

LEASE

12150 HIGHWAY 17 BYPASS NORTH

12150 Highway 17 Bypass North, Suite C, Murrells Inlet, SC 29576



PROPERTY DESCRIPTION

3,202 SF end cap in newer retail strip center beside Pet Supplies Plus and Aspen Dental in Murrells Inlet. Excellent location fronting Hwy 17 Bypass across from Inlet Square Mall redevelopment and adjacent to Home Depot, Starbucks and Mattress Firm. RE3 zoning. Monument signage. 211' frontage on Hwy 17 Bypass.

LOCATION DESCRIPTION

Located within the Murrells Inlet submarket in Horry County. The Myrtle Beach MSA has been one of fastest growing MSA's in the US for the past 3 years. Permanent population within a 5 mile radius is 70,411. Average Daily Traffic on Hwy 17 Byp is 36,700. A new 4 story luxury apartment complex was recently completed on the frontage road just south of the subject property.

OFFERING SUMMARY

Base Rent:	\$30.00 SF/yr
TICAM (est)	\$10.46/SF/yr
Available SF:	3,202 SF
Lot Size:	7.35 Acres
GLA:	13,220 SF
Parking:	90 spaces (6.81/1,000 SF)
Zoning:	RE3 (Horry County)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,072	17,494	33,288
Total Population	6,165	36,032	70,411
Average HH Income	\$76,840	\$93,192	\$90,959

Drew Parks

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SEA COAST ADVANTAGE

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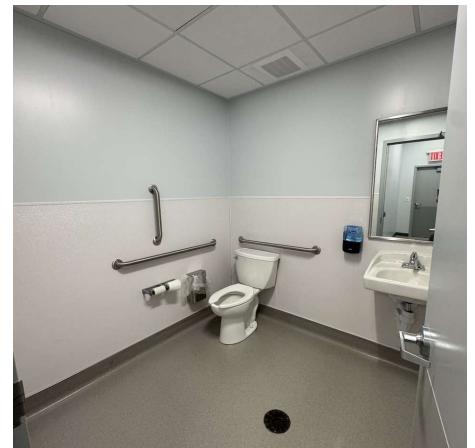
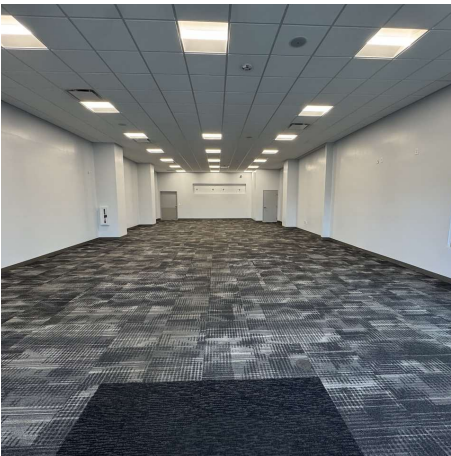


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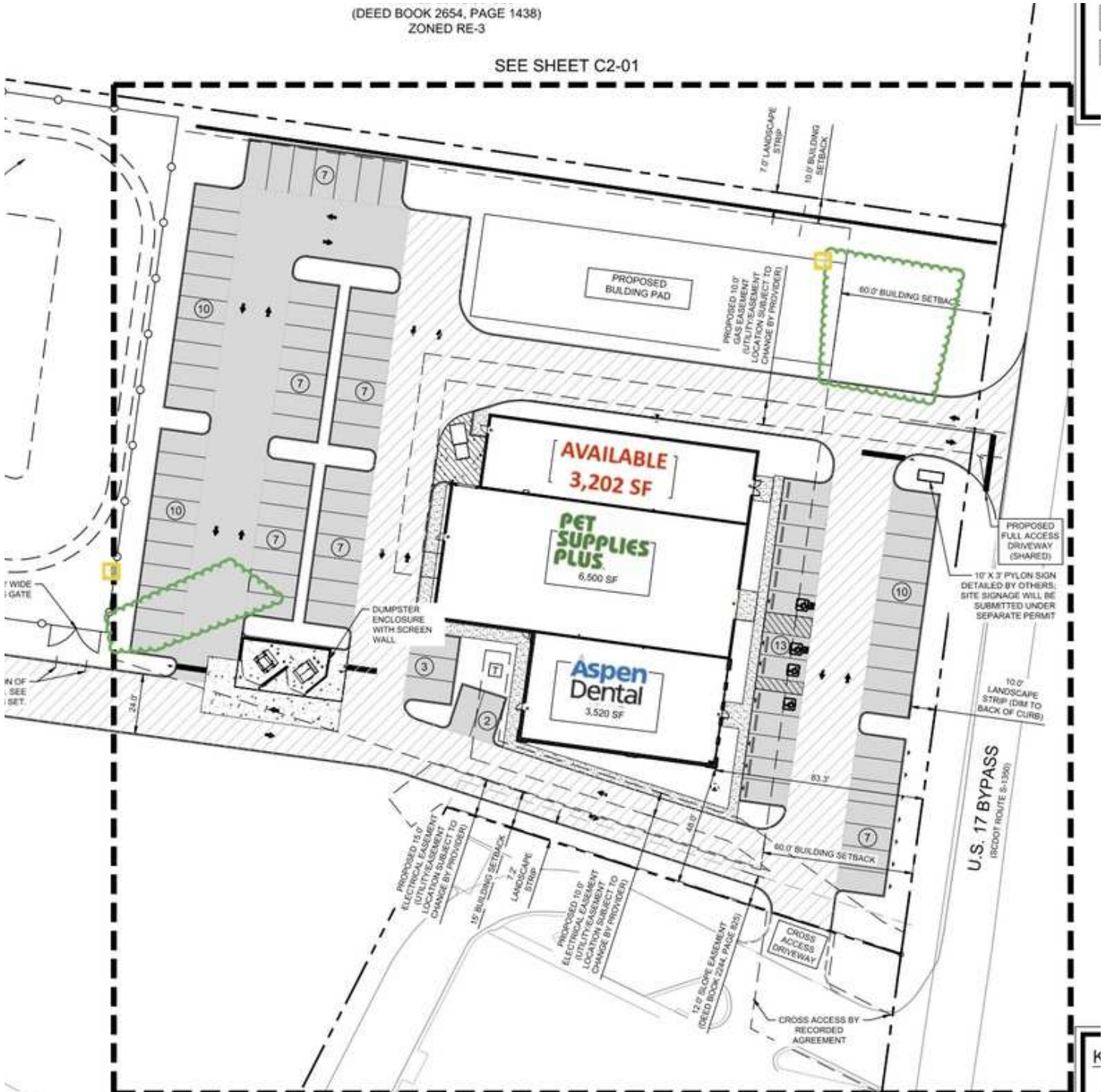


