



# UNIVERSITY COMMONS

201 Graduate Rd, Conway, SC 29526

LEASE



## OFFERING SUMMARY

Available SF:	1,591 - 4,332 SF
Base Rent:	Call For Rates
TICAM/Additional Rent:	\$5.72/SF/Yr
Year Built:	2006
Building Size:	34,568 SF
Parking:	200 (5.79/1,000 SF)
Market:	Myrtle Beach MSA
Submarket:	Conway
Traffic Count:	50,100

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## PROPERTY OVERVIEW

University Commons is an established retail strip center located on Hwy 501 at the entrance into Coastal Carolina University & Horry Georgetown Tech. Tenants include Pokemoto, Tropical Smoothie Cafe, Rotelli's Pizza & Pasta, Insomnia Cookies, Tongy's, Jimmyz Hibachi, Nail Salon, etc. A new Fairfield Inn & Suites (98 rooms) recently opened for business adjacent to the shopping center.

**Unit 102:** 1,591 SF inline retail space comprised of showroom, 3 offices, work rm, storage rm, and 2 restrooms.

**Unit 114:** 1,824 SF inline restaurant (no hood) with counter, drink station, and 2 restrooms.

**Unit 115:** 2,508 SF inline retail space comprised of a reception/waiting area with counter, 16 tanning rooms, and 2 restrooms.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,406	9,880	21,646
Total Population	4,562	26,124	56,246
Average HH Income	\$63,433	\$66,882	\$69,105





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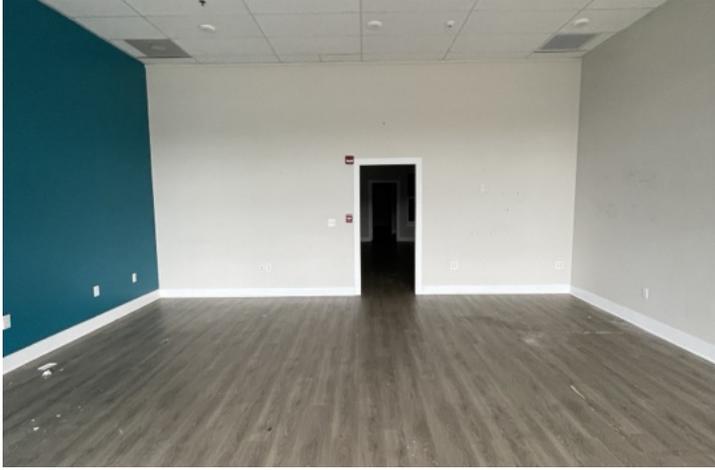
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# UNIVERSITY COMMONS- UNIT 102 (1,591 SF)

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# UNIVERSITY COMMONS - UNIT 114 (1,824 SF)

201 Graduate Rd, Conway, SC 29526

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## UNIVERSITY COMMONS - UNIT 115 (2,508 SF)

