

INDUSTRIAL WAREHOUSE FOR LEASE



910 HWY 17 - NEW WAREHOUSE

SURFSIDE BEACH, SC 29575



FOR LEASE

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

www.naitlc.com

PRESENTED BY:

**ABERNETHY
& JONES**
COMMERCIAL GROUP

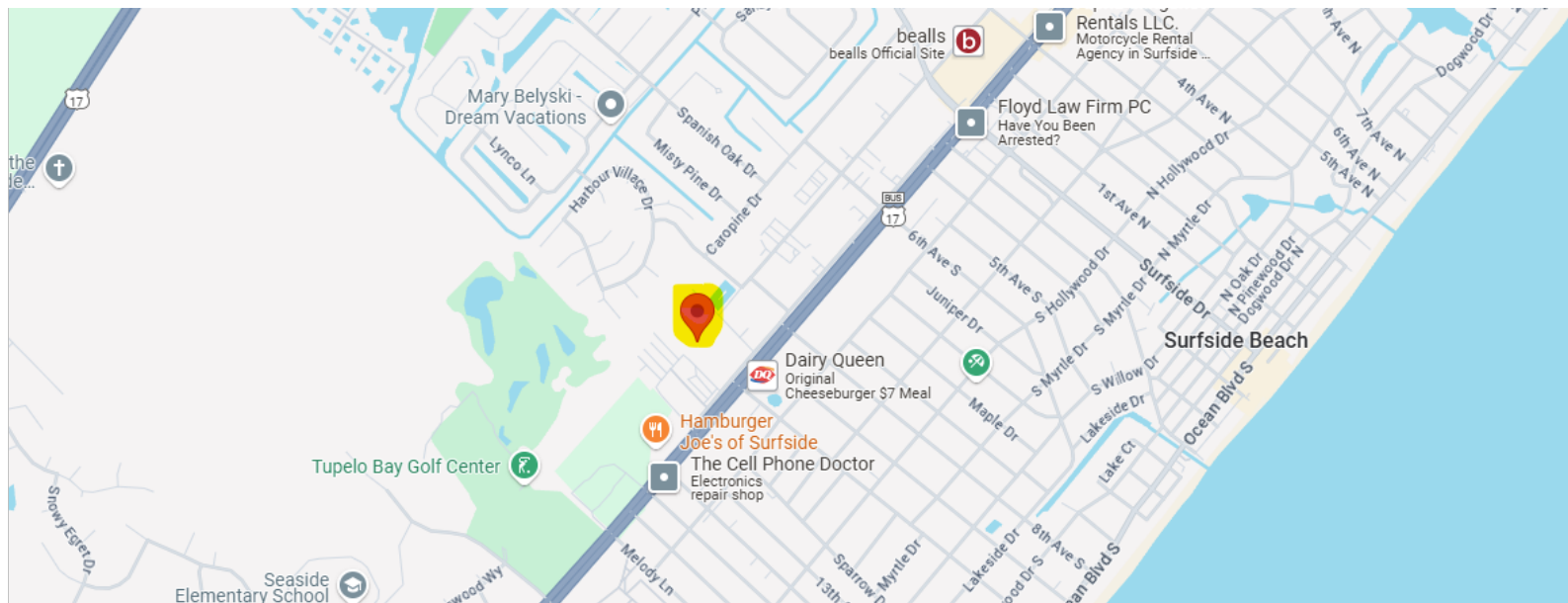
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PROPERTY SUMMARY

910 U.S. 17 BUSINESS | SURFSIDE BEACH, SC 29575



Property Summary

APN:	46200000926
Lease Rate:	\$16.50
Lease Term:	5 Year
Price:	\$13,750/MO
NNN:	Yes- TBD
Building SF:	10,000
Dock Doors:	Roll up
Year Built:	TBB - 2025
Lot Size:	1.0 Acres
Zoning:	GC

