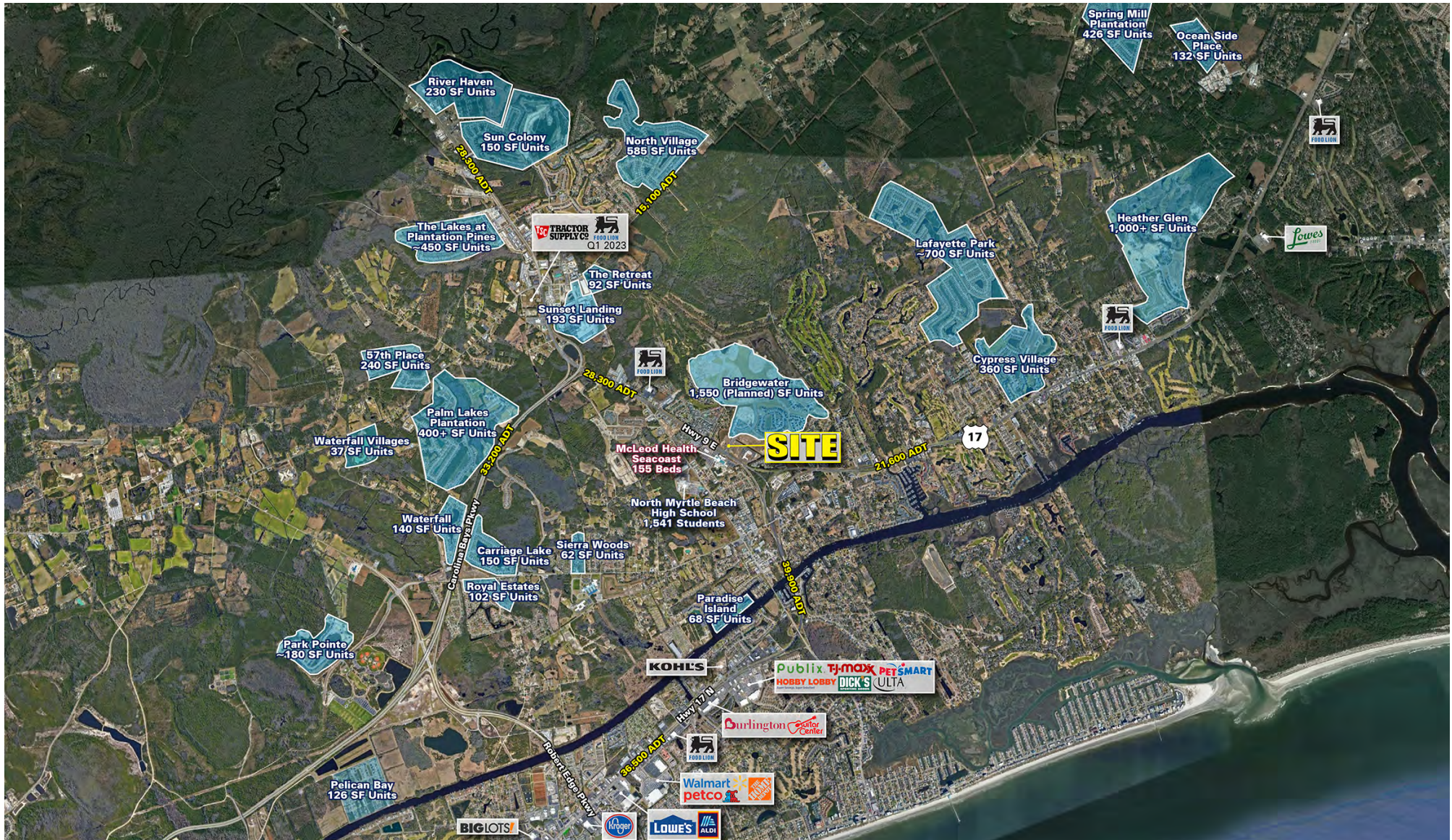


# HWY 9 E & WATER GRANDE BLVD

LITTLE RIVER,  
SOUTH CAROLINA



ROBEY SPRATT

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± 2 - 4 ACRES FOR LEASE

LITTLE RIVER, SC

## PROJECT HIGHLIGHTS

- Multiple parcels available for lease, ground lease, or build-to-suit
- Strategically located in a high growth corridor at the main access point to the Bridgewater community
- Great opportunity for retail, restaurant, medical office, & more
- Shares a signal with McLeod Health Seacoast, a 155-bed hospital bringing plenty of daytime traffic to the area

