

**AVAILABLE**

FOR LEASE OR FOR SALE

2003 N OAK STREET  
MYRTLE BEACH, SC



15,972 SF BANK | MYRTLE BEACH | 55,000+ DAYTIME EMPLOYMENTS



OSWALD • COOKE  
LAND AND INVESTMENT REAL ESTATE

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# DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the leasing of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Landlord and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property or the Owner since the date of preparation of this Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective tenants are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property.

Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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2003 N Oak Street  
Myrtle Beach, SC

FOR LEASE OR FOR SALE Contact Broker For Pricing Details

AVAILABLE SF 15,972 SF

LOT SIZE 3.49 Acres

DRIVE-THRU LANES 5 LANES + ATM

FLOORS 2

YEAR BUILT 1994

PARKING 80 Spaces

OFFICE TYPE Class A

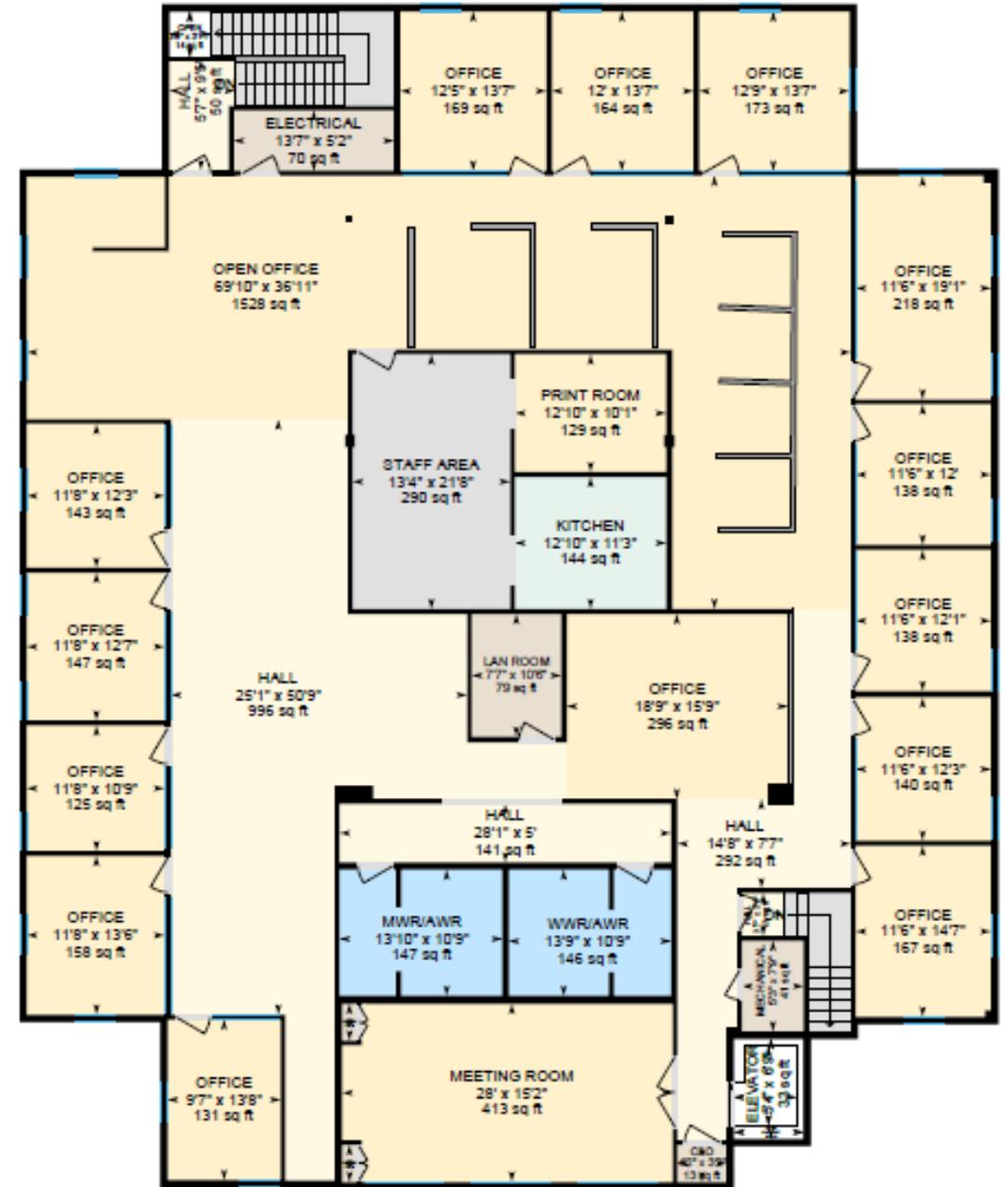
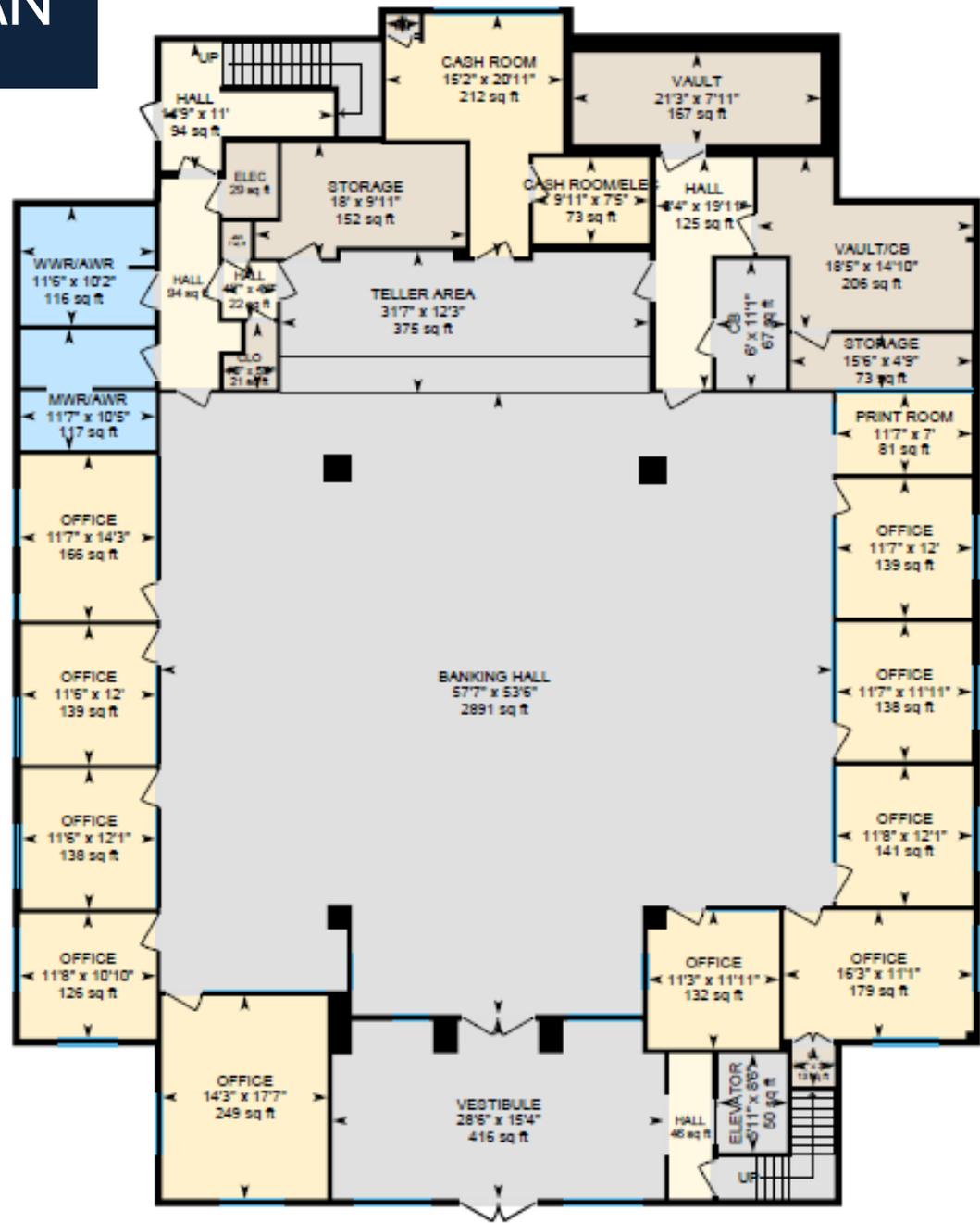
MUNICIPALITY City of Myrtle Beach

Zoning MU-M (Mixed Use Medium Density)

