

LEASE

DEPENDABLE SERVICE PLUMBING & AIR

4512 Dick Pond Road Myrtle Beach, SC 29588



PROPERTY DESCRIPTION

3,459 SF end cap flex/office space in a new construction multi-tenant flex building anchored by Dependable Service Plumbing & Air. Excellent visibility with 256' frontage on Hwy 544 (ADT 33,200) and easily accessible with multiple points of ingress/egress. Open layout with 2 restrooms and 12x12 overhead door on side. 400amp 3 phase power. Roof slopes from front to back. Clear height at front is 21'6". Clear height at rear is 17'. Located adjacent to new Del Taco and Freddy's Frozen Custard & Steakburgers,

LOCATION DESCRIPTION

Prime location in Socastee Submarket just west of Hwy 17 Bypass and Sayebrook surrounded new high-density residential, retail and services. Average Daily Traffic Count on Hwy 544 is 33,200. 1.8 miles west of Hwy 17 Bypass and 2.3 miles east of the SC-31 (Carolina Bays Parkway) interchange. Permanent population within a 5-mile radius is 104,632.

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Available SF:	1,679 - 3,459 SF
Lot Size:	1.87 Acres
Building Size:	11,292 SF
Parking:	77 spaces (6.82/1,000 SF)
Zoning:	RE3 (Horry County)
Frontage:	256'

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,543	19,617	45,603
Total Population	8,833	46,940	104,764
Average HH Income	\$85,563	\$92,134	\$90,231