Property Overview

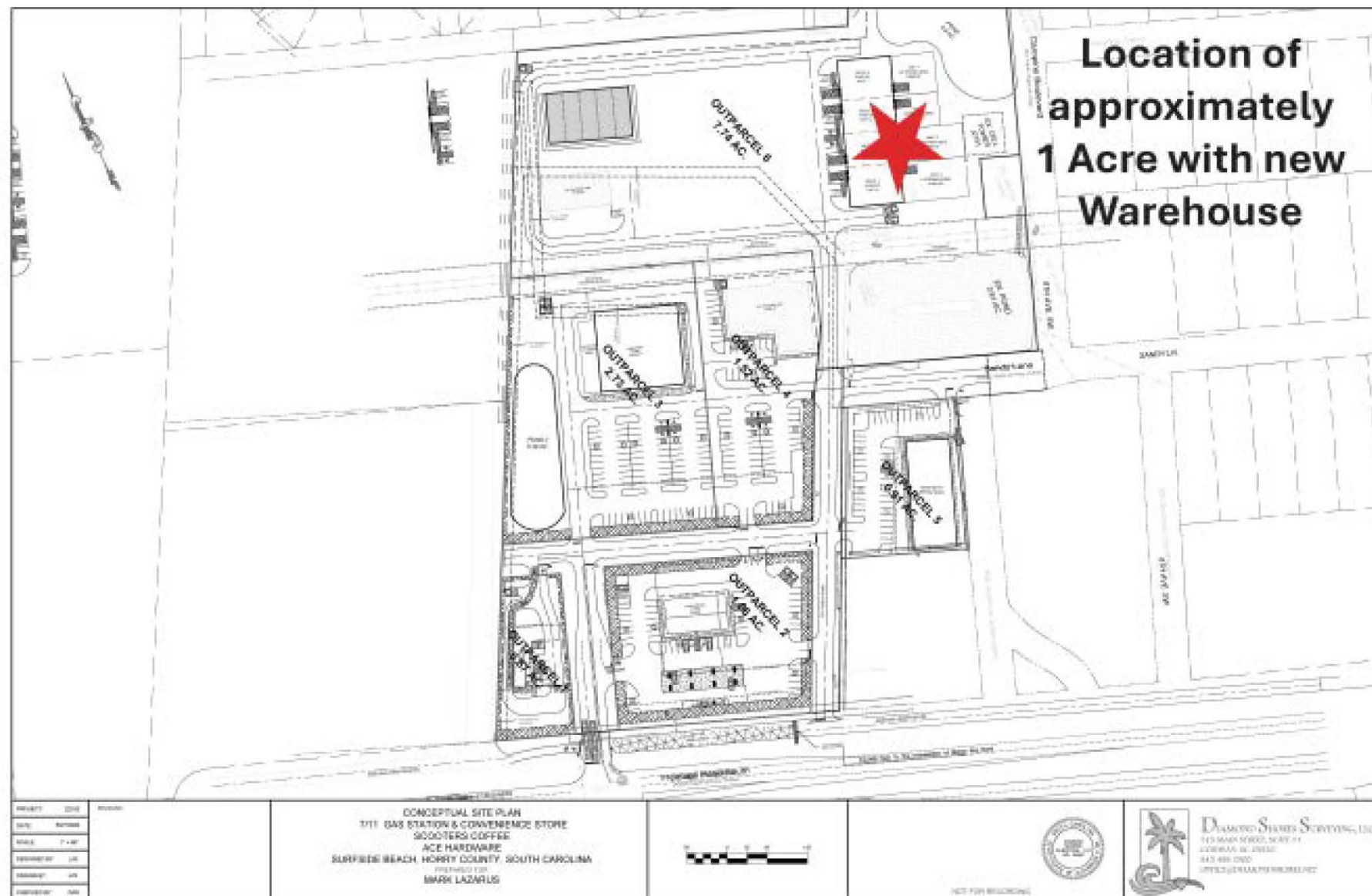
This property is being redeveloped and will include several commercial uses along with direct access through the traffic light on Hwy 17business. There are several access points within the development and the seller will be providing all of the main roads, stormwater and parking for this new warehouse. This warehouse will be an approximate total of 10,000 SF which someone could occupy the entire building or lease a portion of it. Roll up garage doors and plenty of outdoor storage and parking. This will sit on 1 acre of land and will include some outdoor storage for users. Shell condition delivery. Call today to get more details.

Location Overview

Former Wild Water & Wheels are on Highway 17 Business in Surfside Beach. Across from Dairy Queen.

