



OFFICE WAREHOUSE BUILDING FOR SALE

Johnson Controls Myrtle Beach

1578 DIVIDEND LOOP MYRTLE BEACH, SC 29577



RYAN EARNEST

843.626.3400

ryane@keystonecommercial.com

4706 Oleander Drive, Myrtle Beach, SC 29577-3537

www.keystonecommercial.com



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OFFERING SUMMARY

Sale Price:	\$2,675,000
Base Rent:	\$175,468 (3% Annual Increases)
Building Size:	12,920 SF
Lot Size:	1.35 Acres

PROPERTY OVERVIEW

OFFERED FOR SALE: This Johnson Controls Office/Warehouse facility is located in the North Industrial Park of Myrtle Beach, SC. Johnson Controls Inc., a BBB+ Investment Grade Corporate Tenant with over 2,000 locations worldwide, has leased this property since it was built in 2009. The property includes 12,920 square feet of office and warehouse space on 1.35 acres. It is conveniently located 1 mile from Myrtle Beach International Airport, 2 miles from the Atlantic Ocean resorts and tourist destinations, and less than 1 mile from Coastal Grand Mall. The site is ideal for warehouse and industrial users seeking easy access to key locations. The North Industrial Park is home to a number of national and regional businesses, including Trane, Orkin, Coastal Fasteners, Daltile, Gateway Supply, Duncan-Parnell, and Piedmont Service Group. Myrtle Beach is ranked as the 5th fastest-growing metro area in the U.S. according to the 2020 Census, making this a prime location for investment.

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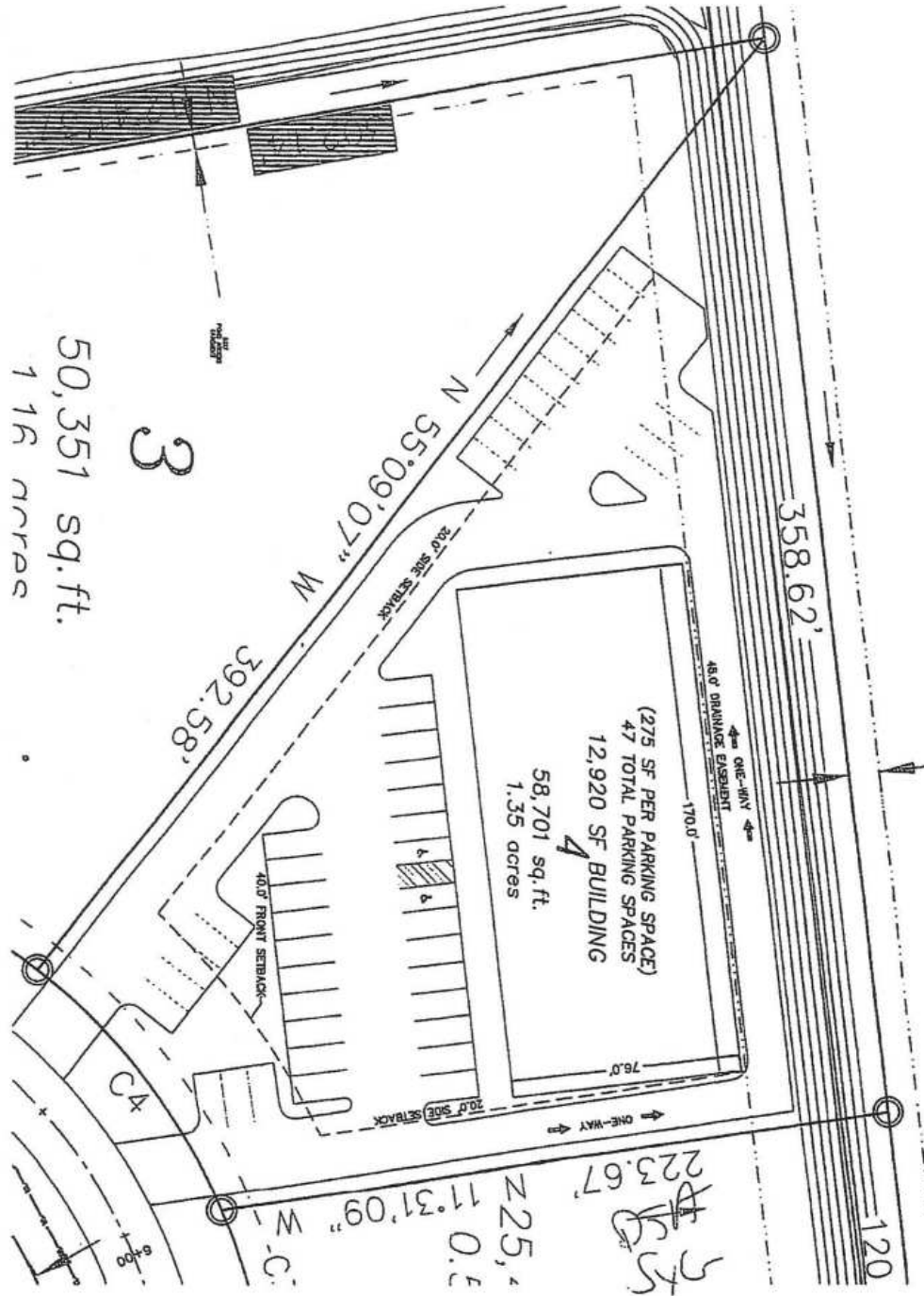