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

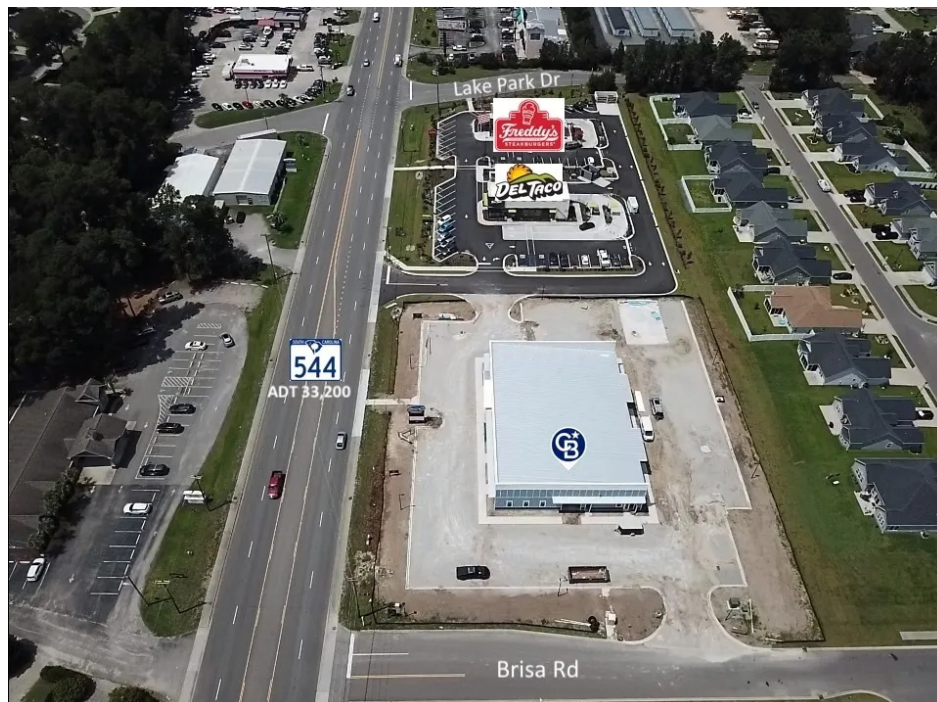


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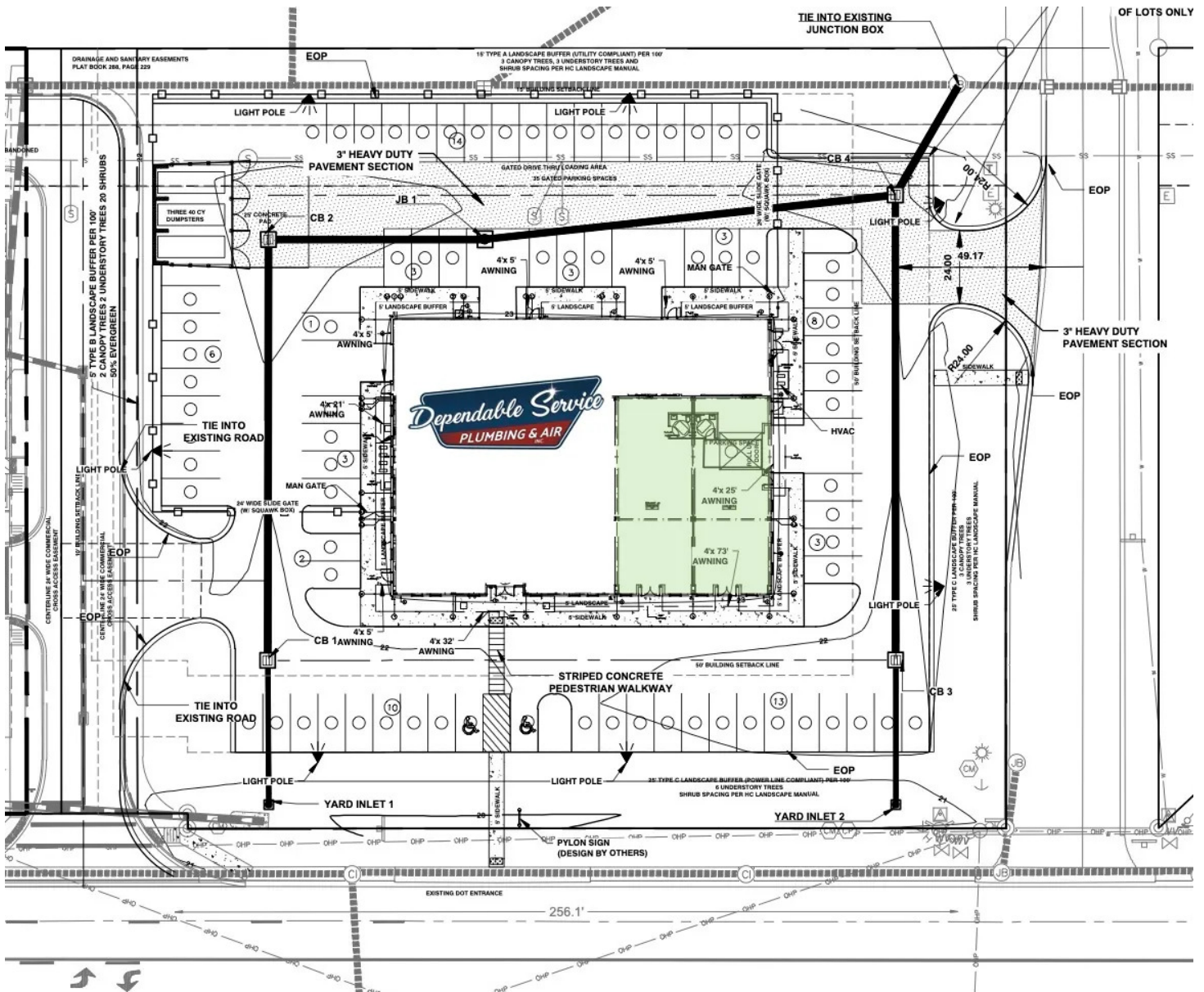


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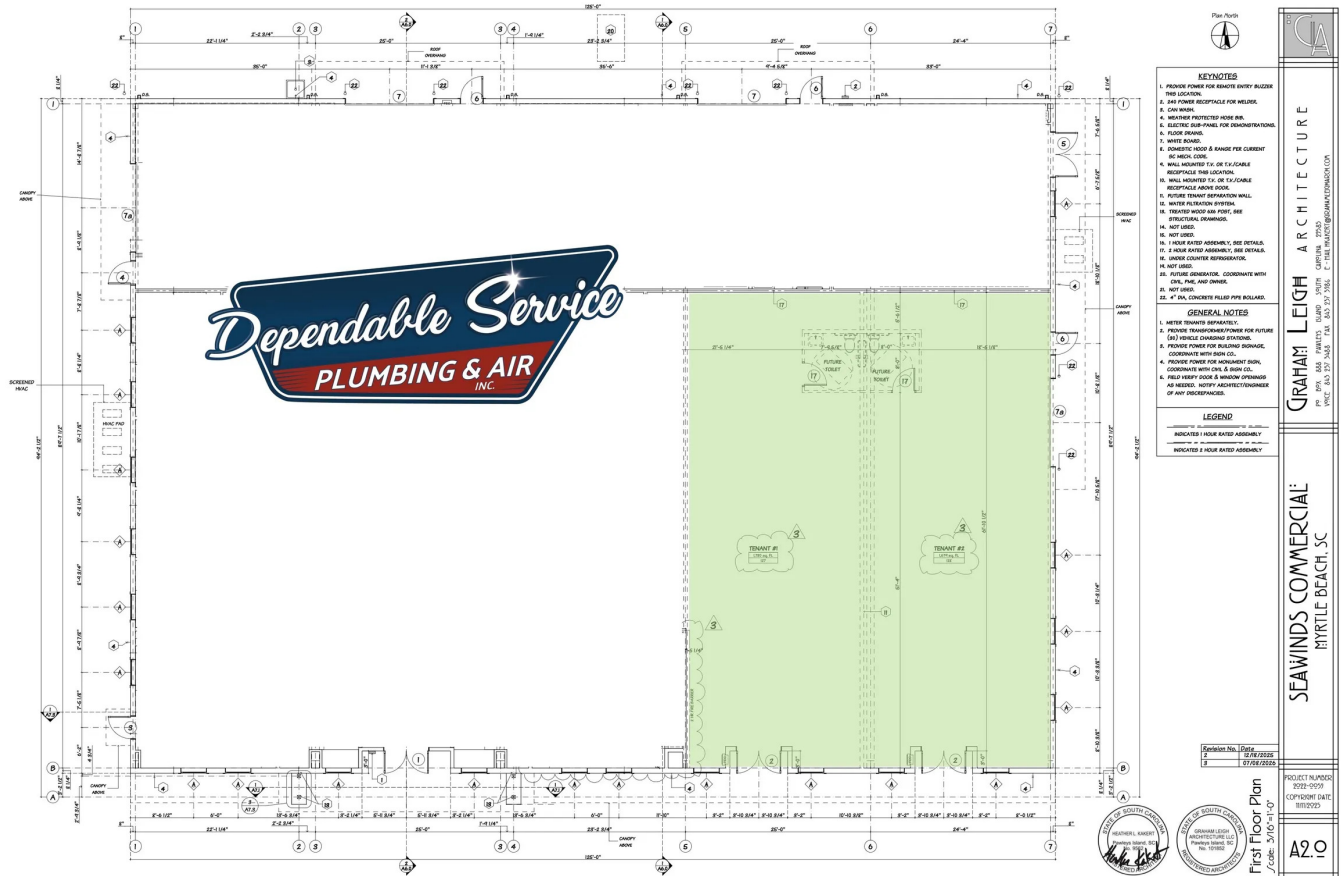