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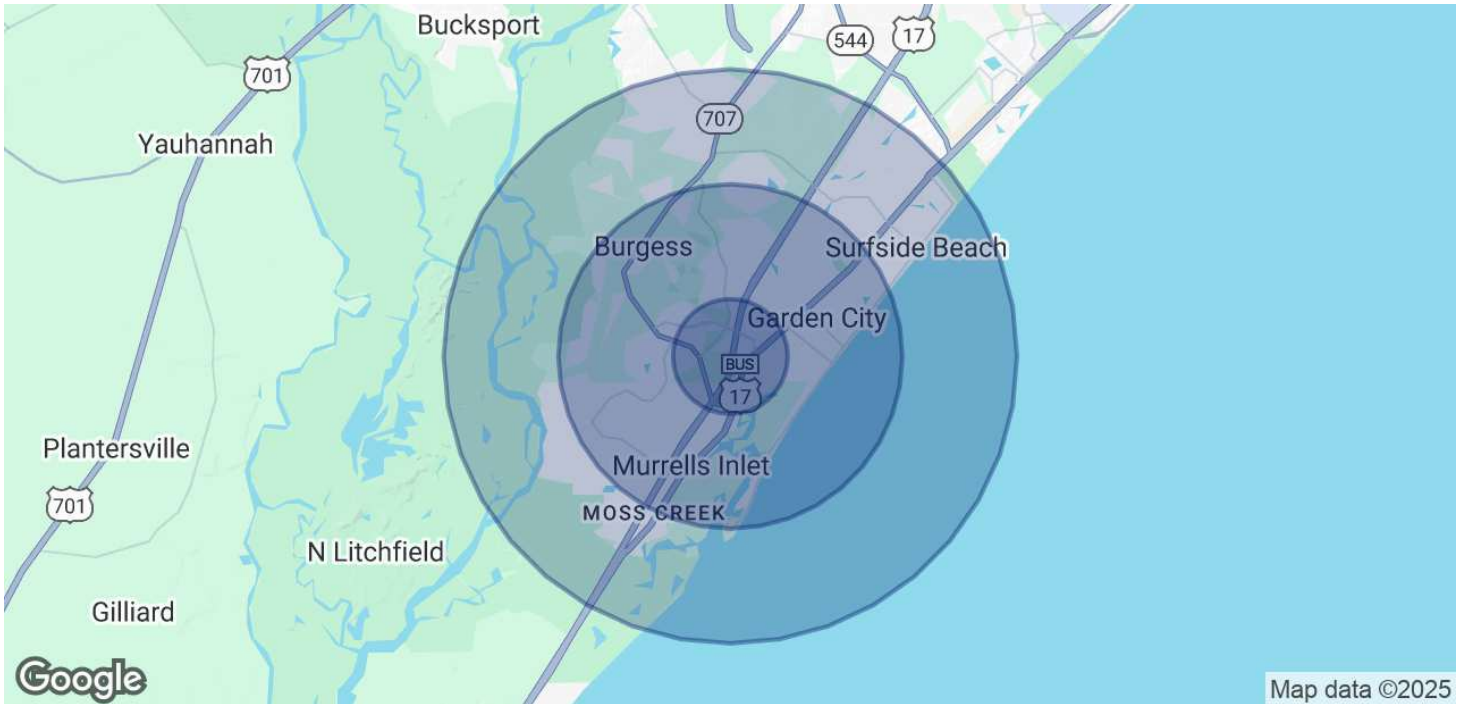


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,165	36,032	70,411
Average Age	56.2	55.1	52.7
Average Age (Male)	54.8	53.9	51.5
Average Age (Female)	57.4	56.1	53.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,072	17,494	33,288
# of Persons per HH	2	2	2.1
Average HH Income	\$76,840	\$93,192	\$90,959
Average House Value	\$346,997	\$423,505	\$387,839

Demographics data derived from AlphaMap

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