



RETAIL PROPERTY FOR LEASE



# Retail/Office Space On Broadway

514 BROADWAY ST MYRTLE BEACH, SC 29577



CURRY MARTIN

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## OFFERING SUMMARY

Lease Rate:	\$2,500 per month (NNN)
Building Size:	2,250 SF
Available SF:	2,250 SF
Lot Size:	2,479 SF
Year Built:	1950
Zoning:	C7

## PROPERTY OVERVIEW

Introducing a prime commercial space for lease at 514 Broadway St, Myrtle Beach, SC. This versatile property offers an ideal location for retail or office use, boasting ample square footage for customization, large storefront windows for maximum visibility, and a convenient open layout. With its high foot traffic and proximity to amenities, this space presents an unparalleled opportunity for businesses seeking a vibrant, dynamic environment. Discover endless potential and create a memorable presence in the heart of Myrtle Beach's commercial district. Welcome your customers to a space that embodies the allure of beachfront commerce!

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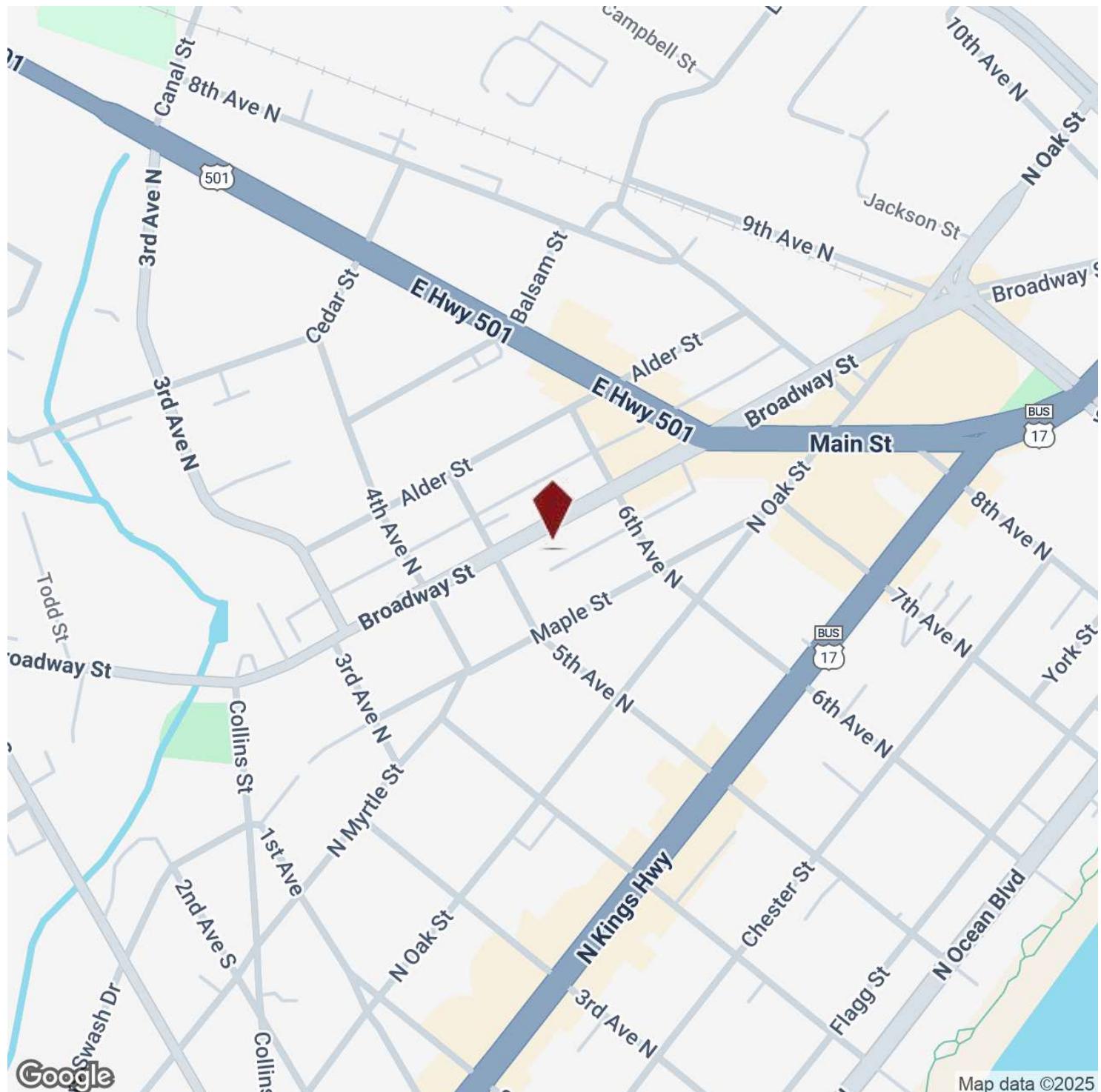
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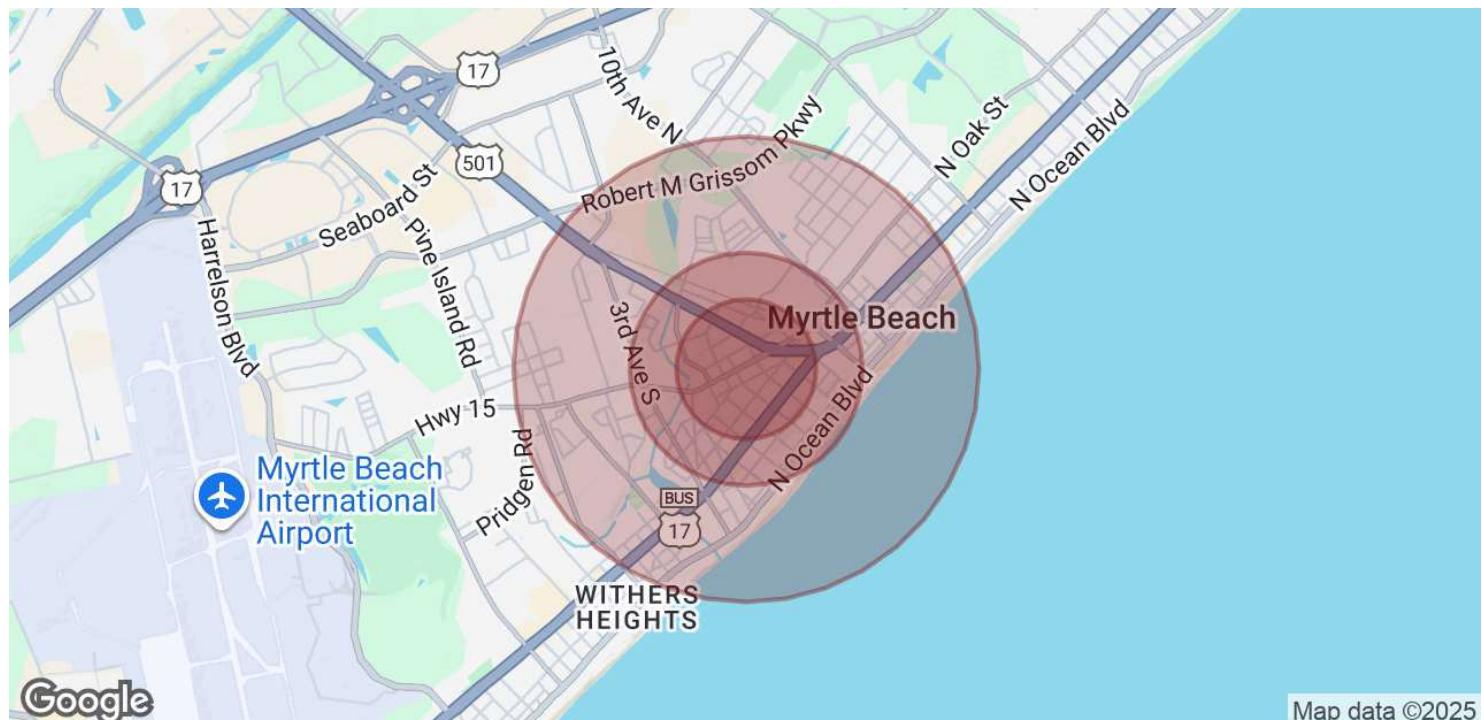
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,001	2,436	6,986
Average Age	40	40	40
Average Age (Male)	41	40	40
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	437	1,056	2,972
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$45,071	\$47,155	\$49,417
Average House Value	\$229,282	\$227,807	\$230,779

Demographics data derived from AlphaMap

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