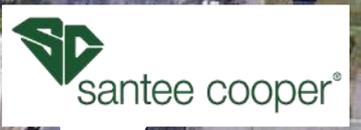


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# FLOOR PLAN



AERIAL



SITE

21st Avenue 11,000 VPD

N Oak Street 10,000 VPD



# AERIAL

Myrtle Beach International Airport

Coastal Grand Mall

Whispering Pines Golf Course



Pelicans Ball Park



Broadway at the Beach

Myrtle Beach Convention Center



Myrtle Beach High School

**SITE**



Carolina Forest



3 Miles to Hwy 17

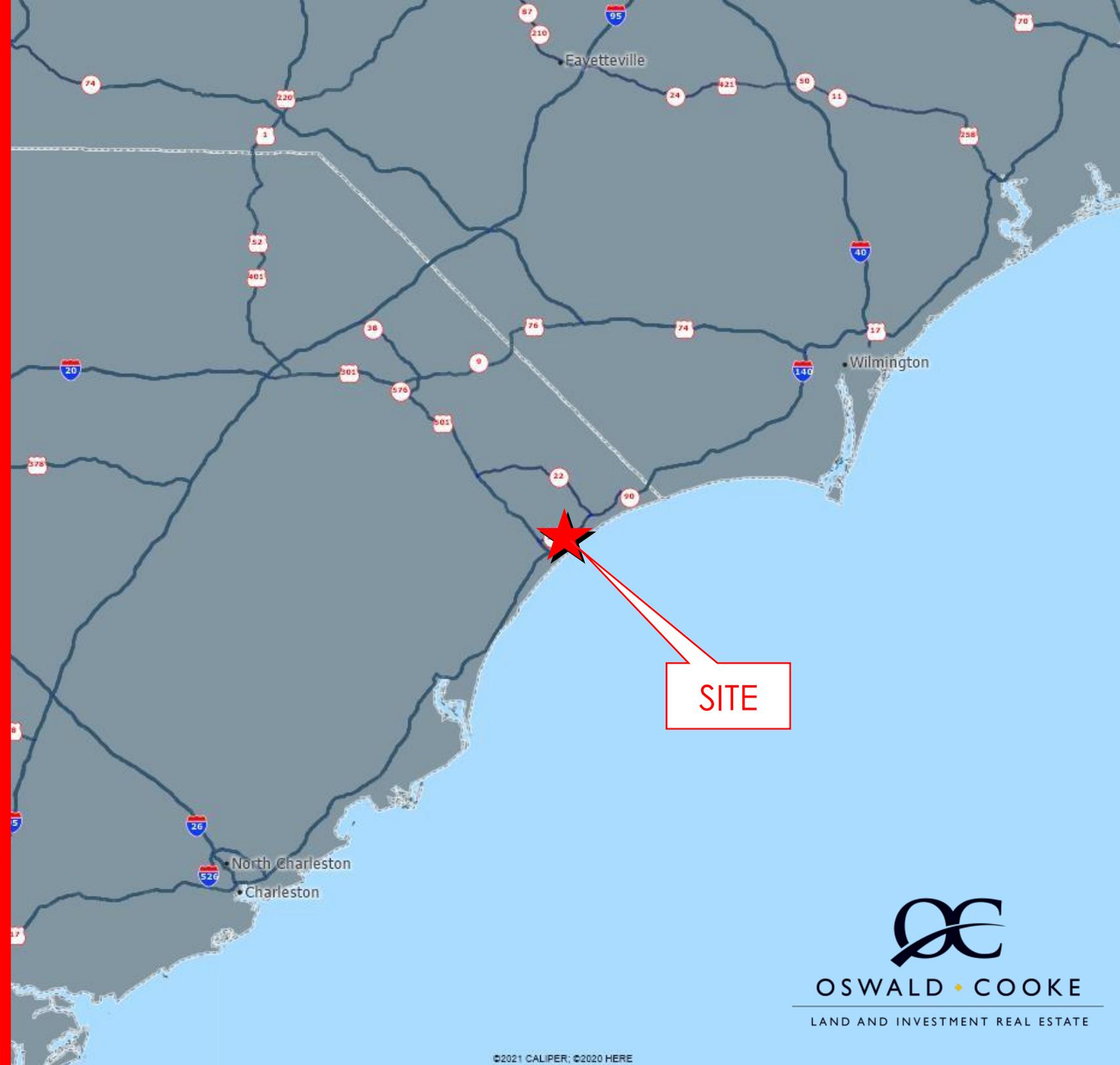
45 Miles to Georgetown, SC

72 Miles to Wilmington, NC

101 Miles to Charleston

## DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	4,972	34,448	78,760
Population Growth (2024-2029)	20.78%	23.19%	22.82%
2024 Average Household Income	\$43,375	\$61,280	\$71,088
Daytime Employees	11,687	36,712	55,332



# ABOUT MYRTLE BEACH MSA

The Myrtle Beach area is the jewel of South Carolina and is nestled along the mid-Atlantic region of the eastern United States. Recognized for its exceptional golf courses and beautiful coastline, Myrtle Beach is a top choice when it comes to vacation destinations. From fascinating museums and oceanfront eateries to pristine campgrounds and unforgettable fishing, there are many avenues that draw tourists in. The Myrtle Beach area enjoys a mild annual average temperature of 73° F with an average of 215 sunny days each year. Myrtle Beach offers over 60 miles of shoreline and is one of South Carolina's fastest growing MSA's. The MSA offers hundreds of restaurants and shopping options for locals and guests. It is estimated that over 19 million visitors come to Myrtle Beach annually.



