

LEASE

PARCEL Q-1 PROPOSED STRIP CENTER

4998 Carolina Forest Blvd Myrtle Beach, SC 29579



PROPERTY DESCRIPTION

Now Pre-leasing: 11,600 SF retail strip center in the Carolina Forest submarket. Suites available from 1,980 SF to 7,561 SF. Property is conveniently positioned near the signalized intersection of Carolina Forest Blvd and River Oaks Dr, adjacent to major retailers including Publix, Food Lion, Chase Bank, South Atlantic Bank, etc. Excellent visibility and access within a dense residential and retail corridor.

LOCATION DESCRIPTION

Located within the Carolina Forest submarket near the intersection of River Oaks Drive and Carolina Forest Boulevard, this property offers excellent visibility and accessibility. Carolina Forest is a 9,000+ acre master-planned community in central Horry County with a permanent 5-mile population of over 80,000 residents. ADT is 28,900 vehicles per day (2022). The site is easily accessible from International Drive and Carolina Bays Parkway (SC-31). Surrounded by dense residential neighborhoods and continued growth, with 800+ proposed new homes.

OFFERING SUMMARY

Base Rate:	End Cap: \$36/SF/Yr Inline: \$34/SF/Yr
Estimated TICAM:	\$7/SF/Yr
Available SF:	Unit 2: 2,432 SF Unit 3: 1,980 SF Unit 4: 3,149 SF
Zoning:	HC (Horry County)
Lot Size:	1.43 Acres
Parking:	59 (5.09/1000 SF)
Building Size:	11,600 SF
Estimated Delivery:	Q4 2026

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,904	18,097	33,384
Total Population	7,400	41,303	77,973
Average HH Income	\$117,508	\$115,707	\$111,984

