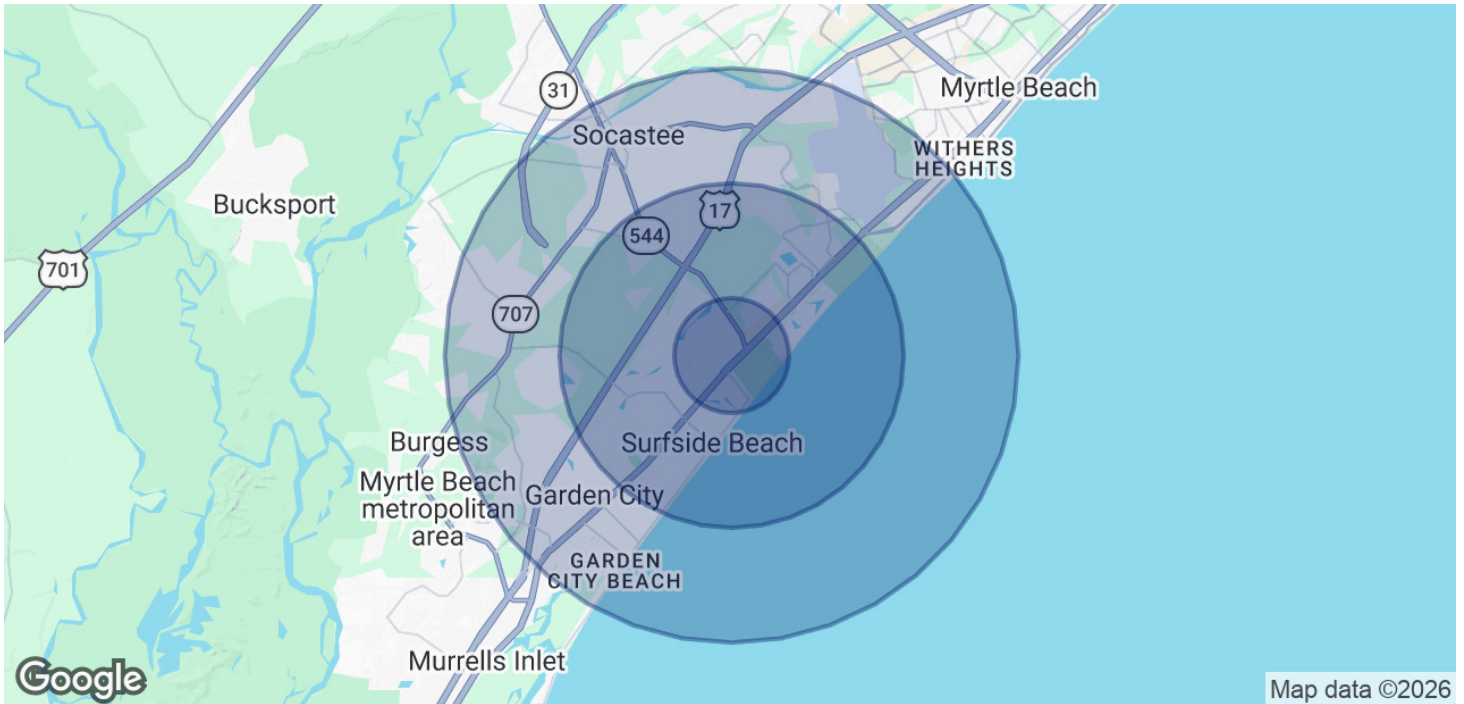


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,896	31,962	88,040
Average Age	51.6	52.3	49.4
Average Age (Male)	49.8	50.9	48.2
Average Age (Female)	53.3	53.6	50.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,357	15,258	39,978
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$97,191	\$92,078	\$87,320
Average House Value	\$383,957	\$387,962	\$364,978

2023 American Community Survey (ACS)

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