PROPERTY PHOTOS

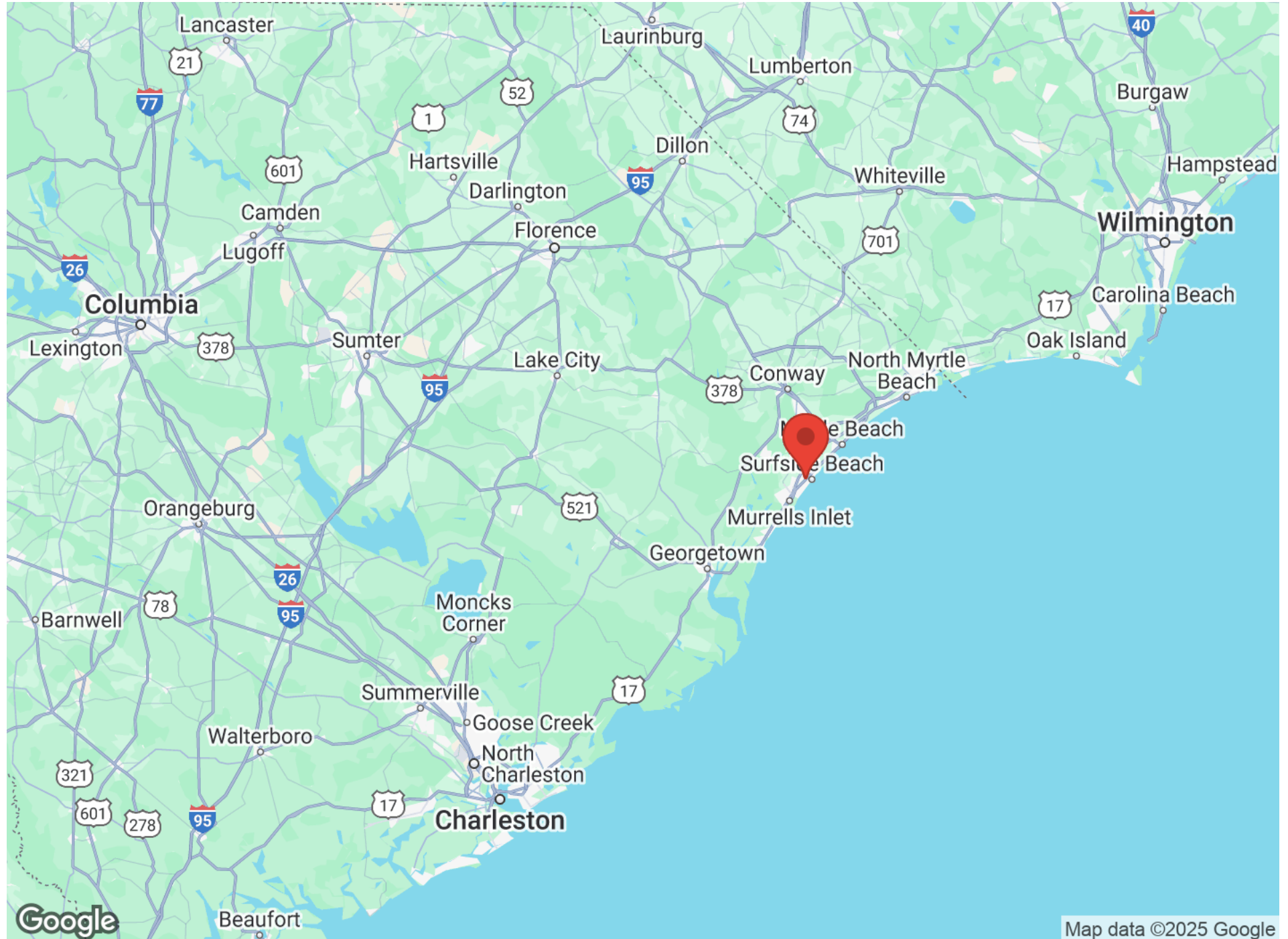
910 U.S. 17 BUSINESS | SURFSIDE BEACH, SC 29575



Map of Surfers Beach, North Carolina, showing various businesses and landmarks. A red pin marks the location of the Surfers Beach Community Center. Callout boxes identify nearby establishments including TD Bank, Conway National Bank, Piggly Wiggly, Hardee's, SouthState Bank, East Coast Tea Bar, The Tie-Dyed Coffee Bean, Domino's Pizza, Circle K, Benjamin's Bakery & Cafe, Dairy Queen, El Mariachi Restaurant, Hamburger Joe's of Surfside, Firehouse Subs Surfside Beach, and Carolina Trust Federal Credit Union. The map also shows major roads like US Highway 17 and local streets such as Ocean Blvd S and S Poplar Dr.