Drew Parks

Senior Broker Associate
(843) 455-0216
drewparks@seacoastrealty.com

Addison Parks

Comm Sales Associate
(304) 305-3018
addisonparks@seacoastrealty.com

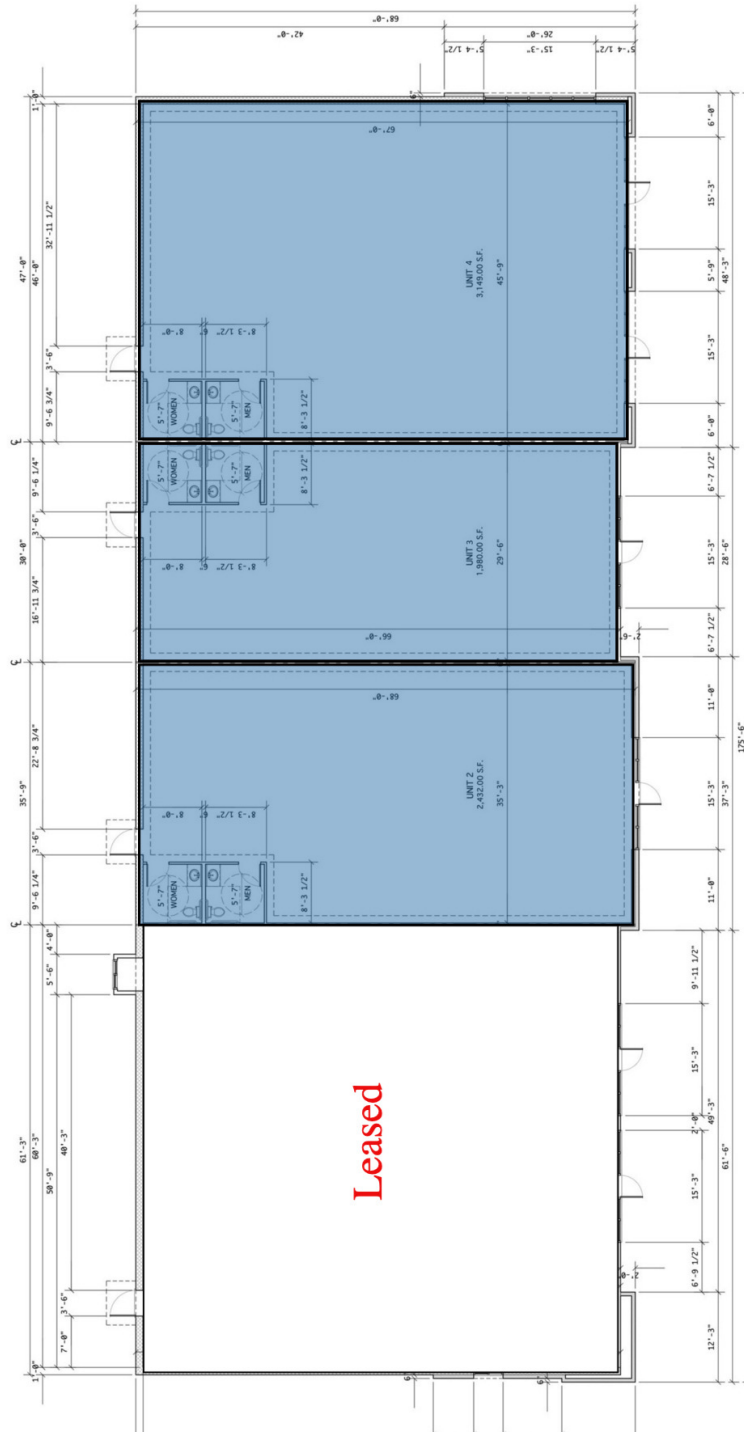


**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

PARCEL Q-1 PROPOSED STRIP CENTER

4998 Carolina Forest Blvd Myrtle Beach, SC 29579



AREA CALCULATIONS -
 TOTAL HEATED AREA:
 UNIT 1 (TOTAL HTD ARE) 3,140.00 S.F.
 UNIT 2 (TOTAL HTD ARE) 2,432.00 S.F.
 UNIT 3 (TOTAL HTD ARE) 1,980.00 S.F.
 UNIT 4 (TOTAL HTD ARE) 45'-9" x 67'-0"
 FLOOR PLAN
 SCALE: 1/8"=1'

Leased

Drew Parks
 Senior Broker Associate
 (843) 455-0216
 drewparks@seacoastrealty.com

Addison Parks
 Comm Sales Associate
 (304) 305-3018
 addisonparks@seacoastrealty.com

