

LEASE

OCEAN ESCAPE

700 N Ocean Blvd Myrtle Beach, SC 29577



PROPERTY DESCRIPTION

Ocean Escape is a new oceanfront mixed use development with ground floor retail beneath short term rentals located at the signalized intersection of 7th Ave N (Hwy 501 realignment to N Kings Hwy) and North Ocean Blvd along the new Myrtle Beach Boardwalk just south of the former Pavilion site and Myrtle Beach Skywheel. Two units available. All units have oceanfront outdoor patio with sidewalk connectivity to the oceanfront boardwalk. Public parking within walking distance.

LOCATION DESCRIPTION

Located in the oceanfront redevelopment zone within the City of Myrtle Beach. The Myrtle Beach MSA has been one of the fastest growing MSA's in the United States for several years. The Hwy 501 realignment to 7th Ave N is underway. The subject property is located just north of the new Hilton Homewood Suites Oceanfront and just south of the new Hilton Grand Vacations Club. Other new surrounding developments are in the planning stages. ADT on N Ocean Blvd is 8,000.

OFFERING SUMMARY

Base Rent:	\$27.00 SF/yr
TICAM (estimated):	\$7.00/SF/yr
Number of Units:	4
Available SF:	Unit 2: 5,155 SF Unit 4: 4,251 SF
Lot Size:	0.61 Acres
Building Size:	18,131 SF
Zoning:	RDZ (City of Myrtle Beach)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,021	10,376	34,497
Total Population	4,652	23,555	77,598
Average HH Income	\$67,248	\$71,102	\$97,644

Drew Parks

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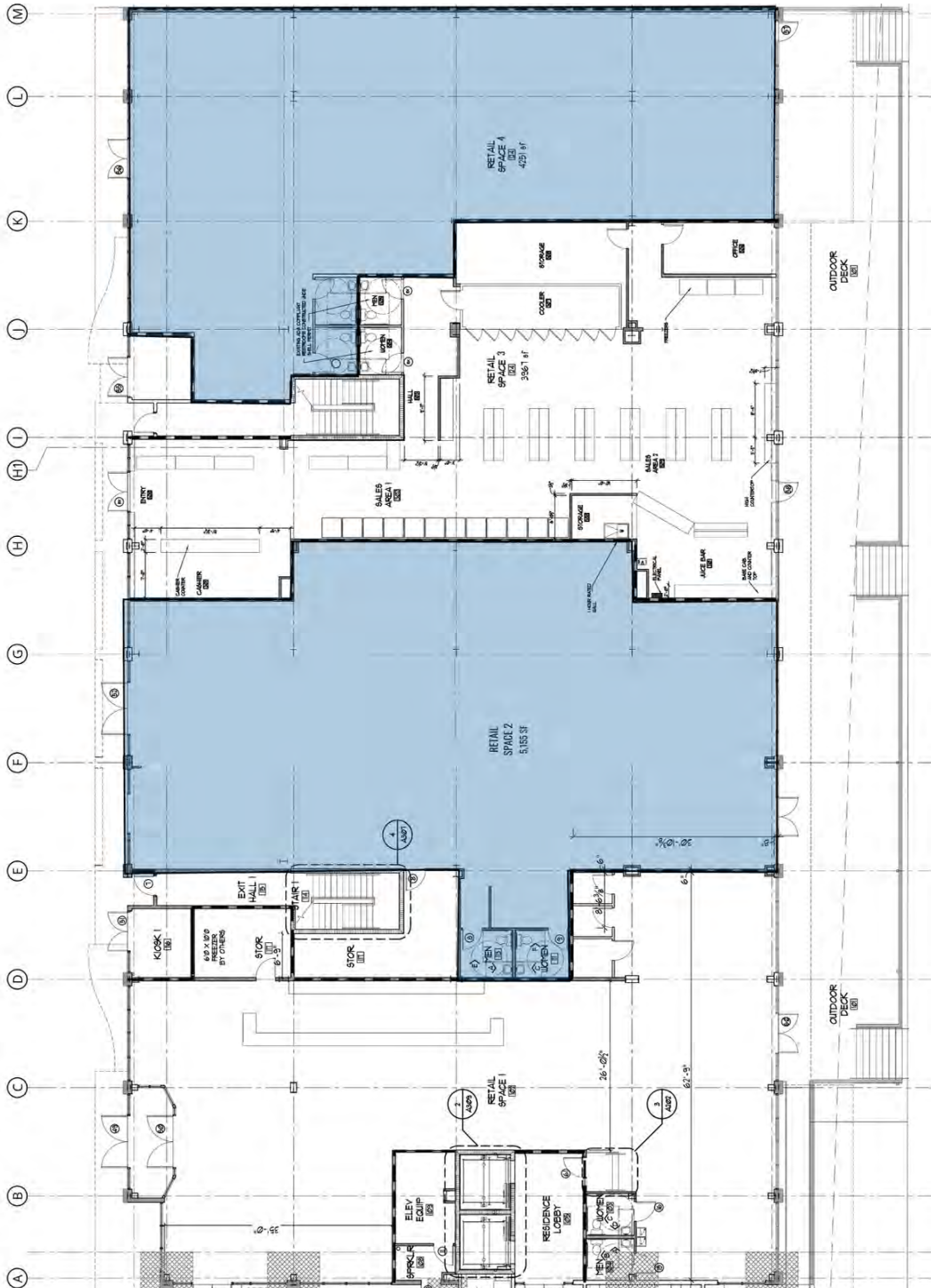