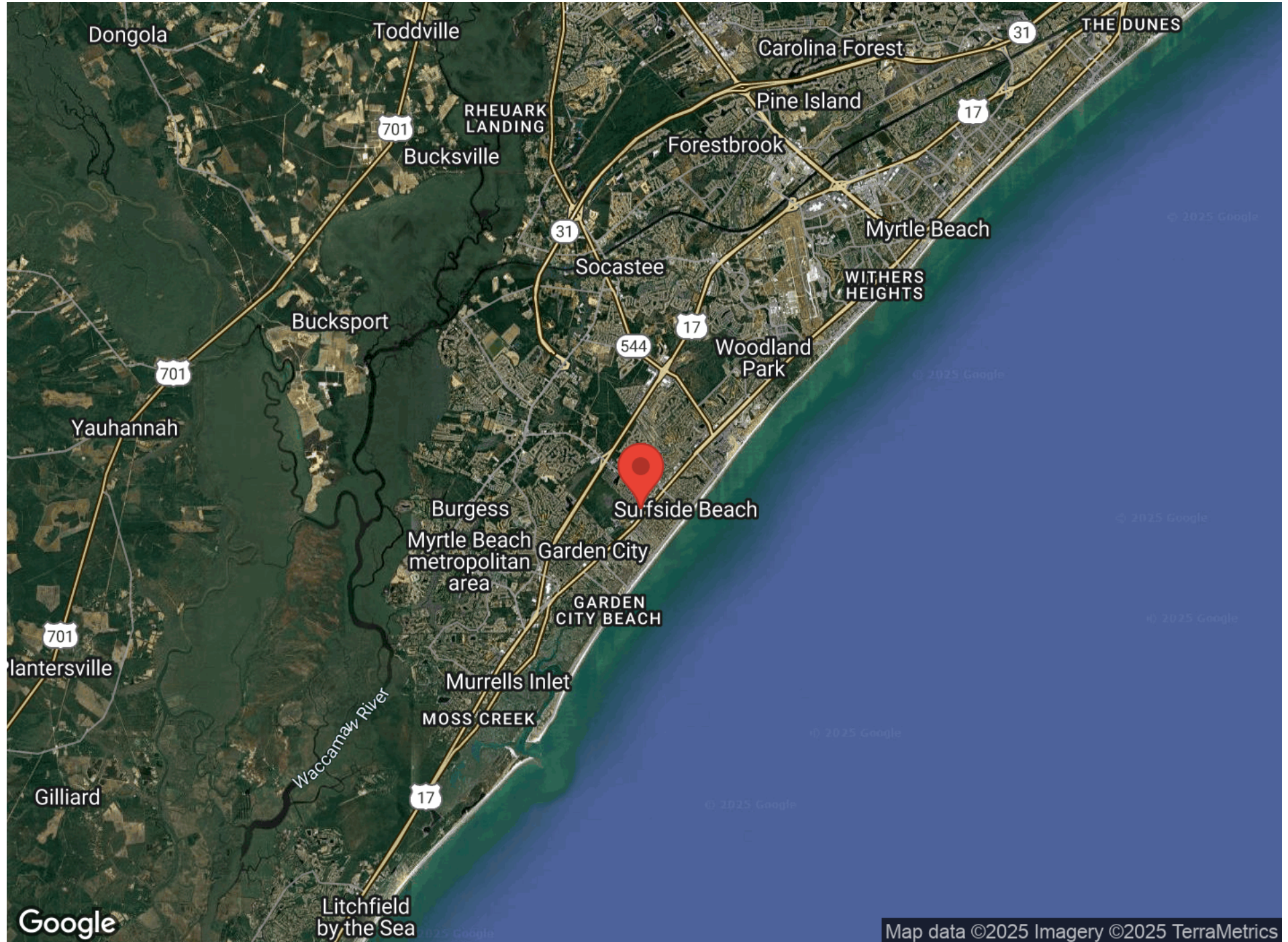
REGIONAL MAP

910 U.S. 17 BUSINESS | SURFSIDE BEACH, SC 29575



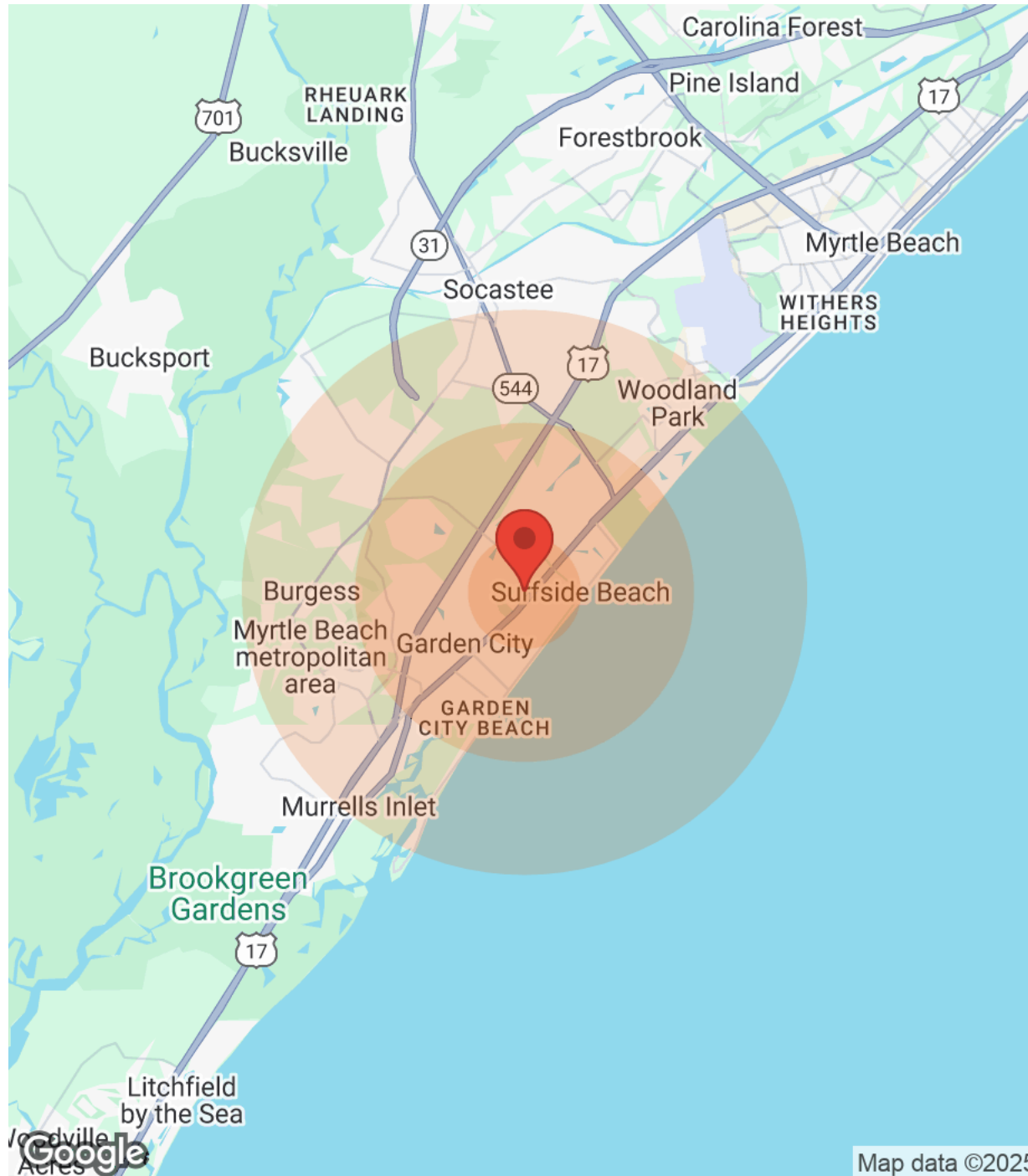
AERIAL MAP

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DEMOGRAPHICS

910 U.S. 17 BUSINESS | SURFSIDE BEACH, SC 29575



Population	1 Mile	3 Miles	5 Miles
Male	3,665	15,284	31,332
Female	4,190	16,937	33,332
Total Population	7,855	32,221	64,664

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,045	4,378	9,316
Ages 15-24	664	2,935	6,076
Ages 25-54	3,011	11,007	24,268
Ages 55-64	1,093	4,478	9,145
Ages 65+	2,042	9,423	15,859

Race	1 Mile	3 Miles	5 Miles
White	7,629	30,338	60,639
Black	68	1,005	1,793
Am In/AK Nat	N/A	8	39
Hawaiian	N/A	17	33
Hispanic	192	899	2,188
Multi-Racial	290	1,454	3,588

Income	1 Mile	3 Miles	5 Miles
Median	\$39,671	\$47,791	\$50,705
< \$15,000	577	1,644	2,862
\$15,000-\$24,999	495	1,627	3,422
\$25,000-\$34,999	531	2,098	3,896
\$35,000-\$49,999	872	2,937	5,670
\$50,000-\$74,999	768	3,208	5,793
\$75,000-\$99,999	328	1,547	3,417
\$100,000-\$149,999	159	1,123	2,832
\$150,000-\$199,999	N/A	279	701
> \$200,000	20	262	545

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,999	31,999	51,070
Occupied	3,988	15,544	29,615
Owner Occupied	2,676	11,917	22,544
Renter Occupied	1,312	3,627	7,071
Vacant	4,011	16,455	21,455

Your NAI Team



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NAI The Litchfield
Company

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