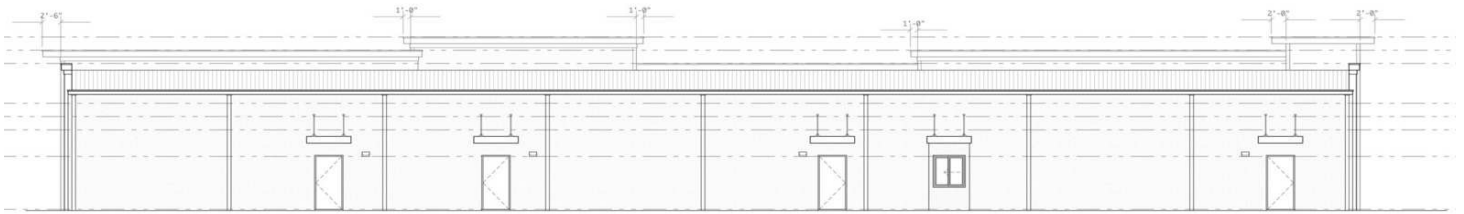


**COLDWELL BANKER
 COMMERCIAL**
 SEA COAST ADVANTAGE

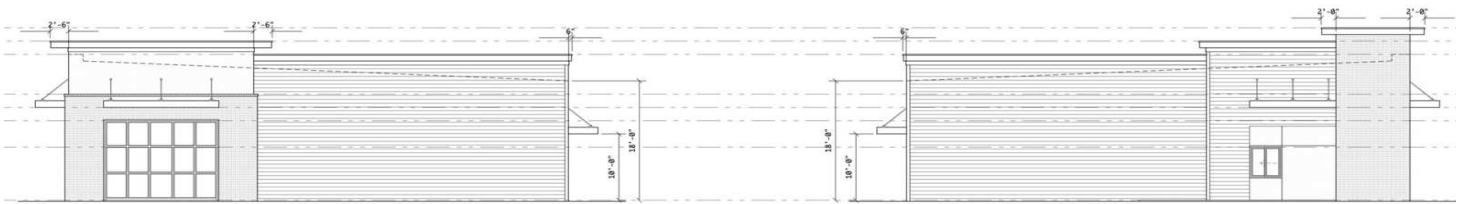
LEASE

PARCEL Q-1 PROPOSED STRIP CENTER

4998 Carolina Forest Blvd Myrtle Beach, SC 29579



REAR ELEVATION
SCALE: 1/8"=1'-0" (A4/A2.0)



RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0" (A3/A2.0)

LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



ENTRY ELEVATION
SCALE: 1/8"=1'-0"

Drew Parks
Senior Broker Associate
(843) 455-0216
drewparks@seacoastrealty.com

Addison Parks
Comm Sales Associate
(304) 305-3018
addisonparks@seacoastrealty.com

