

LEASE

OASIS PLAZA

2520 Hwy 17 S Murrells Inlet, SC 29576



PROPERTY DESCRIPTION

The Oasis is an established retail strip center located in the Garden City/Murrells Inlet area. In 2023, the Landlord finished a complete architectural renovation. Additional features include a covered walkway (large enough for outdoor seating), storefront signage, and lighted pylon signage.

LOCATION DESCRIPTION

Located on the US Highway 17 corridor between Surfside Beach and Murrells Inlet in Horry County. The Myrtle Beach MSA has been one of the fastest-growing MSAs in the US for the past 3 years. In close proximity to Inlet Square Mall, national retailers & restaurants, Tidelands/Waccamaw Community Hospital, and high-density residential communities. Permanent population within a 5-mile radius is 76,113. Average daily traffic count on Hwy 17 Business is 32,100.

OFFERING SUMMARY

Base Rent:	\$30.00 SF/yr
Estimated TICAM:	4.05/SF/yr
Available SF:	Unit 4: 1,466 SF
Year Built/Renovated:	2006/2023
Building Size:	24,992 SF
Parking:	103 (4.12/1000 SF)
Zoning:	HC
Traffic Count:	32,100

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,886	19,216	35,751
Total Population	7,241	39,463	76,113
Average HH Income	\$83,436	\$99,501	\$105,977

Drew Parks

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Addison Parks

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Unit 1	Eggs Up Grill	-
Unit 2	First Light Home Care	-
Unit 3	First Light Home Care	-
Unit 4	AVAILABLE NOW	1,466 SF
Unit 5	Tu Taco	-
Unit 6	Leased	-
Unit 7	Sky Jewelers	-
Unit 8	CenterWell Primary Care	-
Unit 9	CenterWell Primary Care	-
Unit 10	CenterWell Primary Care	-
Unit 11	CenterWell Primary Care	-
Unit 12	Mango Thai Cuisine	-

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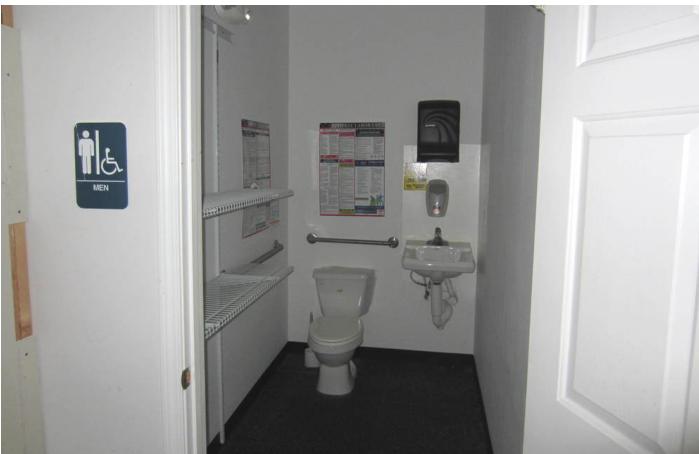
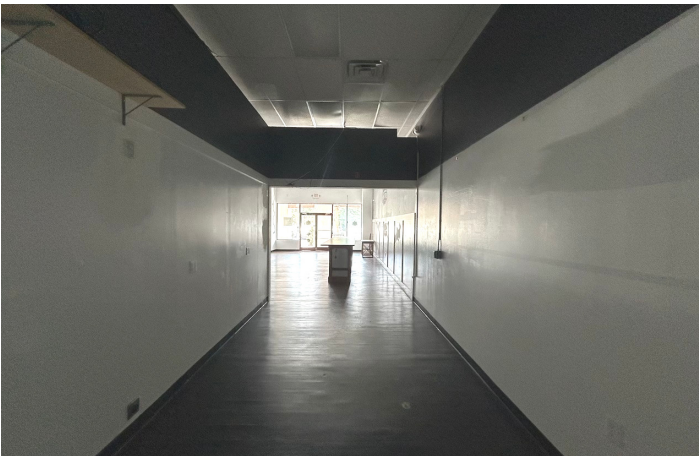


