

LEASE

UNIVERSITY COMMONS

201 Graduate Rd Conway, SC 29526



PROPERTY DESCRIPTION

University Commons is an established retail strip center located on Hwy 501 at the entrance into Coastal Carolina University & Horry Georgetown Tech (combined enrollment of approx. 20,000 students). Unit 101 is a 2,528 SF end cap restaurant with outdoor patio, hood, walk-in, and 2 restrooms. Other tenants include Tropical Smoothie Cafe, Conway Medical Center, Select Physical Therapy, Rotelli's Pizza & Pasta, Insomnia Cookies, Tongy's, Jimmym Hibachi, Tu Taco, Nail Salon, etc. A new Fairfield Inn & Suites (98 rooms) recently opened for business adjacent to the shopping center. Twelve on-site Tesla Superchargers.

LOCATION DESCRIPTION

Located within Conway city limits near Coastal Carolina University, Horry Georgetown Technical College, Conway Medical Center & Lowes Home Improvement. Permanent population within a 5-mile radius is 53,252 (not including approx. 20,000 college students). Average Daily Traffic Count on Hwy 501 is 53,100.

OFFERING SUMMARY

Base Rent:	Call For Rates
TICAM/Additional Rent:	\$5.92/SF/Yr
Available SF:	2,528 SF
Parking:	188 (5.44/1000 SF)
Lot Size:	7.69 Acres
Building Size:	34,568 SF
Zoning:	HC (City of Conway)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,724	10,596	22,670
Total Population	6,511	30,428	60,446
Average HH Income	\$83,954	\$79,932	\$79,810

Drew Parks
(843) 455-0216

Addison Parks
(843) 903-4400



COLDWELL BANKER
COMMERCIAL
SEA COAST ADVANTAGE

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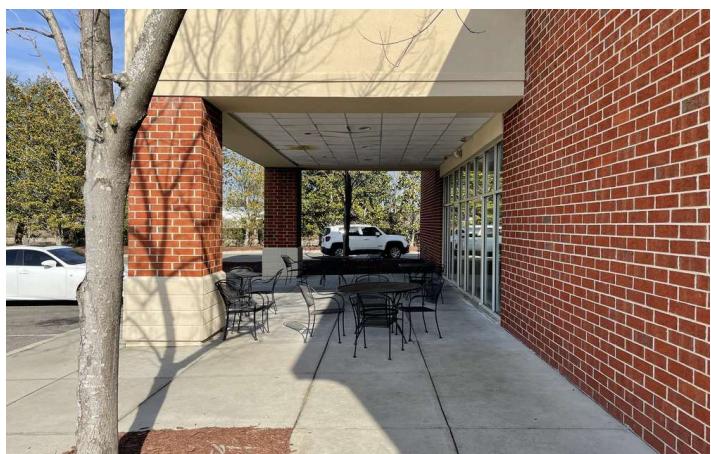
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UNIT NO. 101 2558 SF	UNIT NO. 102	UNIT NO. 103	UNIT NO. 104—106 4783 SF	UNIT NO. 107	UNIT NO. 108 2509 SF	UNIT NO. 109 2872 SF	UNIT NO. 110 2508 SF	UNIT NO. 111	UNIT NO. 112	UNIT NO. 113	UNIT NO. 114 1824 SF	UNIT NO. 115 2508 SF	UNIT NO. 116 2736 SF	UNIT NO. 117 3882 SF
35'	22'	22'	66'	19'	35'	41'	35'	16'	19'	19'	25'	35'	38'	55'

Suite 101
Suite 103
Suite 107
Suite 109
Suite 111
Suite 113
Suite 115

Pokemoto
Tropical Smoothie Cafe
Tu Taco
Rotelli's Pizza & Pasta
US Nails
Insomnia Cookies
Amanda's Collection Bridal

Suite 102
Suite 104-106
Suite 108
Suite 110
Suite 112
Suite 114
Suite 116-117

Conway Medical Center
C3 Coffee Bar
Select Physical Therapy
Jimmyz Hibachi
Kreations Hair Designs
Don's Deli
Tongy's Shmack House