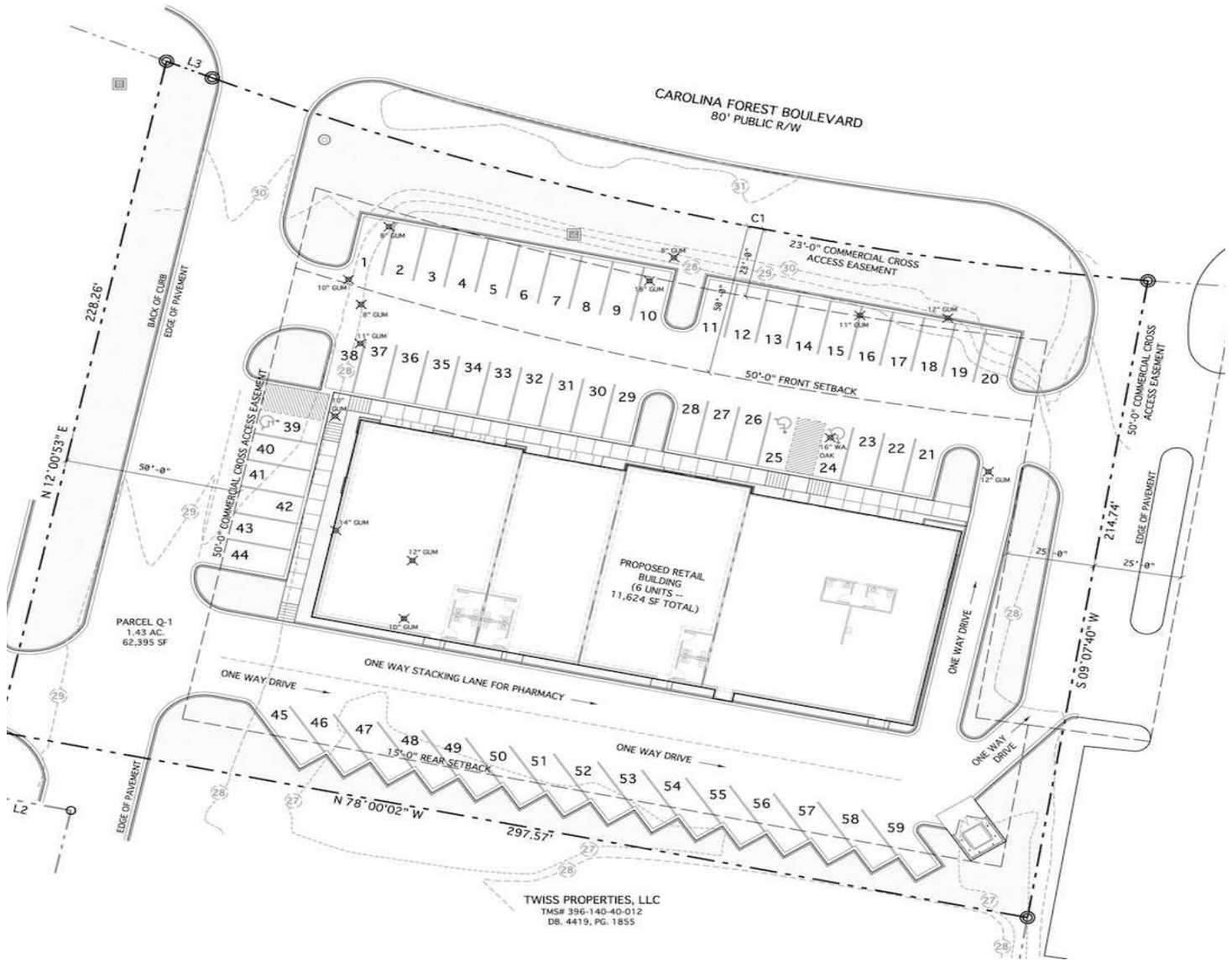


**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

PARCEL Q-1 PROPOSED STRIP CENTER

4998 Carolina Forest Blvd Myrtle Beach, SC 29579



Drew Parks
Senior Broker Associate
(843) 455-0216
drewparks@seacoastrealty.com

Addison Parks
Comm Sales Associate
(304) 305-3018
addisonparks@seacoastrealty.com



