

LEASE

112 STATE HIGHWAY 57 NORTH

112 State Highway 57 North Little River, SC 29566



PROPERTY DESCRIPTION

Approx. 9,000 SF on +/- 2 acres. Building is comprised of approx. 3,200 SF of climate controlled showroom, offices, kitchenette, and approx. 5,600 SF of warehouse with four overhead doors (two 12x12 doors and two 12x16 doors) and loading dock. 17' clear height in center and 13' eaves. Partially fenced laydown yard in rear. RE3 zoning. Accessible via Hwy 57 N and curb cut on Wailea Cr.

LOCATION DESCRIPTION

Located in the Little River submarket of Horry County near the intersection of Hwy 9 & SC-57 N in close proximity to retail, medical, and high density residential. Average Daily Traffic on Hwy 57 N is 13,200. ADT on Hwy 9 is 29,500. Permanent population within a 5 mile radius is 48,697 and growing rapidly with significant development underway along the Hwy 9 corridor and surrounding areas.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	9,000 SF
Lot Size:	2 Acres
Building Size:	9,000 SF
Zoning:	RE3

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,084	10,256	23,326
Total Population	2,374	22,162	48,697
Average HH Income	\$82,500	\$85,547	\$88,889

Drew Parks

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SEA COAST ADVANTAGE

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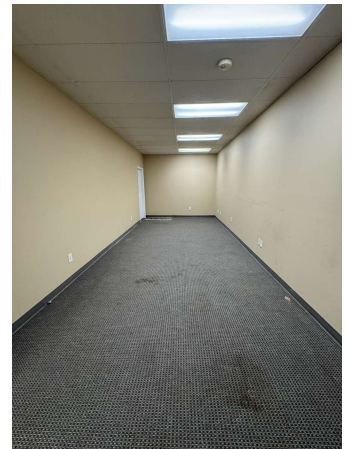
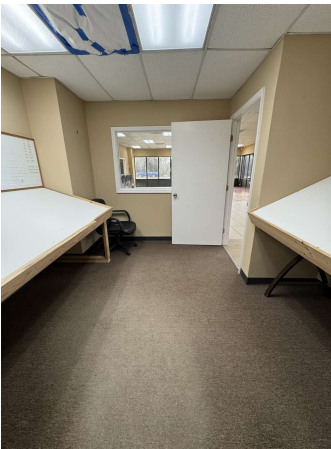
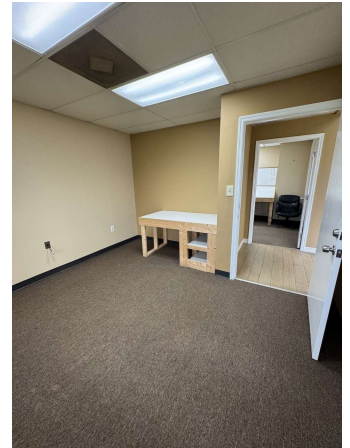
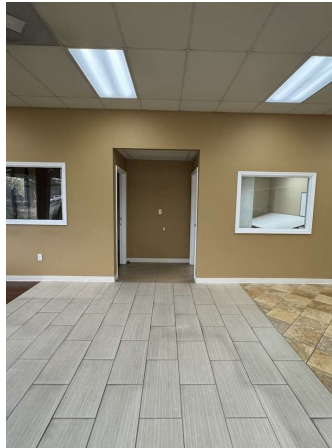
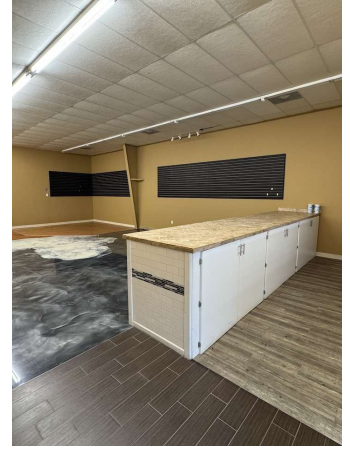
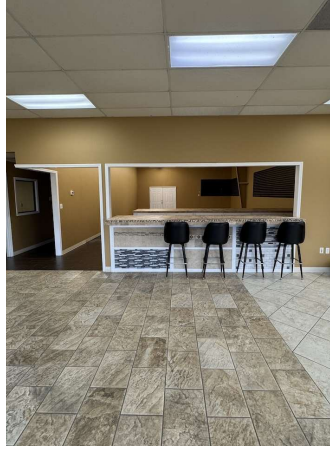
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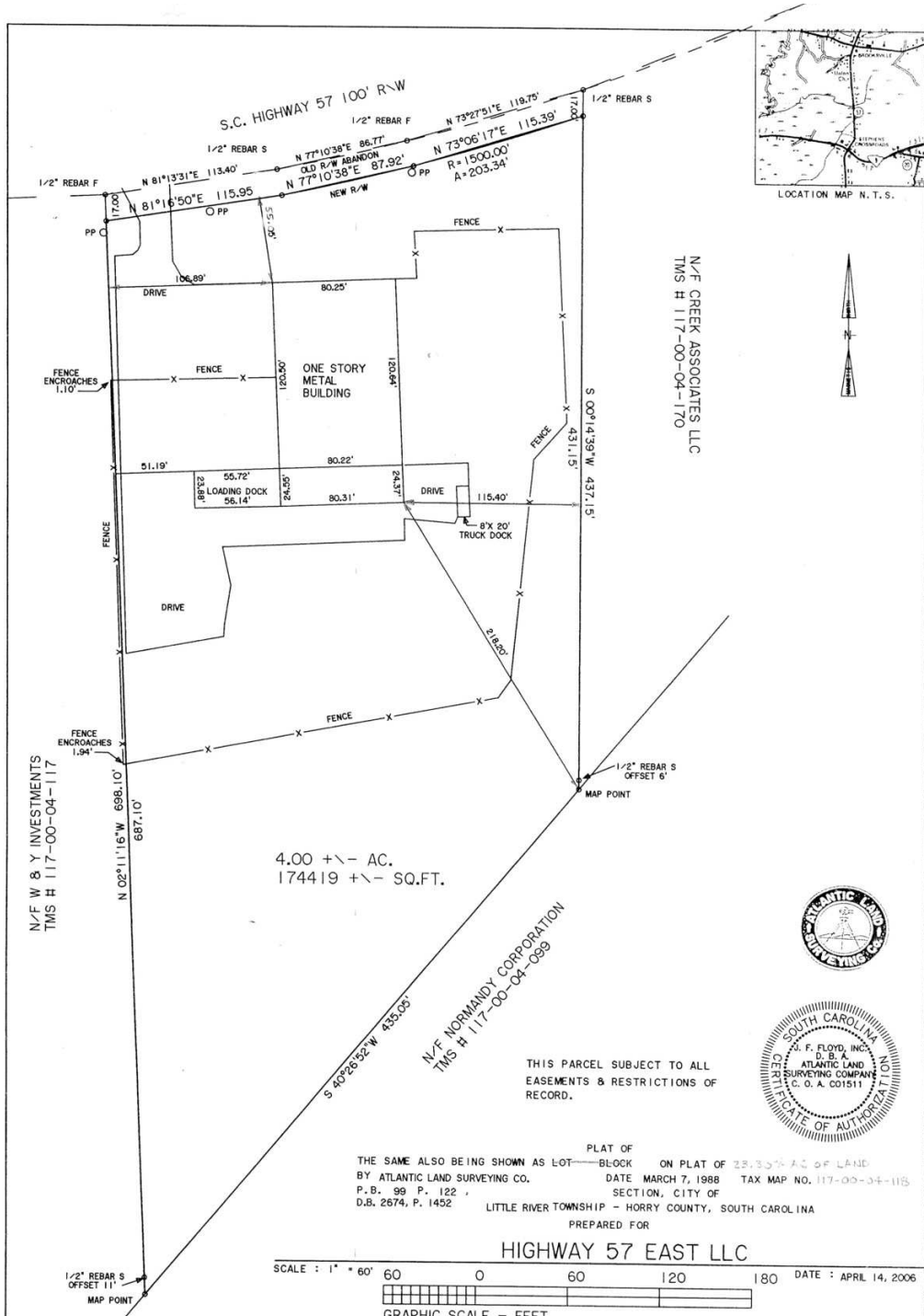
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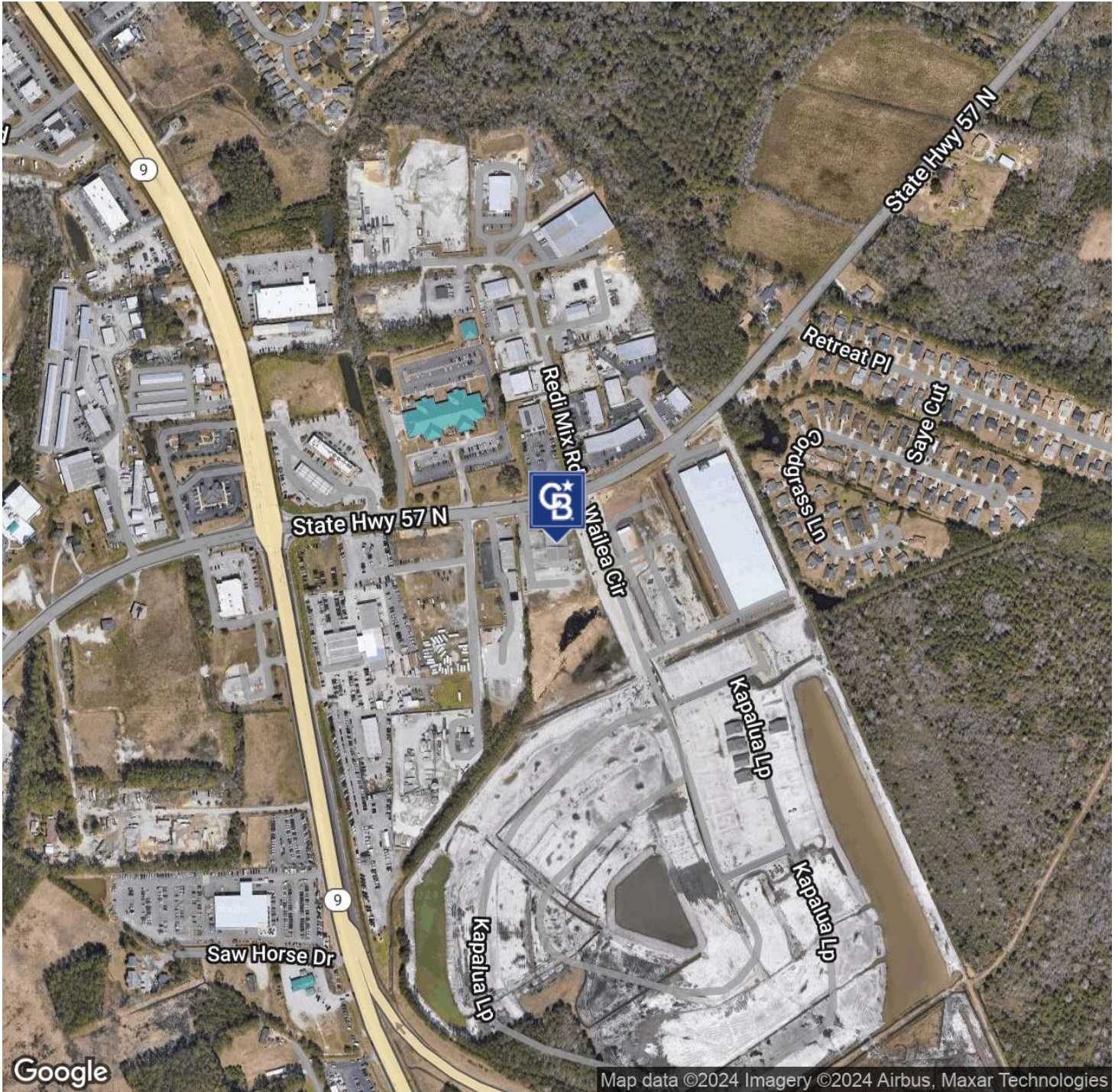


