

LEASE

6,000 SF WAREHOUSE

1203 Mr Joe White Ave Myrtle Beach, SC 29577



PROPERTY DESCRIPTION

6,000 SF (100' W x 60' D) warehouse with 24' clear height and 2 loading docks with 8x10 doors. 3 offices and 1 restroom. Office area is climate controlled. Fire sprinklered. LI Zoning (Horry County jurisdiction). Fenced lot. Central location easily accessible to major corridors (Hwy 501, Grissom Pkwy, Hwy 17 Byp, Kings Hwy). Average Daily Traffic on Mr. Joe White Ave is 12,600.

LOCATION DESCRIPTION

Prime central location in central Myrtle Beach (Horry County jurisdiction) easily accessible to Hwy 501, Grissom Pkwy, Hwy 17 Byp, and Kings Hwy. Traffic Count on Mr. Joe White Ave is 12,600 ADT. Permanent population within a 5-mile radius is 89,066.

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (MG)
Available SF:	6,000 SF
Lot Size:	3.53 Acres
Building Size:	36,000 SF
Zoning:	LI (Horry County)
Parking:	25+

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,001	14,016	38,021
Total Population	7,766	32,321	89,066
Average HH Income	\$41,221	\$57,287	\$71,901

Drew Parks

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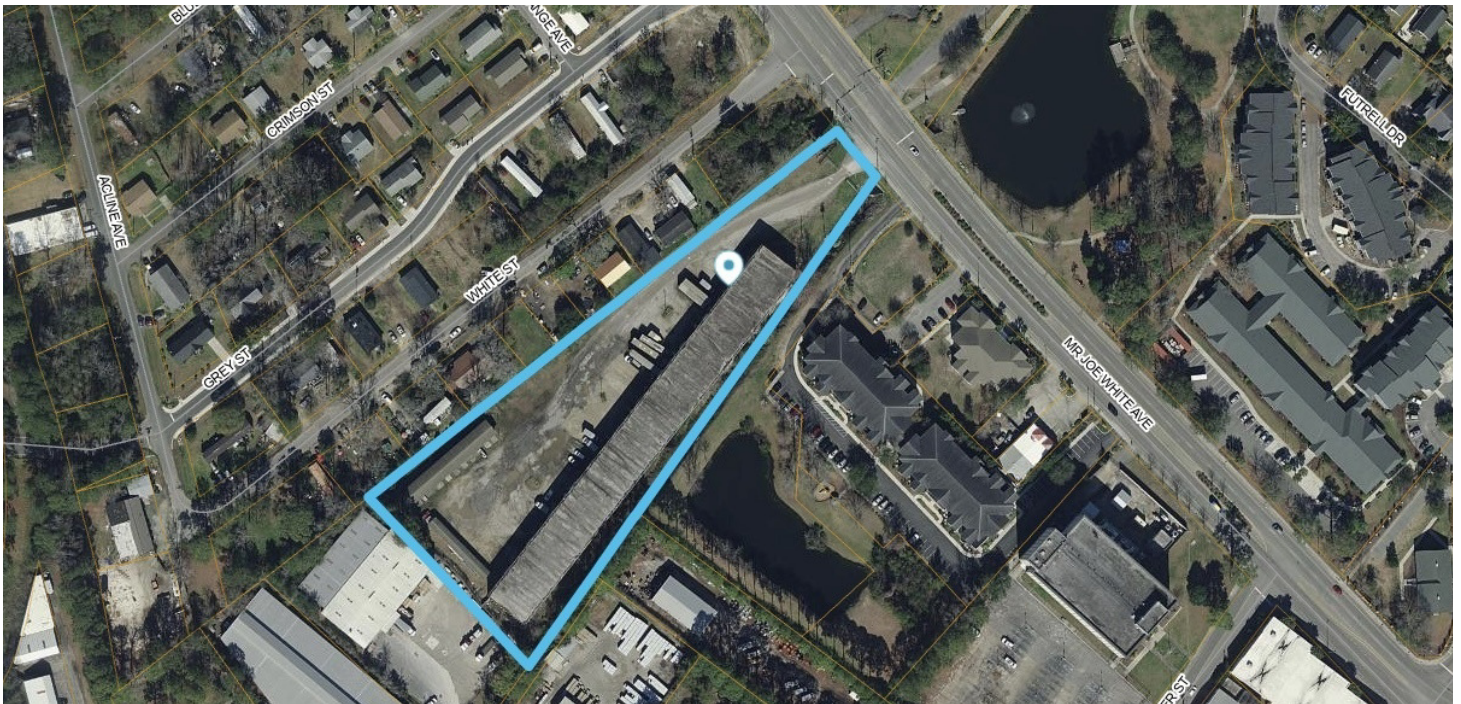


