

FOR LEASE KINGS FESTIVAL SHOPPING CENTER

1311 - 1527 N KINGS HIGHWAY | MYRTLE BEACH | SC 29577



PROPERTY HIGHLIGHTS

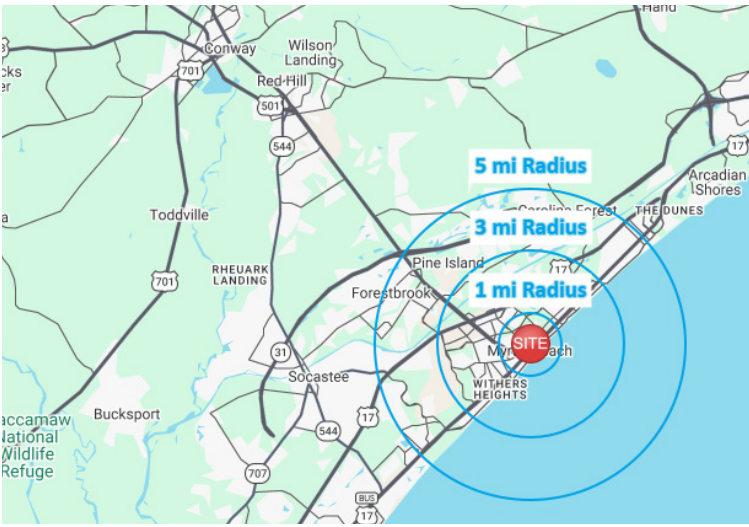
- **Prime Myrtle Beach Location** – Centrally located along N Kings Highway (US-17), the area's primary retail and tourism corridor
- **Redevelopment Underway** – ±28,245 SF anchor opportunity with additional shop space available (1,200 SF+)
- **New Anchors Driving Traffic** – Food Lion & Dollar Tree coming soon, enhancing daily-needs draw
- **Strong Traffic Counts** – ±23,300 AADT along Kings Highway
- **Tourism + Local Demand** – Located minutes from the beach, surrounded by hotels, residential density, and year-round population
- **Excellent Visibility & Access** – Direct frontage on Kings Highway with strong signage opportunities and easy ingress/egress
- **Large Center Scale** – ±135,765 SF GLA with ample parking supporting high-volume users

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



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DEMOGRAPHICS

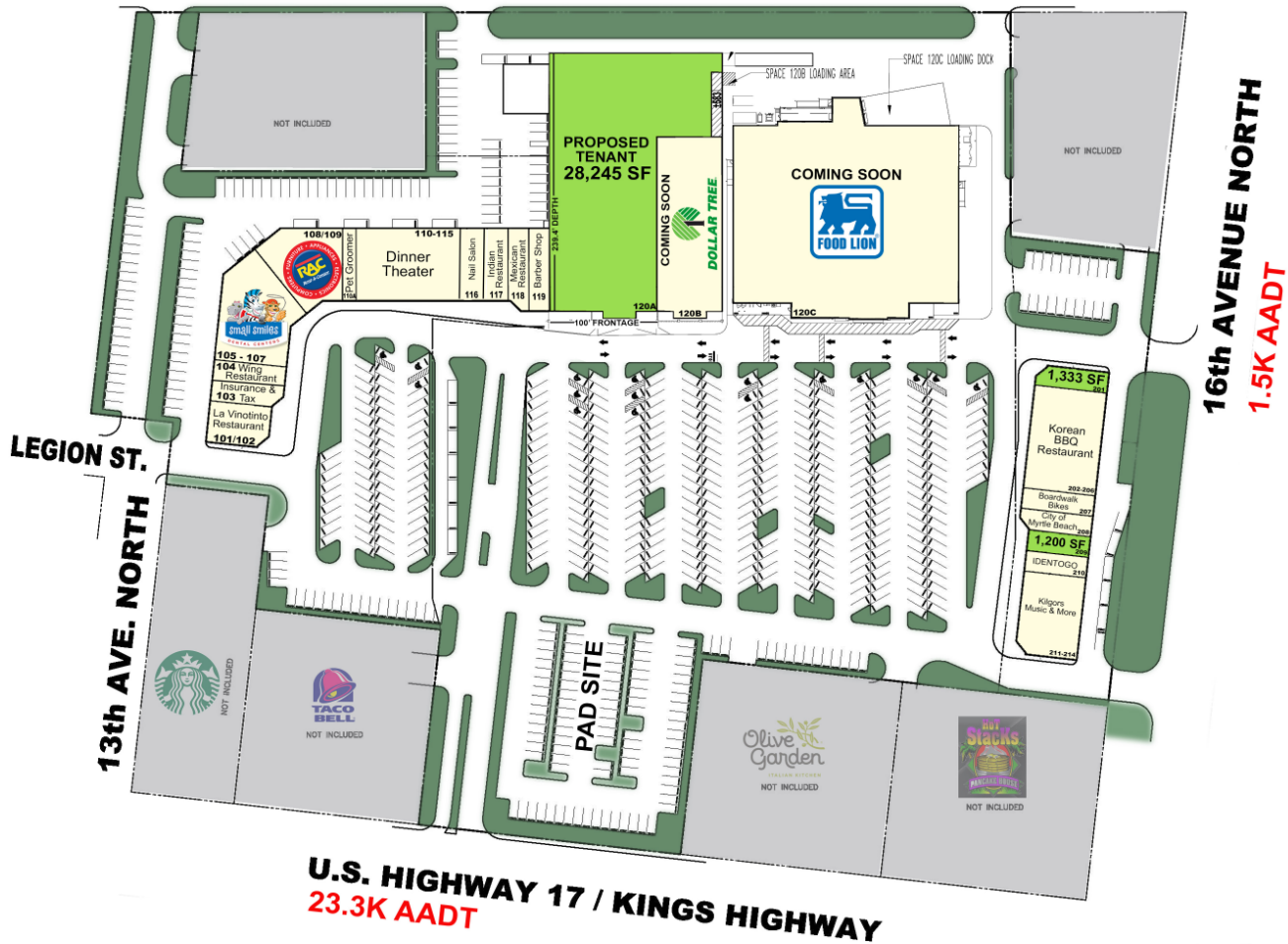
2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	5,621	27,712	79,684
	\$53,643	\$69,798	\$90,735
AGE	37	42	44

AVAILABLE

1,200 SF - 28,245 SF

OAK STREET



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