201 Graduate Rd, Conway, SC 29526

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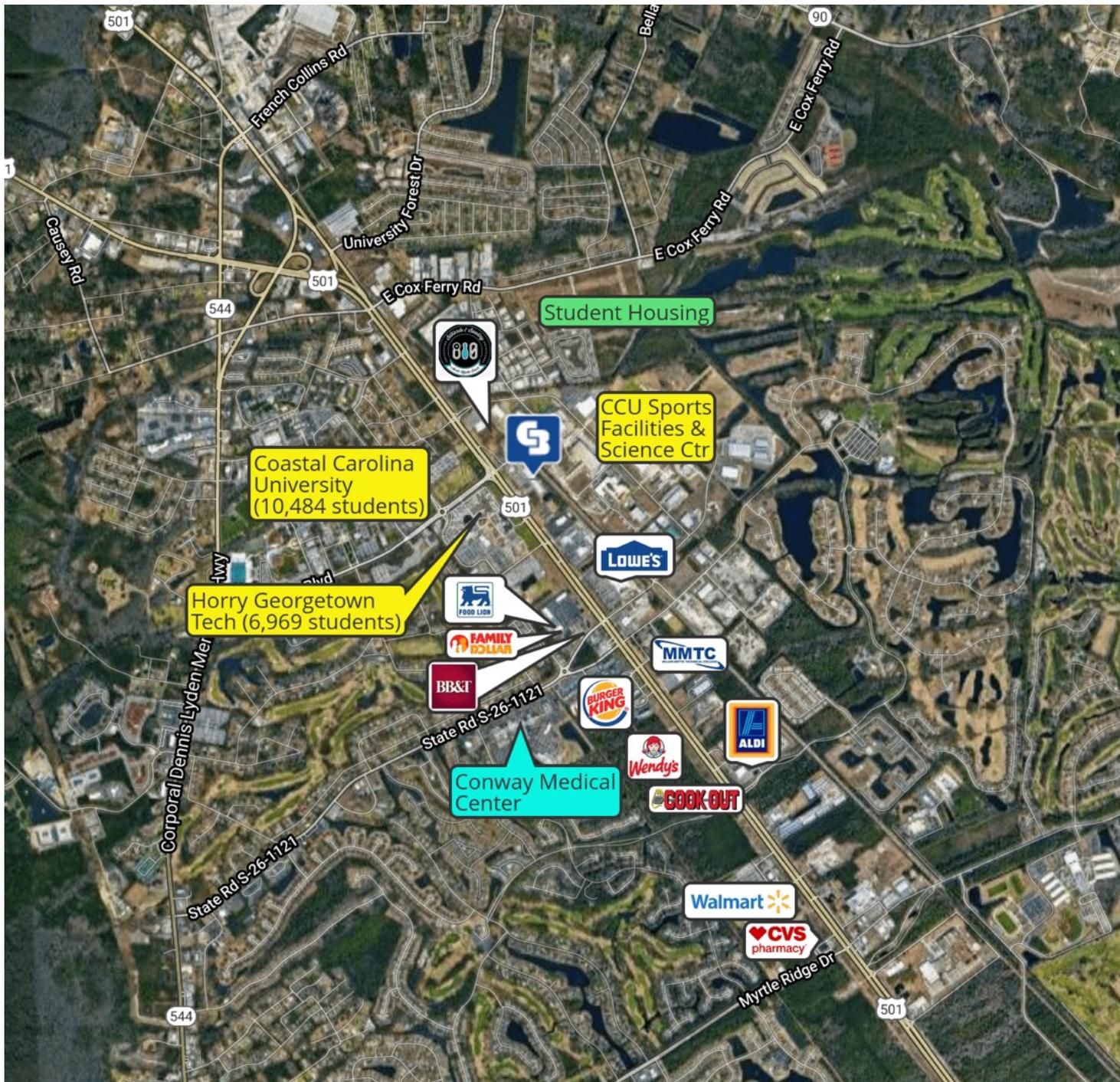
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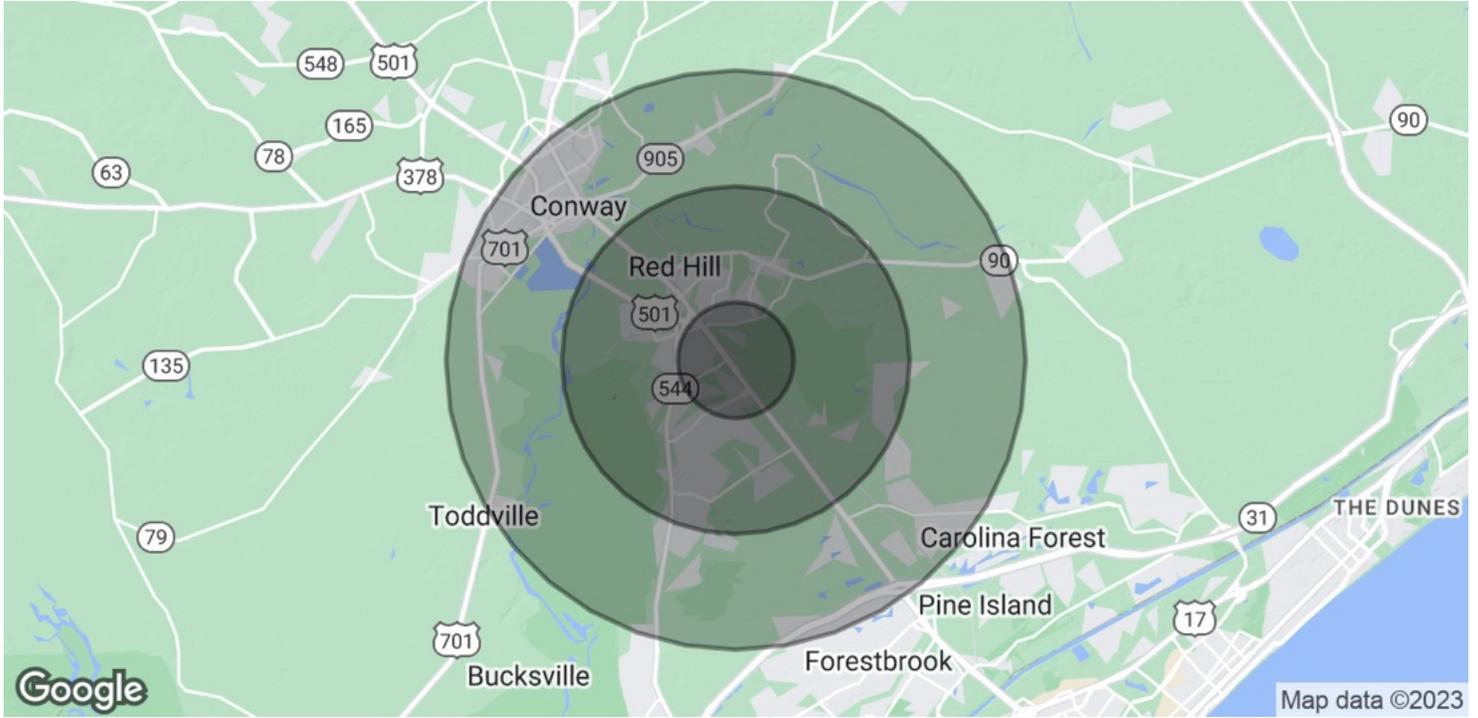
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,562	26,124	56,246
Average age	35.6	41.1	42.2
Average age (Male)	34.8	40.2	41.3
Average age (Female)	36.3	42	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,406	9,880	21,646
# of persons per HH	3.47	2.69	2.63
Average HH income	\$63,433	\$66,882	\$69,105

\* Demographic data derived from 2020 ACS - US Census

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