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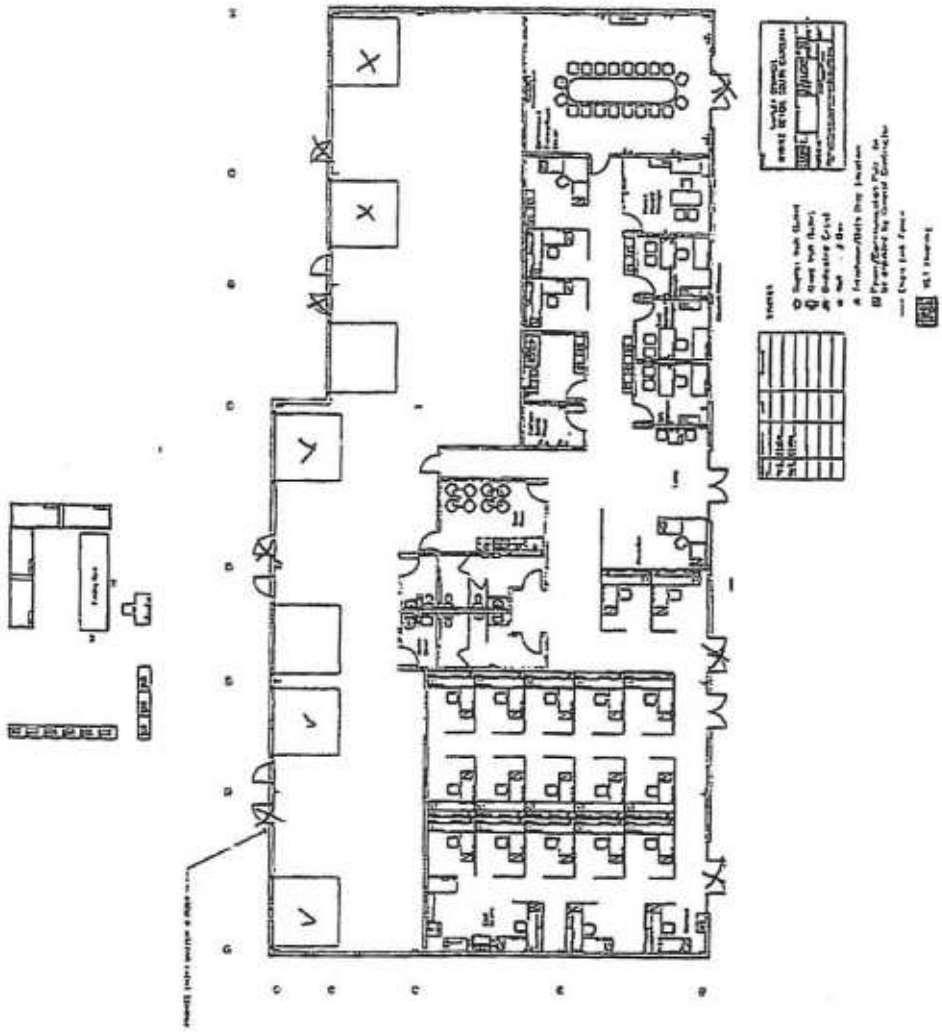


