

# 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

Senior Broker Associate  
(843) 455-0216  
[drewparks@seacoastrealty.com](mailto:drewparks@seacoastrealty.com)

### Addison Parks

Comm Sales Associate  
(304) 305-3018  
[addisonparks@seacoastrealty.com](mailto:addisonparks@seacoastrealty.com)



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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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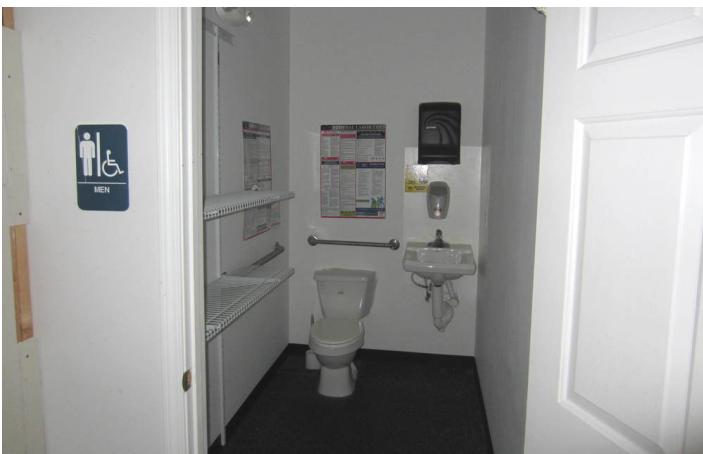
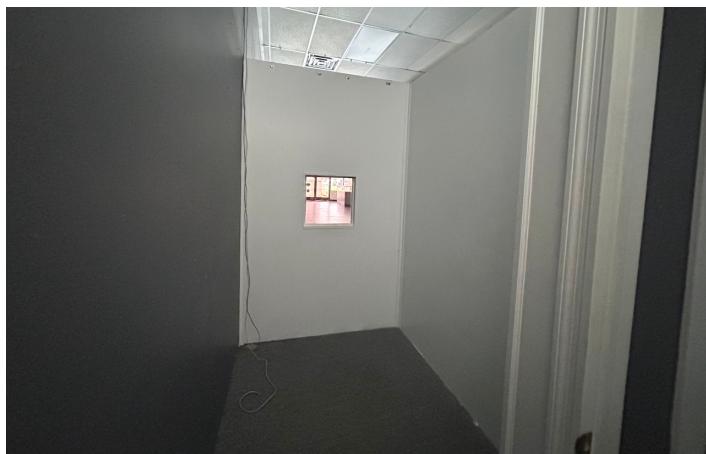
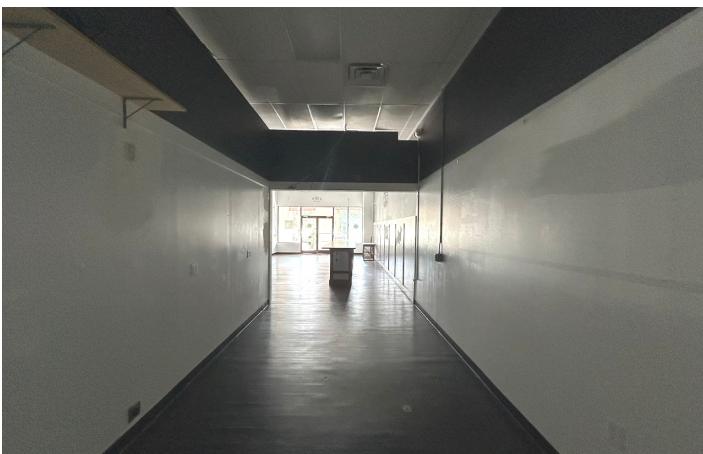
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THE OASIS\_UNIT 4  
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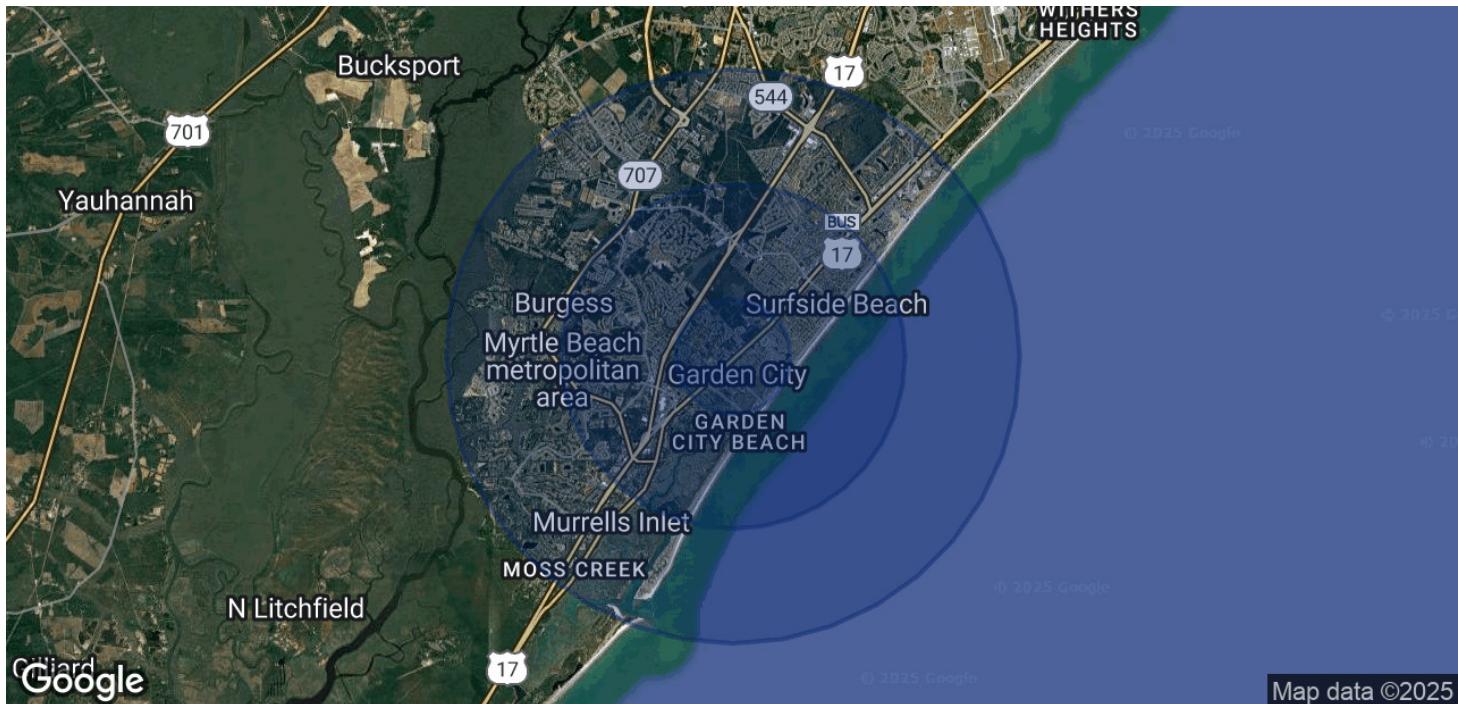


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,241	39,463	76,113
Average Age	58.1	54.3	52.7
Average Age (Male)	56.2	52.8	51.4
Average Age (Female)	59.6	55.6	53.8

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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