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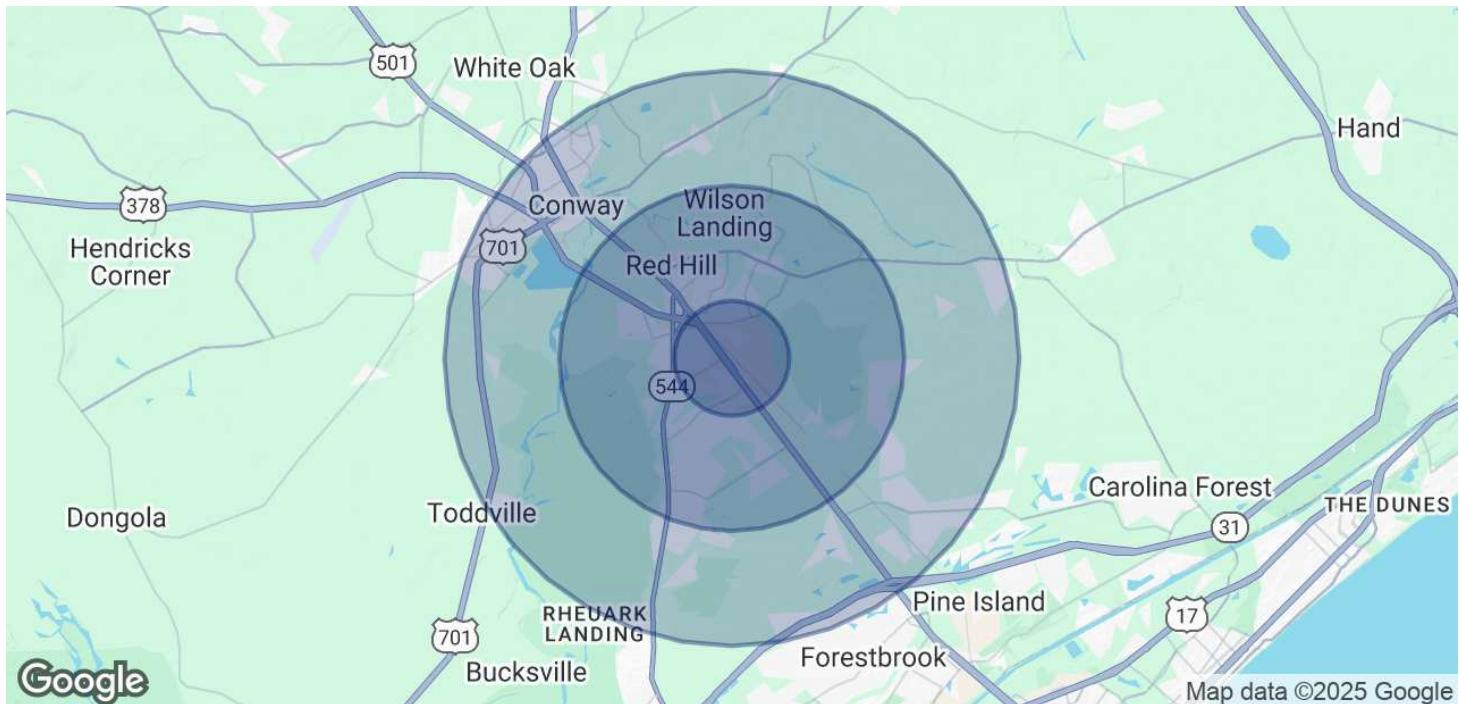


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,511	30,428	60,446
Average Age	32.4	40.2	42.
Average Age (Male)	32.2	39.6	41.3
Average Age (Female)	32.6	40.7	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,724	10,596	22,670
# of Persons per HH	3.47	2.69	2.63
Average HH Income	\$83,954	\$79,932	\$79,810
Average House Value	\$358,797	\$338,297	\$353,842

2020 American Community Survey (ACS)

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