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KEYSTONE
COMMERCIAL REALTY

THE REGION

#1 BEST PLACES
TO LIVE IN
SOUTH CAROLINA

US News & World Report, 2020

**#1 Fastest Growing
Metropolitan Area
in the Country**

U.S. News & World Report 2021

Ranked # 3

Best Places to Live
By the Beach in the U.S.

US News & World Report, 2020

BEST FAMILY BEACH VACATION

RANKED #6

US News & World Report, 2020

Myrtle Beach is one of the Top
7 Destinations in March 2021
Trivago, 2021

BEST PLACES TO RETIRE

RANKED #11

US News & World Report, 2020

Metropolitan Statistical Area

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 20 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel. South Carolina announces a pledge for \$300 million dollars in state funding to the Interstate-73 Highway Project. Myrtle Beach International Airport is planning on a \$22 million expansion to support increased traffic.

	2018	2021	2023
Population <small>U.S. Census Bureau</small>	467,292	528,733	533,198
Total Households <small>U.S. Census Bureau</small>	196,299	222,068	244,089
Avg. Household Income <small>U.S. Census Bureau</small>	\$68,058	\$70,369	\$77,206

EMPLOYMENT, Bureau of Labor Statistics



MAY 2021:
4.7%

July 2021
5.2%

UNEMPLOYMENT RATE
Bureau of Labor Statistics



Myrtle Beach & the Grand Strand

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, and numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

Beaches

Hotels, condos, and resorts create a mini-skyline along downtown Myrtle Beach, where the sandy beaches are long and deep, and the crowds are family-oriented. The Myrtle Beach State Park provides more than 300 acres of piney woods and access to a sandy beach; cast your line into the ocean water from a fishing pier.

Shopping

Specialty shops line the pathways of the shopping centers at Barefoot Landing and Broadway at the Beach, and fireworks in the summer lend a festive air. Bargain hunt for brands such as Reebok and Polo Ralph Lauren at Tanger Outlets. Urban critics applaud the work-play-live development at The Market Common, which offers restaurants, a movie theater, and residential homes atop upscale storefronts.

Eating and Drinking

Many major chains and sports-celebrity restaurants are found here, including Hard Rock Café, The House of Blues and Greg Norman's Australian Grill. Away from the chains, look for waterside spots serving fresh local seafood in unvarnished Low Country preparations. Or give decorum a rest and head to, Calvin Gilmore's Carolina Opry which packs in crowds nightly.

Attractions

Renowned for its thrilling entertainment venues and exciting attractions, Myrtle Beach is one of the nation's most sought after tourist destinations. Meet locals on the golf course -- there are more than 100 to choose from. Myrtle Beach Board Walk, 1.2 miles long, named the nation's #3 boardwalk by National Geographic. Myrtle Waves, one of the largest water parks on the east coast. Family Kingdom Amusement Park, a classic seaside amusement park, named #5 best amusement park in the country. Broadway at the Beach, a large entertainment festival complex including the Pavilion Nostalgia Park, Ripley's Aquarium, Magiquest, and Jimmy Buffett's Margaritaville. Also, look for the Skywheel, NASCAR SpeedParks, Wild Water and Wheels, Ocean Water Sports, Alabama Theater and Medieval Times. The list of exciting family friendly entertainment is abundant and is waiting just for you.