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Google

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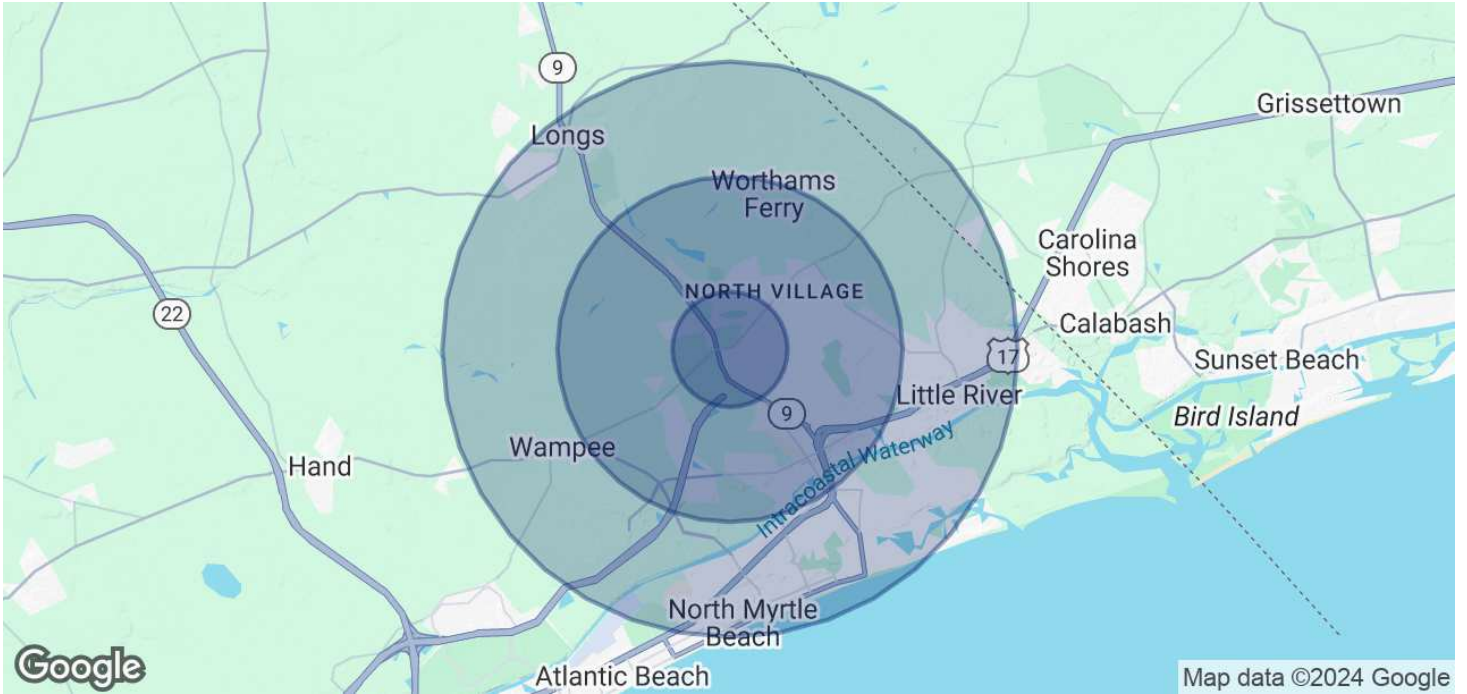


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,374	22,162	48,697
Average Age	52.7	52.3	53.6
Average Age (Male)	51.4	51.0	52.5
Average Age (Female)	53.9	53.4	54.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,084	10,256	23,326
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$82,500	\$85,547	\$88,889
Average House Value	\$344,375	\$337,940	\$389,530

Demographics data derived from AlphaMap

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