Horry County Largest Employers	
Company Name	Employees
Horry County School District	5,300
Wal-Mart	3,000
Horry County Government	2,200
Coastal Carolina University	2,200
Conway Hospital	2,000
McLeod Loris Seacoast	1,489
Grand Strand Regional Medical Center	1,400
Food Lion	1,000
City of Myrtle Beach	990
Horry County Cooperative	700

## Benjy Cooke (Primary)

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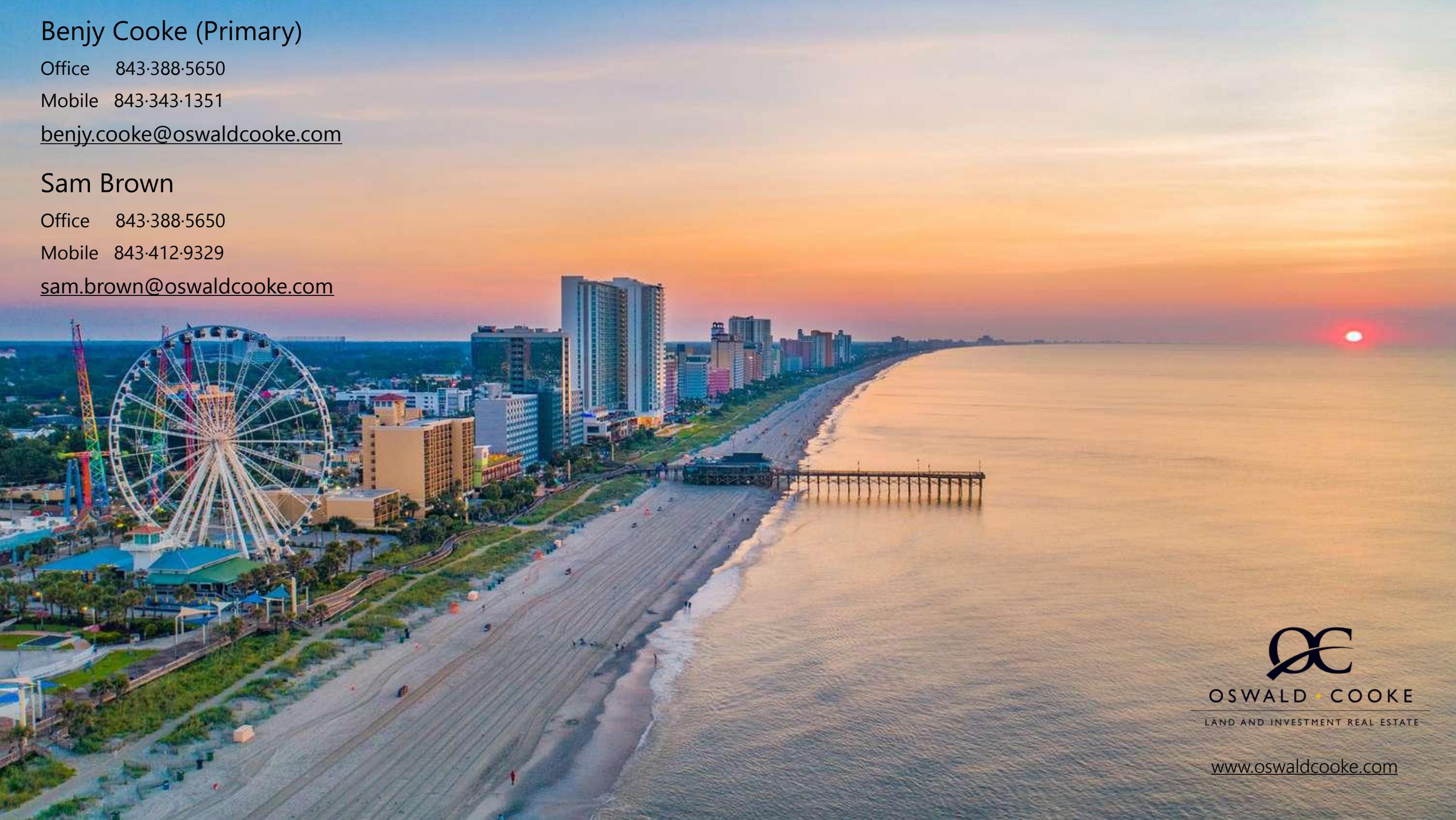
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