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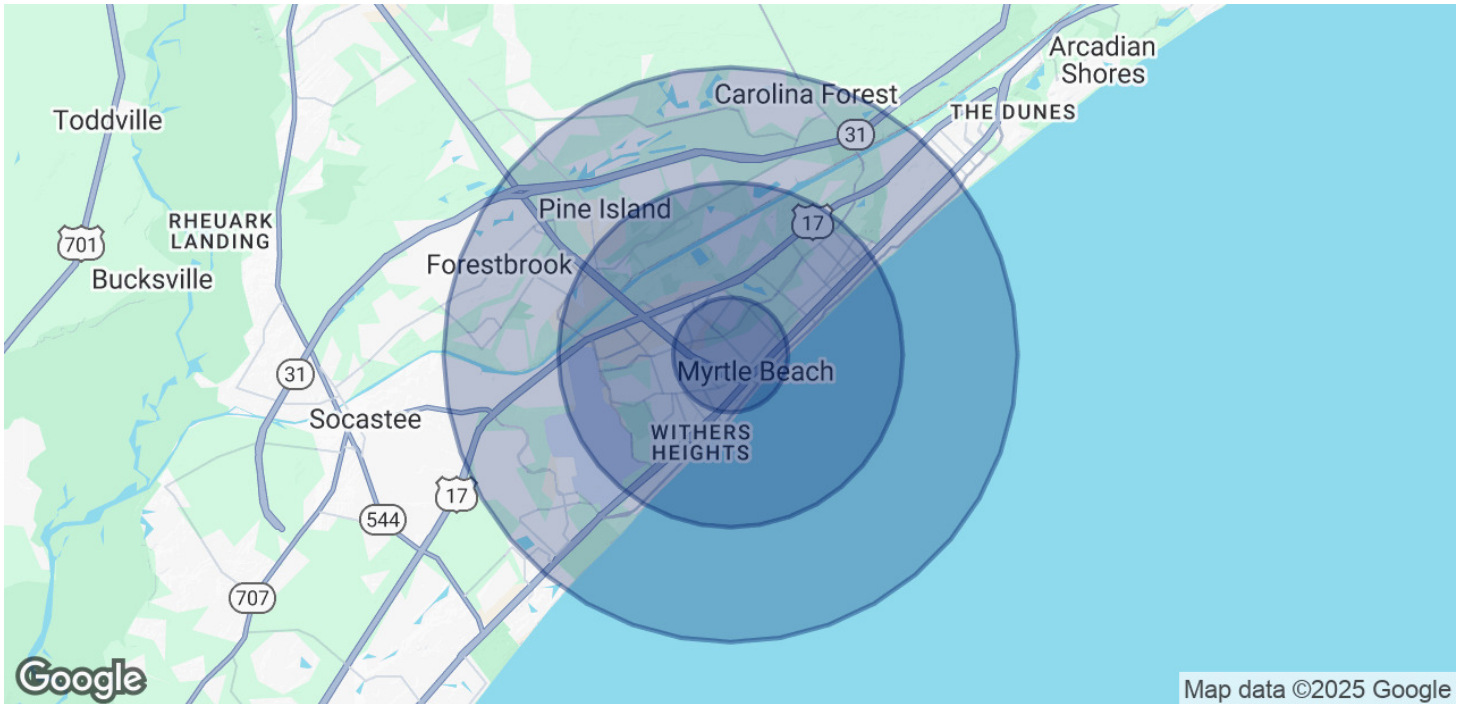


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,766	32,321	89,066
Average Age	38.5	41.4	43.2
Average Age (Male)	36.4	41.4	42.4
Average Age (Female)	37.0	42.6	43.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,001	14,016	38,021
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$41,221	\$57,287	\$71,901
Average House Value	\$128,920	\$205,616	\$255,874

Demographics data derived from AlphaMap

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