## DEMOGRAPHICS



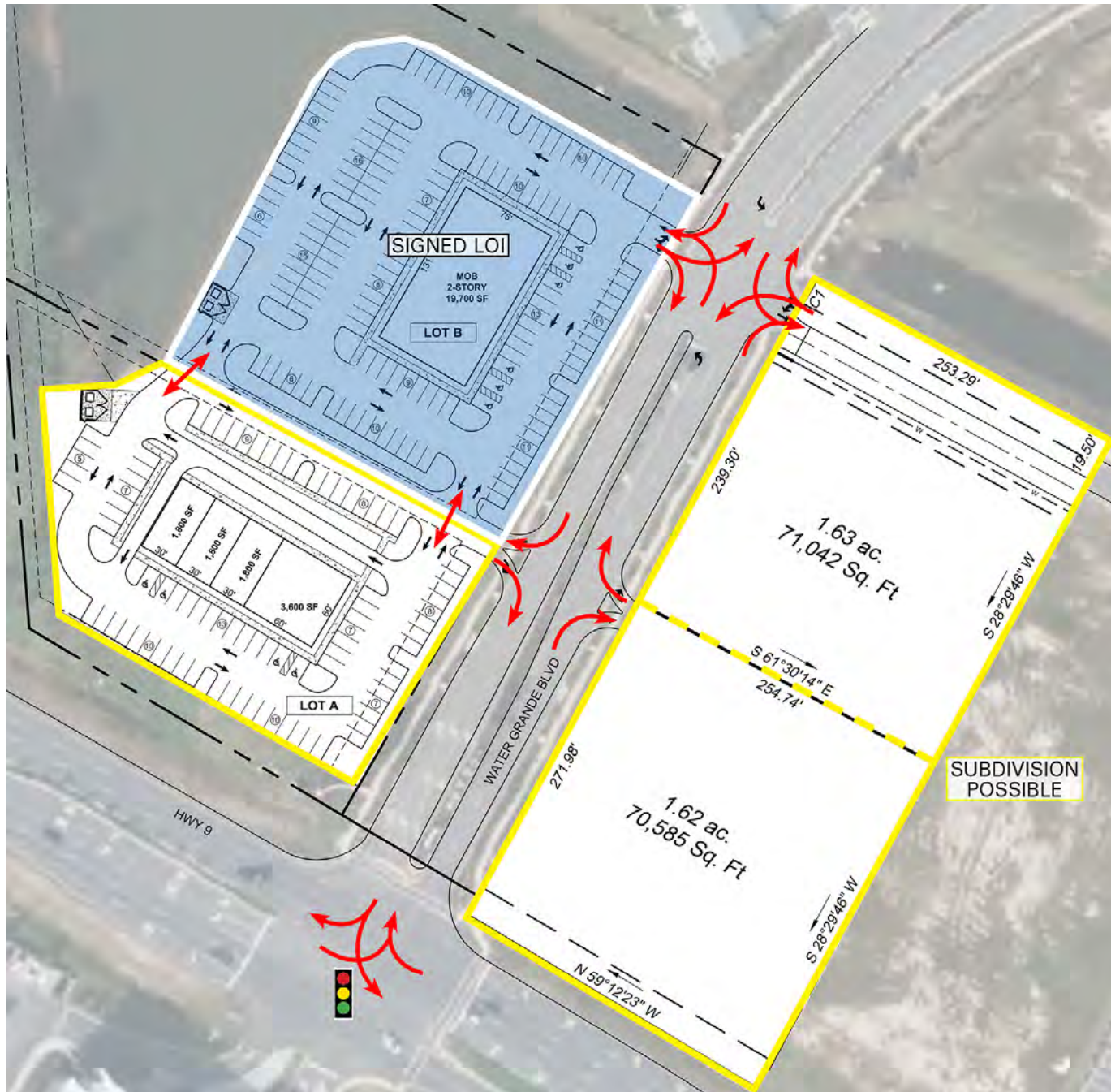
### TOTAL POPULATION

1 MILE	3 MILES	5 MILES
3,971	27,621	44,384



### MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$57,600	\$56,621	\$56,165



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**SITE**

SIGNED LOI

**Bridgewater Community  
1,550 Homes**

**McLeod Health  
Seacoast  
155 Beds**

**Tideland's Health  
Rehabilitation  
Hospital**

**22,400 ADT**



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