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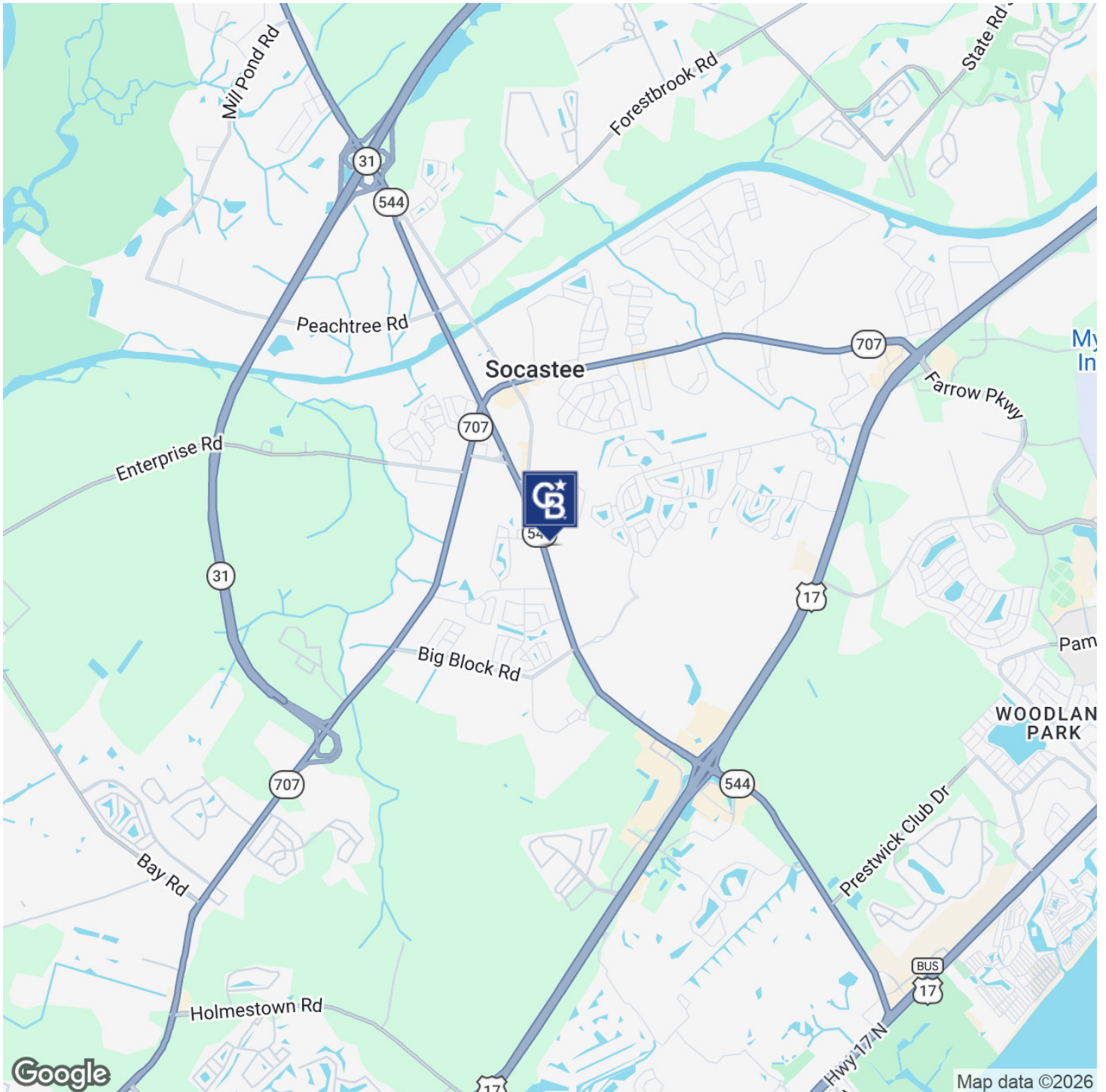