**COLDWELL BANKER
COMMERCIAL**
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UNIT 2 OCEAN ESCAPE

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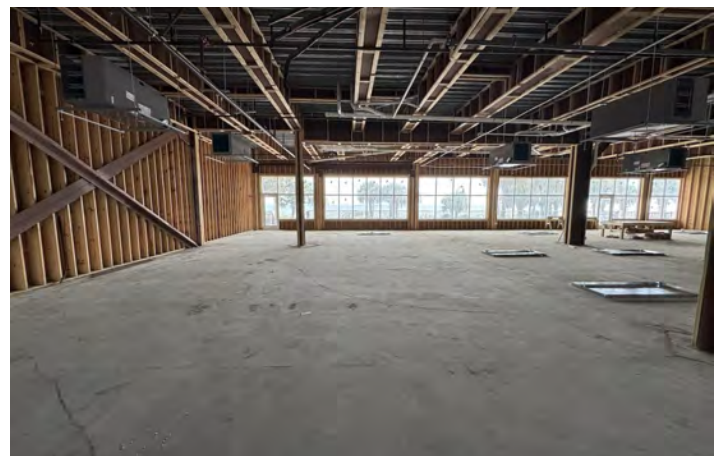


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UNIT 4 OCEAN ESCAPE

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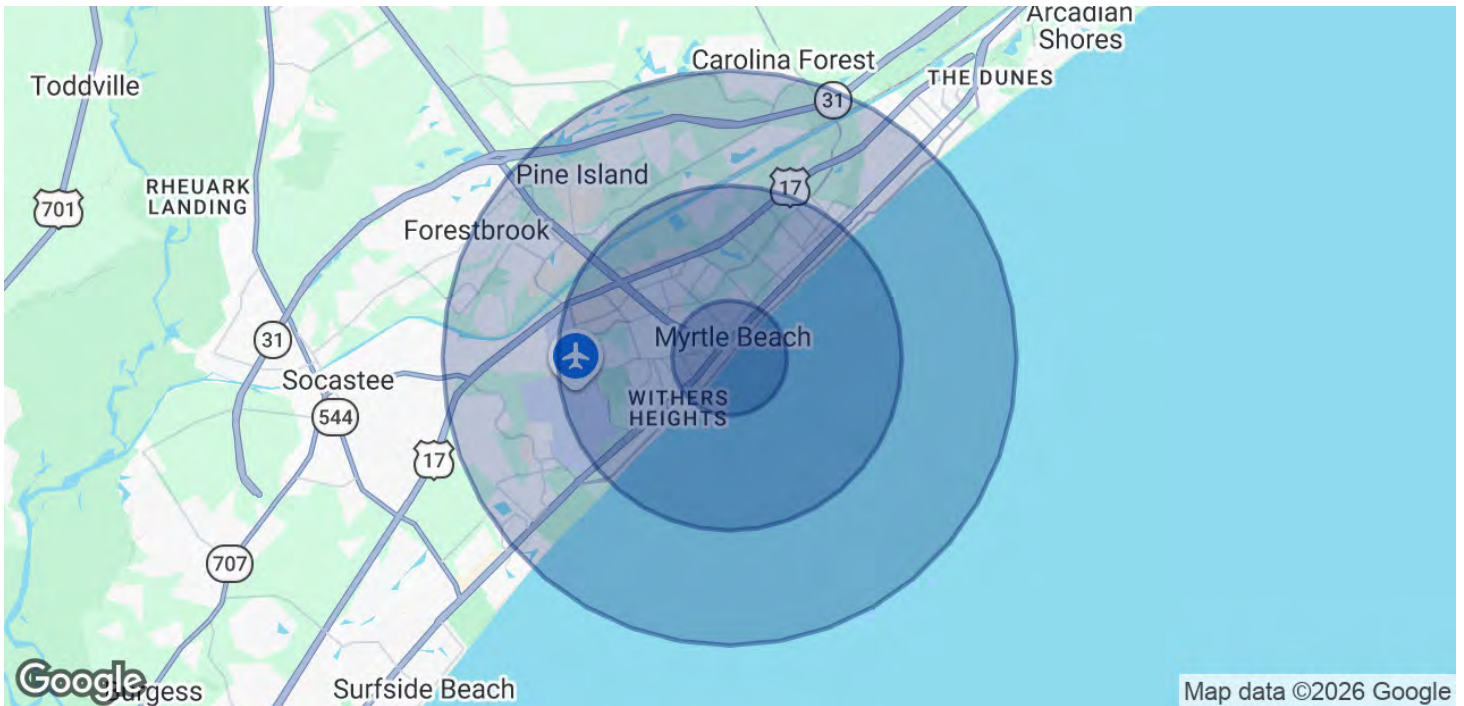


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,652	23,555	77,598
Average Age	40.9	42.9	44.7
Average Age (Male)	40.5	41.9	43.8
Average Age (Female)	41.2	43.8	45.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,021	10,376	34,497
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$67,248	\$71,102	\$97,644
Average House Value	\$251,359	\$289,084	\$390,229

2020 American Community Survey (ACS)

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