KEYSTONE
COMMERCIAL REALTY

INDUSTRIAL PROPERTY FOR SALE

Office / Warehouse Building

100 LICHEN COURT MYRTLE BEACH, SC 29588

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PROPERTY HIGHLIGHTS

- National Tenant with over 50 locations
- Current Lease term expires on December 31, 2032 with an additional 5 year option
- Tenant has occupied the building since 2007
- Tenant pays Taxes, Insurance, and General Maintenance
- Landlord responsible for Roof and Structure

OFFERING SUMMARY

Sale Price:	$899,999
Base Rent:	$55,503 with 1% Annual Increases
Building Size:	6,300± SF
Lot Size:	.99± Acres
Zoning:	Commercial Forest Agriculture (CFA), City of Myrtle Beach, SC
PIN #:	44816010026 County of Horry, SC

PROPERTY OVERVIEW

OFFERED FOR SALE: This Home Team Pest Defense Office/Warehouse facility located in a centrally located area of the Grand Strand. Home Team Pest Defense is a wholly-owned subsidiary of Rollins, Inc. (NYSE: ROL), one of the largest pest control conglomerates in the world. While HomeTeam operates as its own distinct brand with its own leadership, it is part of the broader Rollins corporate family, which also includes Orkin.

The property includes 6,300± Square Feet of Office and Warehouse on .99± acres. A recently expanded parking lot provides ample space for fleet vehicles as well as employee parking.

Moss Creek Business Park is conveniently located less than one mile from Highway 707 and Highway 31 allowing for easy access to all of the Grand Strand. This site is ideal for office and warehouse users seeking easy access to key locations in the area.

Please Do Not Disturb Tenant.
Call Listing Agent For Lease and Financial Details.

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	305	953	3,887
Average Age	47	47	47
Average Age (Male)	45	45	46
Average Age (Female)	48	48	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	124	390	1,596
# of Persons per HH	2.5	2.4	2.4
Average HH Income	$80,481	$79,016	$78,051
Average House Value	$257,548	$275,140	$294,704

Demographics data derived from AlphaMap

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