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

PARCEL Q-1 PROPOSED STRIP CENTER

4998 Carolina Forest Blvd Myrtle Beach, SC 29579



Drew Parks

Senior Broker Associate

(843) 455-0216

drewparks@seacoastrealty.com

Addison Parks

Comm Sales Associate

(304) 305-3018

addisonparks@seacoastrealty.com

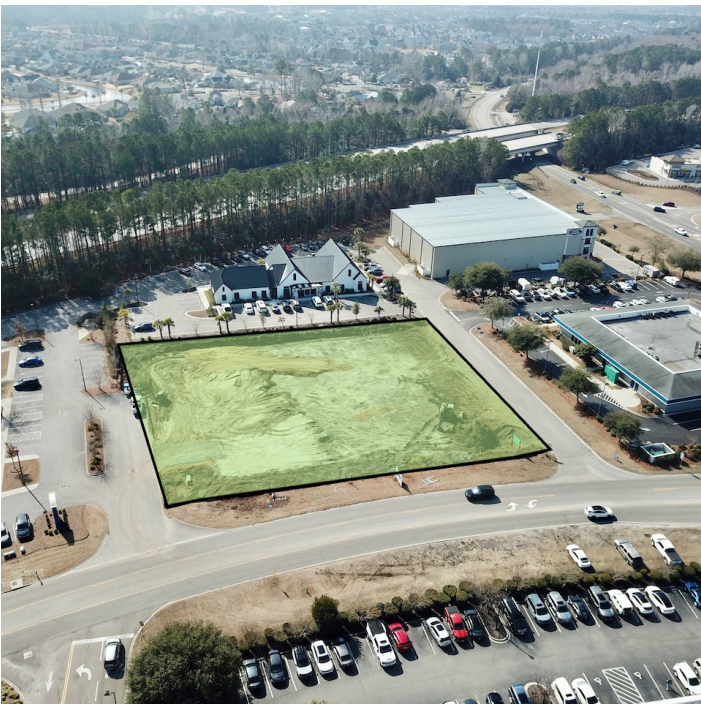
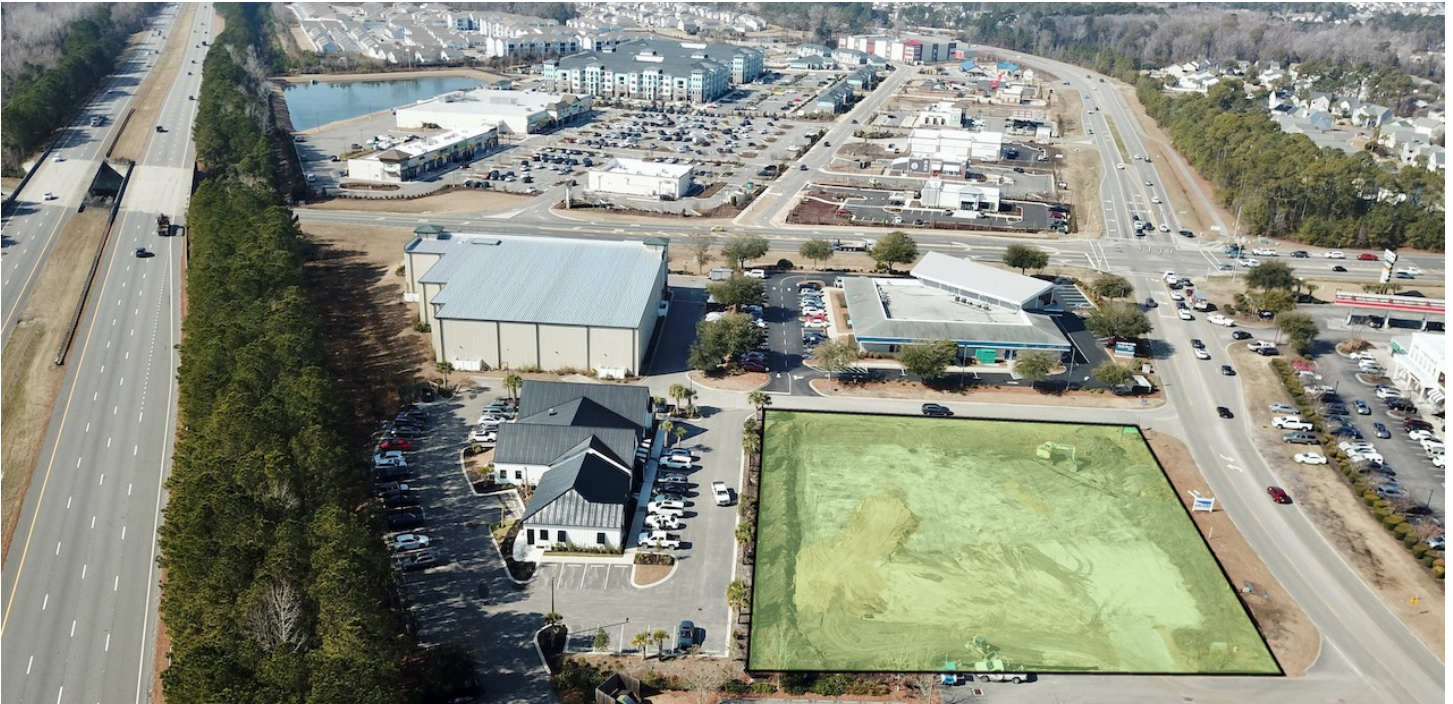


**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

DRONE PHOTOS 02.06.26

4998 Carolina Forest Blvd Myrtle Beach, SC 29579



Drew Parks

Senior Broker Associate
(843) 455-0216
drewparks@seacoastrealty.com

Addison Parks

Comm Sales Associate
(304) 305-3018
addisonparks@seacoastrealty.com



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

PARCEL Q-1 PROPOSED STRIP CENTER

4998 Carolina Forest Blvd Myrtle Beach, SC 29579



Drew Parks
Senior Broker Associate
(843) 455-0216
drewparks@seacoastrealty.com

Addison Parks
Comm Sales Associate
(304) 305-3018
addisonparks@seacoastrealty.com