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THE OASIS_UNIT 4

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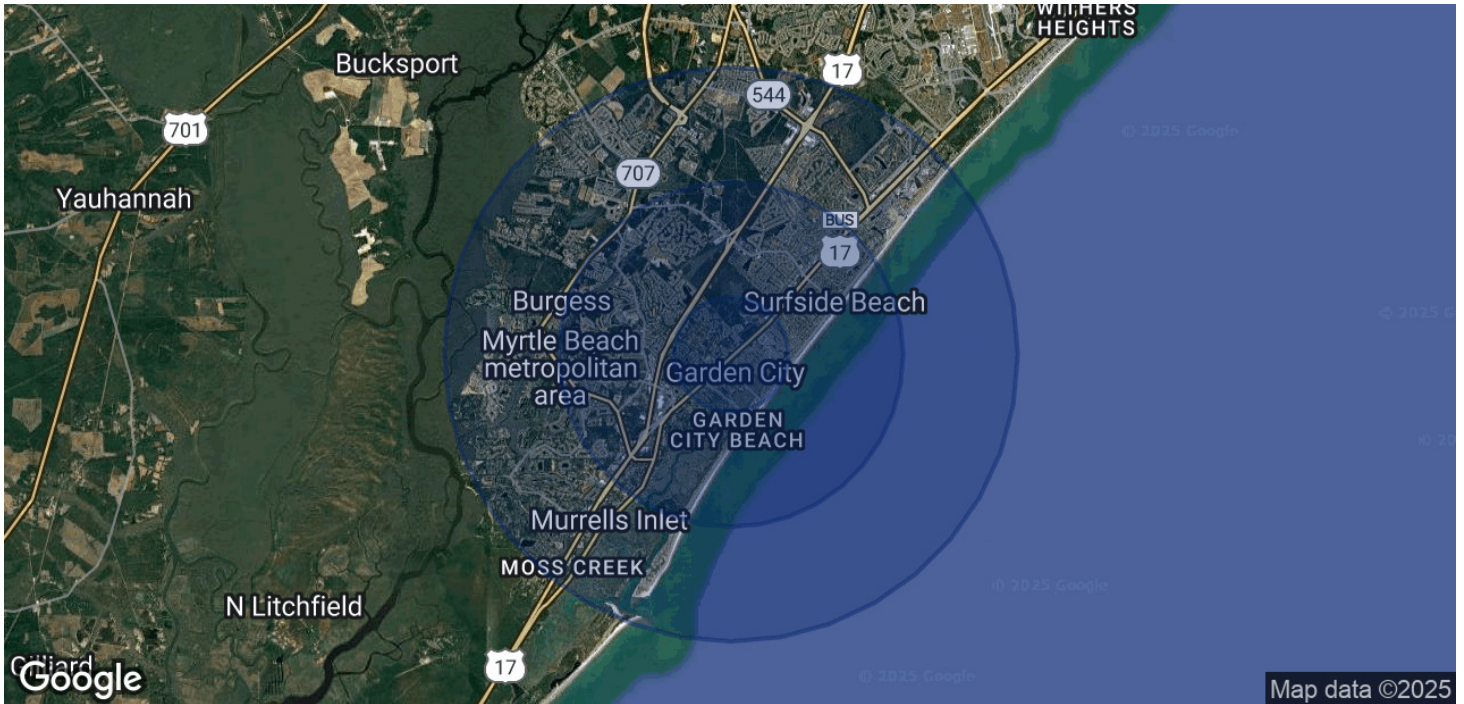


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,241	39,463	76,113
Average Age	58.1	54.3	52.7
Average Age (Male)	56.2	52.8	51.4
Average Age (Female)	59.6	55.6	53.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,886	19,216	35,751
# of Persons per HH	-	-	-
Average HH Income	\$83,436	\$99,501	\$105,977
Average House Value	\$322,811	\$402,335	\$405,982

2020 American Community Survey (ACS)

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