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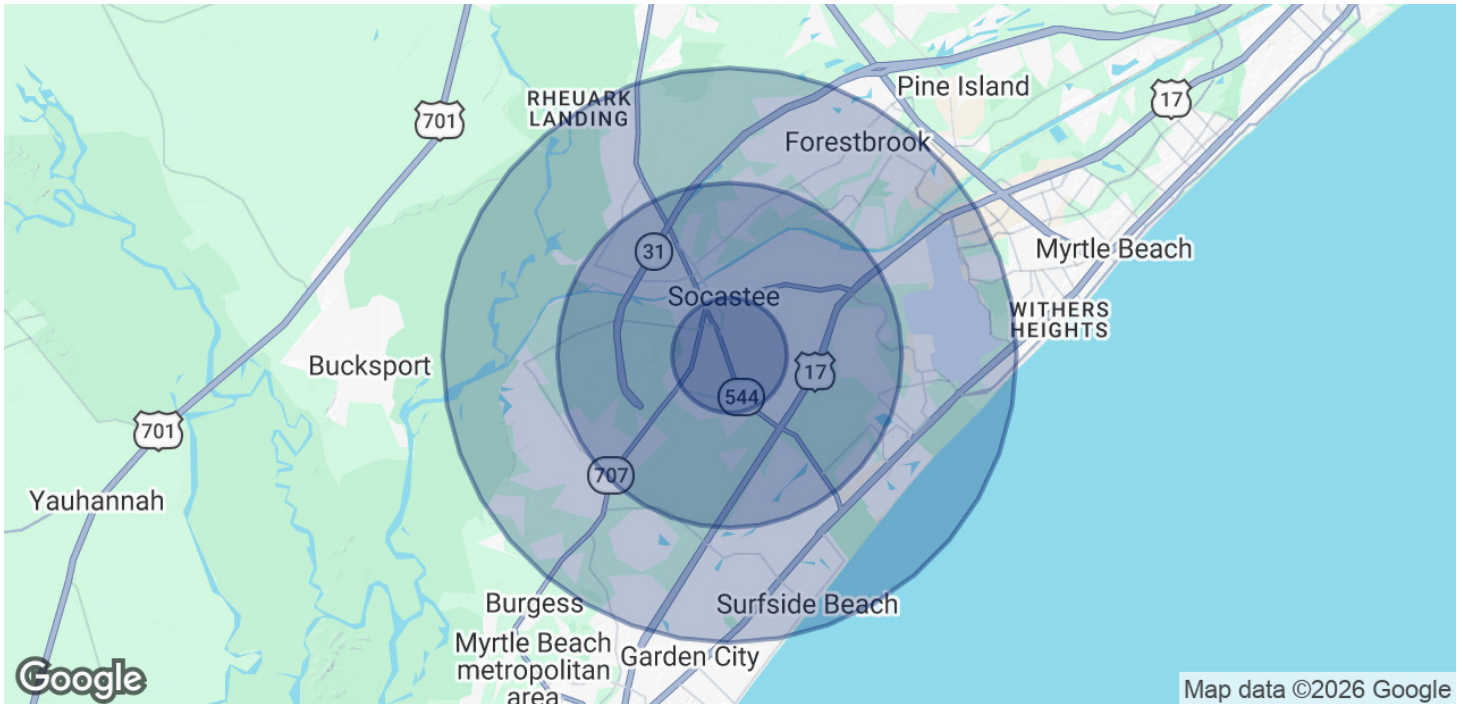


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,833	46,940	104,764
Average Age	44.2	47.9	49.4
Average Age (Male)	43.1	47.5	48.5
Average Age (Female)	43.2	47.5	49.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,543	19,617	45,603
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$85,563	\$92,134	\$90,231
Average House Value	\$257,922	\$291,722	\$289,942

2023 American Community Survey (ACS)

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