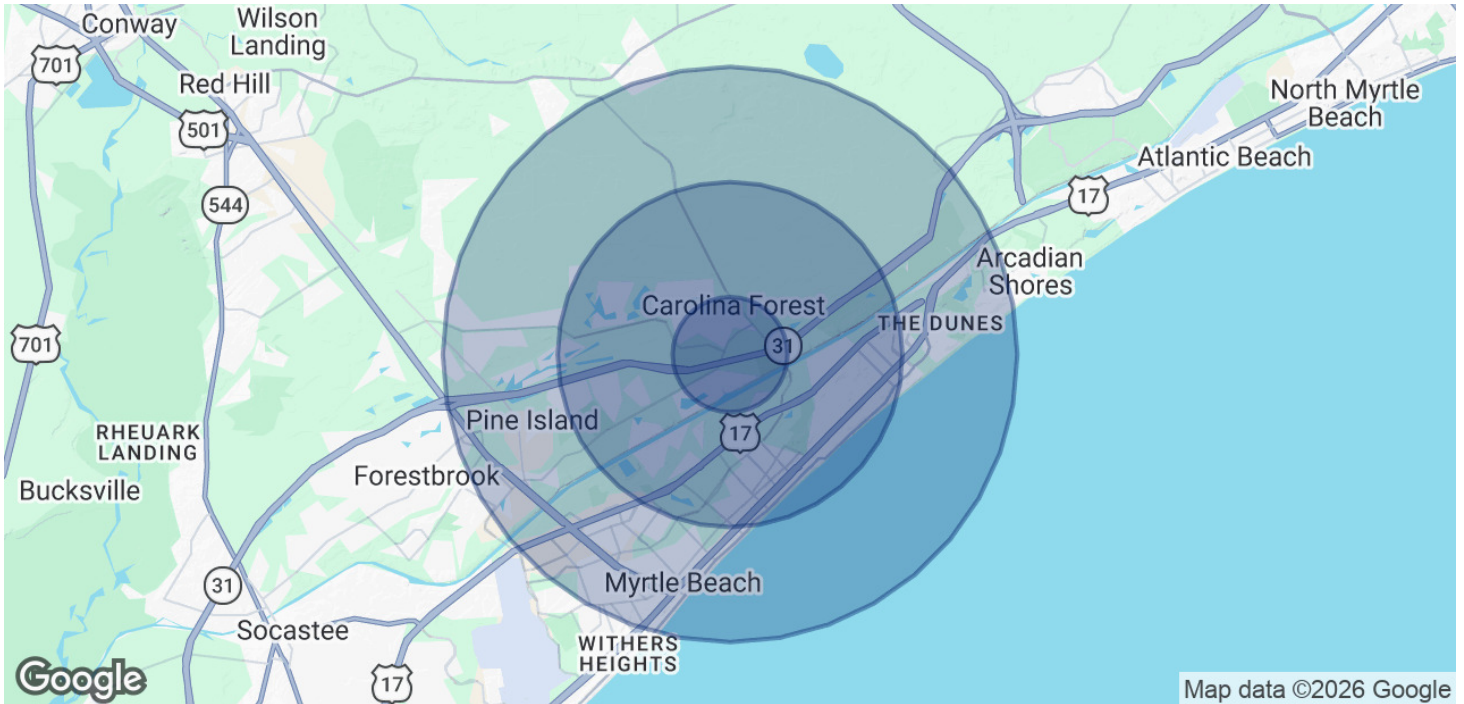


**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

PARCEL Q-1 PROPOSED STRIP CENTER

4998 Carolina Forest Blvd Myrtle Beach, SC 29579



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,400	41,303	77,973
Average Age	41.3	44.4	44.1
Average Age (Male)	40.1	43.3	43.1
Average Age (Female)	42.5	45.4	45.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,904	18,097	33,384
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$117,508	\$115,707	\$111,984
Average House Value	\$461,582	\$454,091	\$441,004

Demographics data derived from AlphaMap

Drew Parks
Senior Broker Associate
(843) 455-0216
drewparks@seacoastrealty.com

Addison Parks
Comm Sales Associate
(304) 305-3018
addisonparks@seacoastrealty.com



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE