

8733 HWY 17 BYPASS

8733 Hwy 17 Bypass, Myrtle Beach, SC 29575



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Aerial & Location Report

**8733 HWY 17
BYPASS**

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PROPERTY INFORMATION

ANNUAL RENT

\$12.00/ per SQ. FT.

PROPERTY ADDRESS

Suite 300, 8733 Hwy 17 Bypass, Myrtle Beach, SC 29575

YEAR BUILT

1993

RENTABLE AREA

24,300 Sq. Ft.

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Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

PROPERTY OVERVIEW

4 Units available in this wide open building ranging from 2,700 to 24,300 sqft with a total of 39,900 sqft in the whole building. Multiple shared common/reception areas and flexible configurations are available. See floor plan for suggested layout of units. Unit C was previously used as a spa, which has several exam type rooms or offices. Tenant Improvement allowances may be available to customize the space to your specifications. All measurements are estimates and should be verified by tenant/tenant broker.



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PROPERTY PHOTOS



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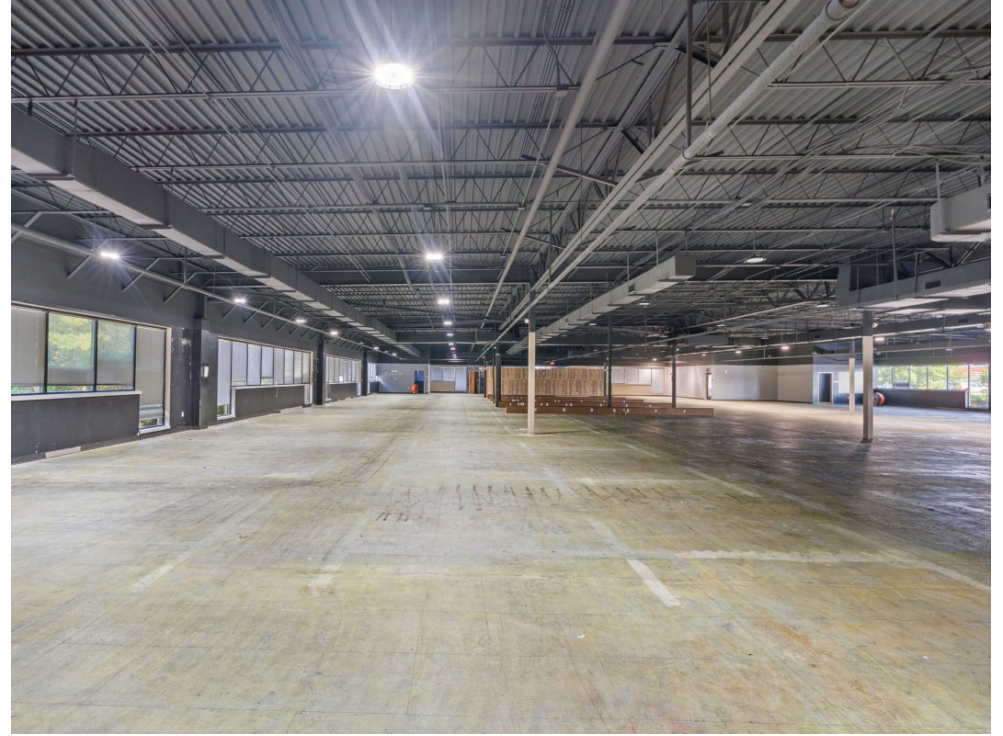
PROPERTY PHOTOS



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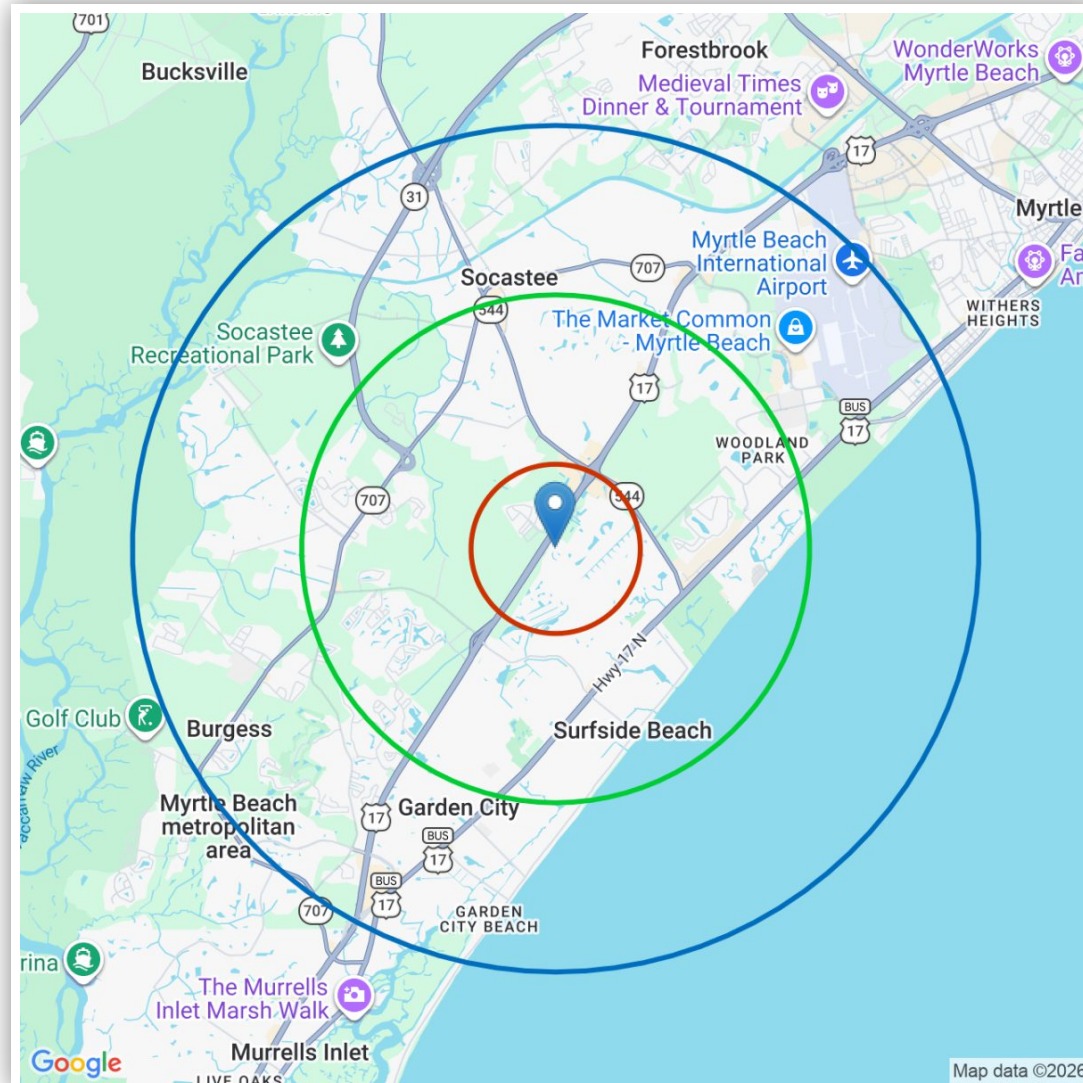
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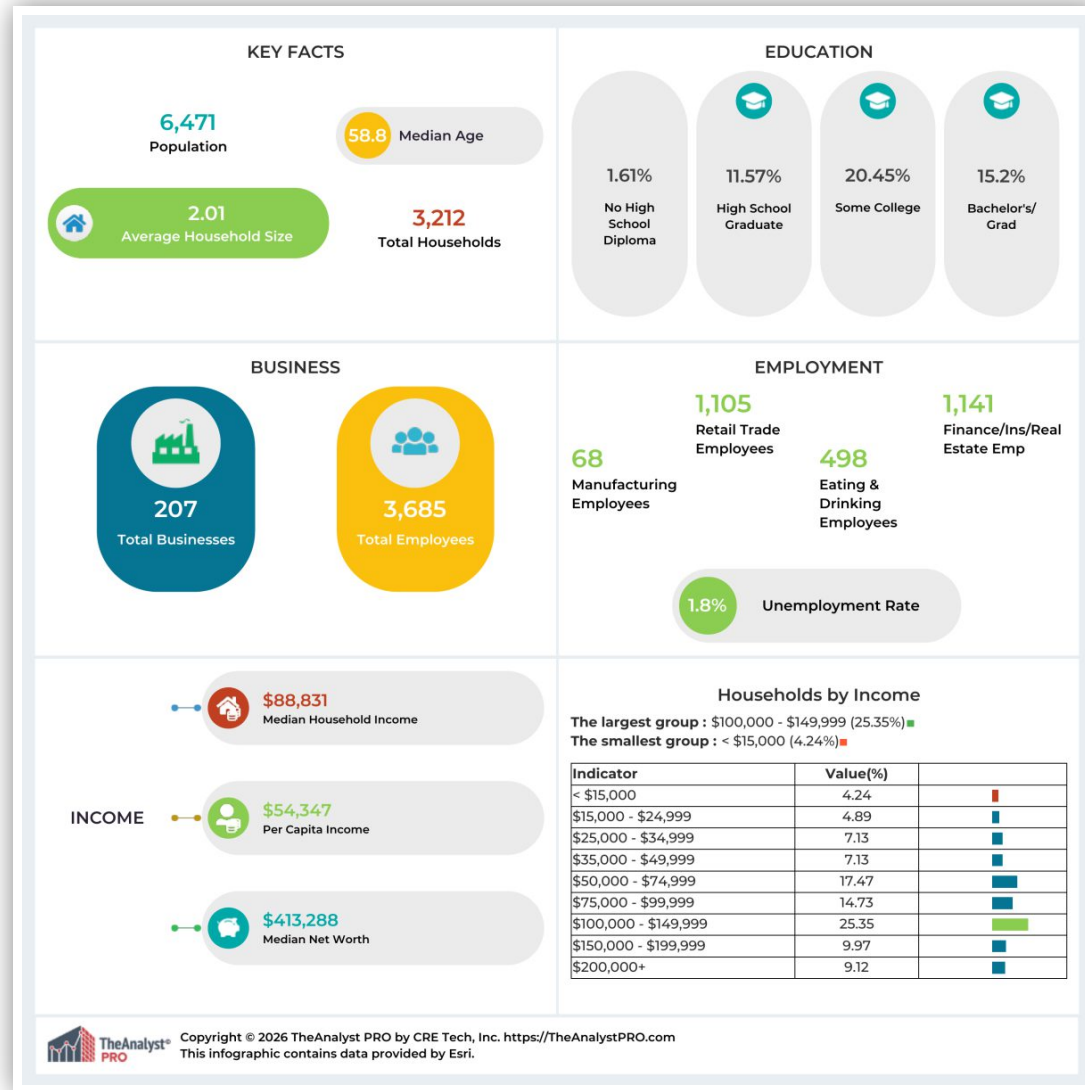
LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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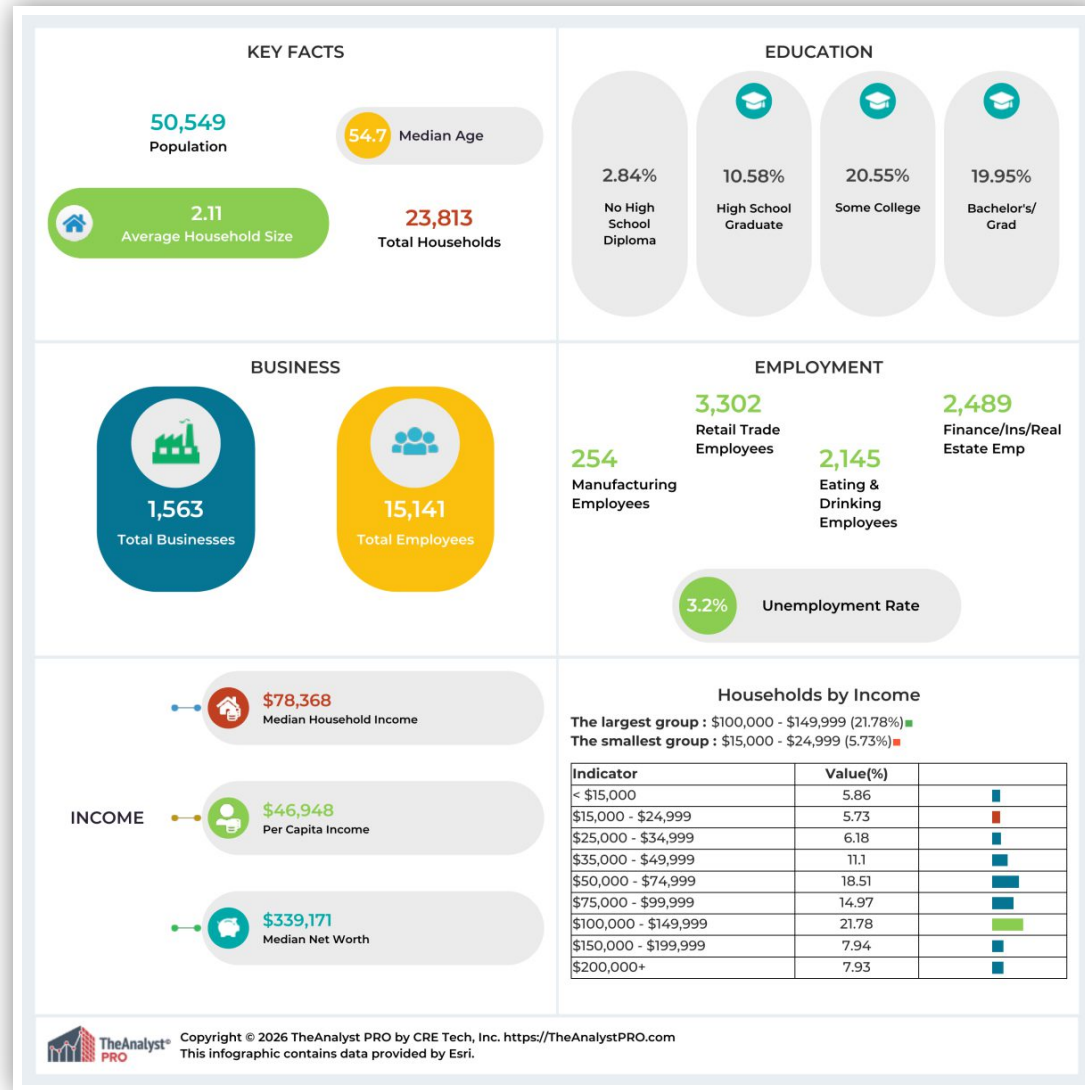
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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



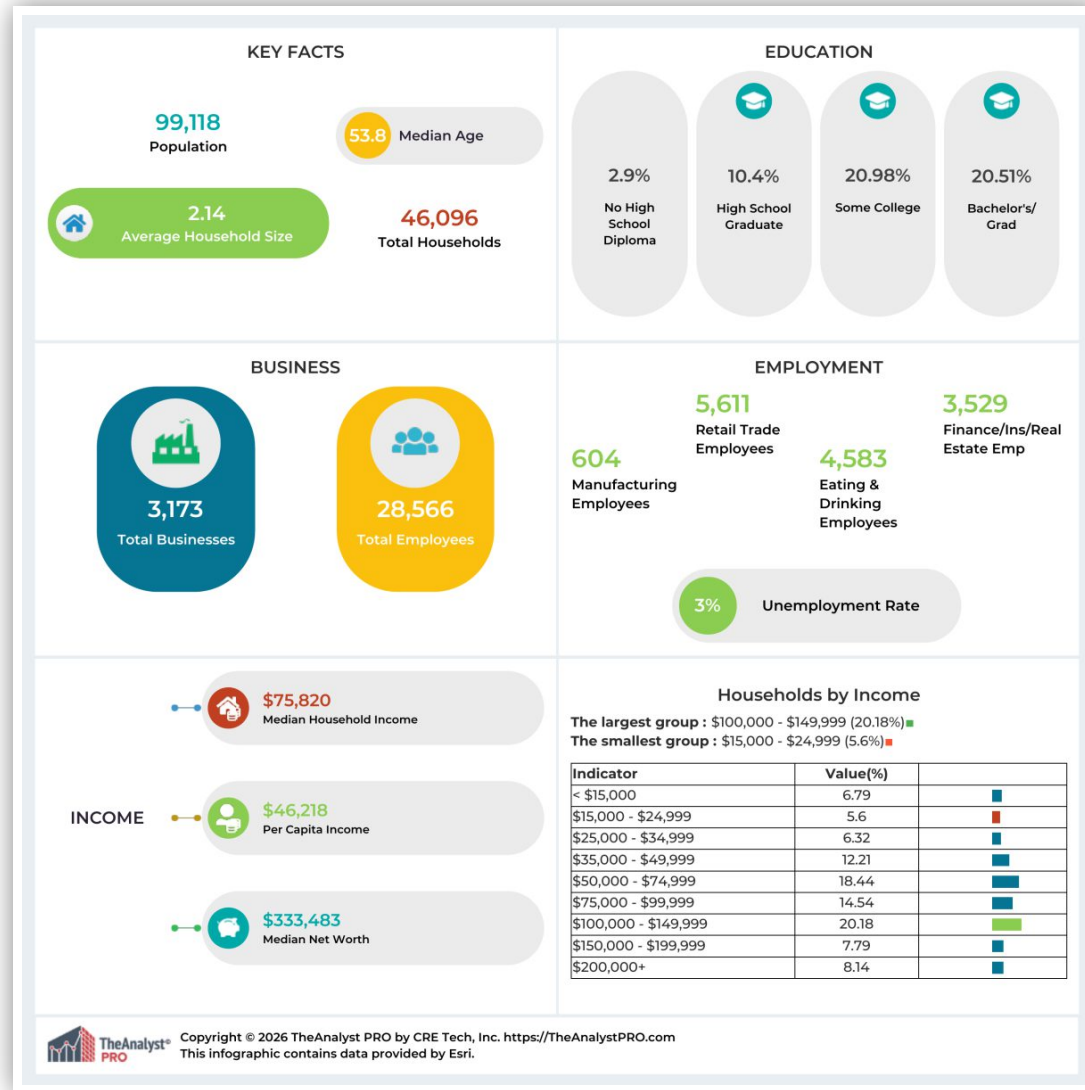
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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



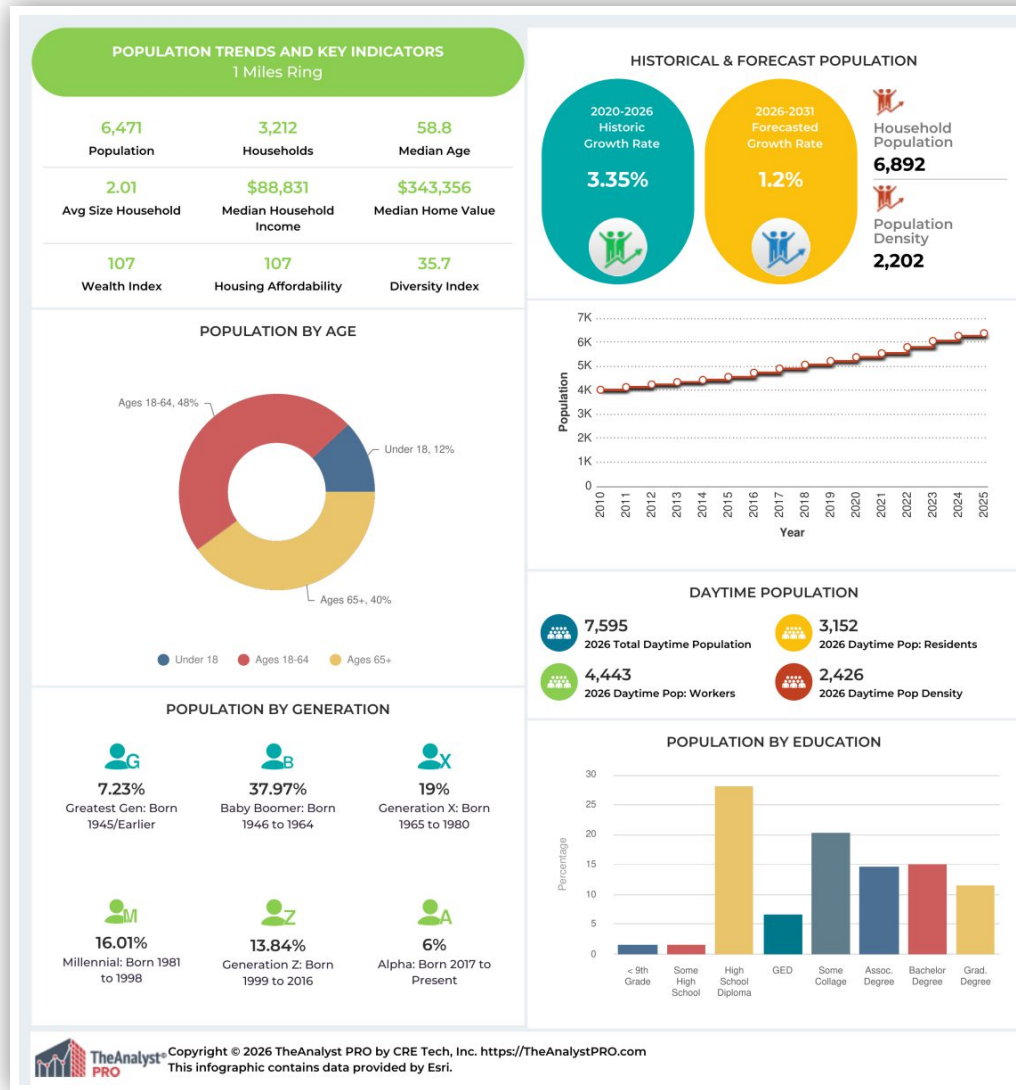
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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



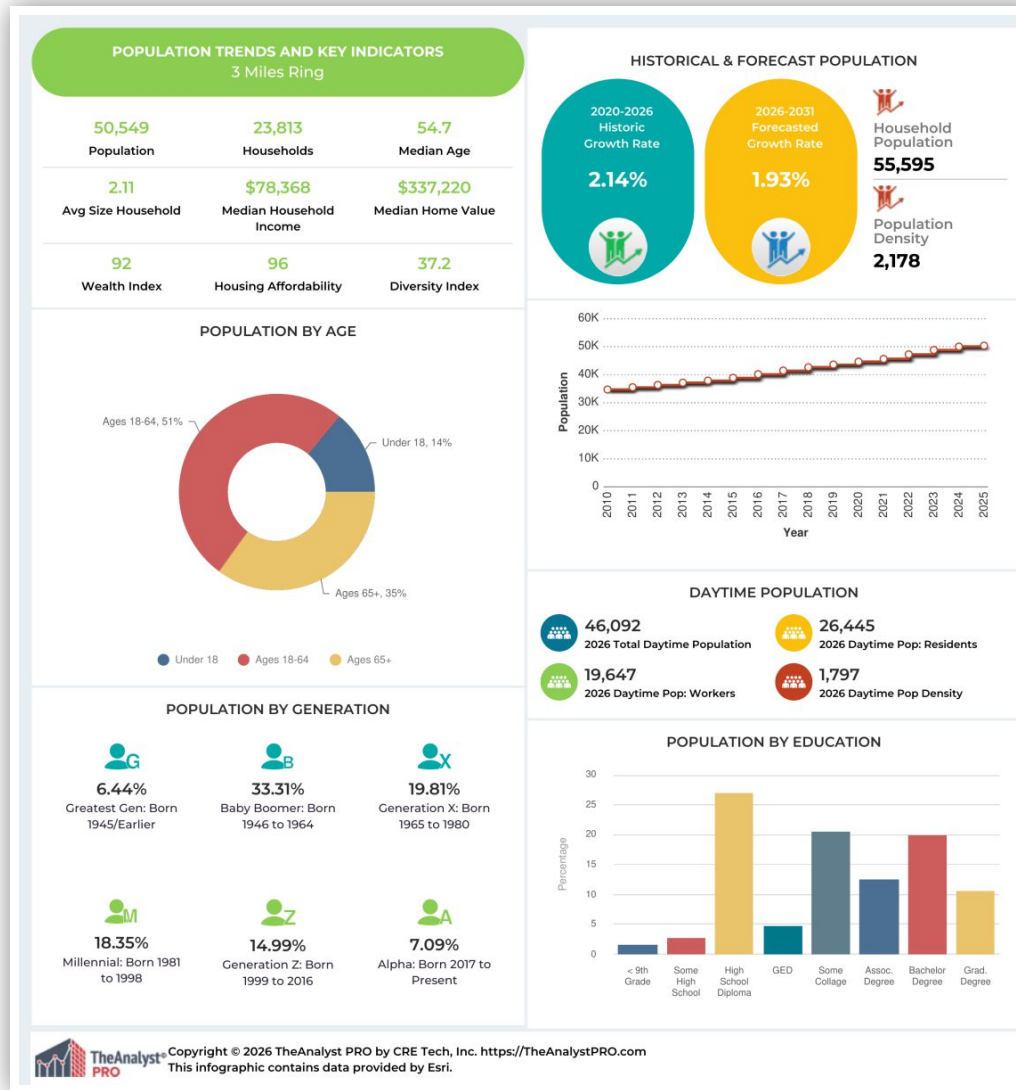
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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



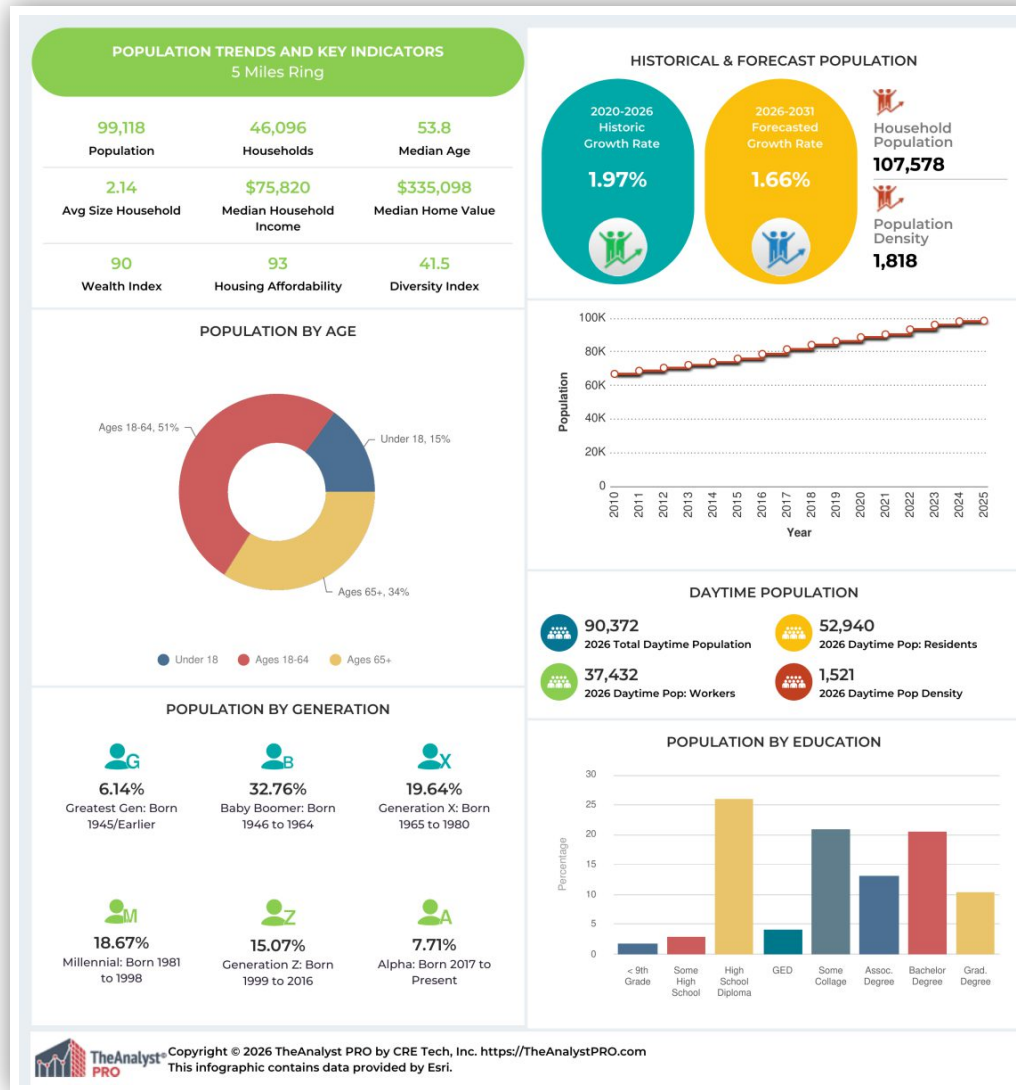
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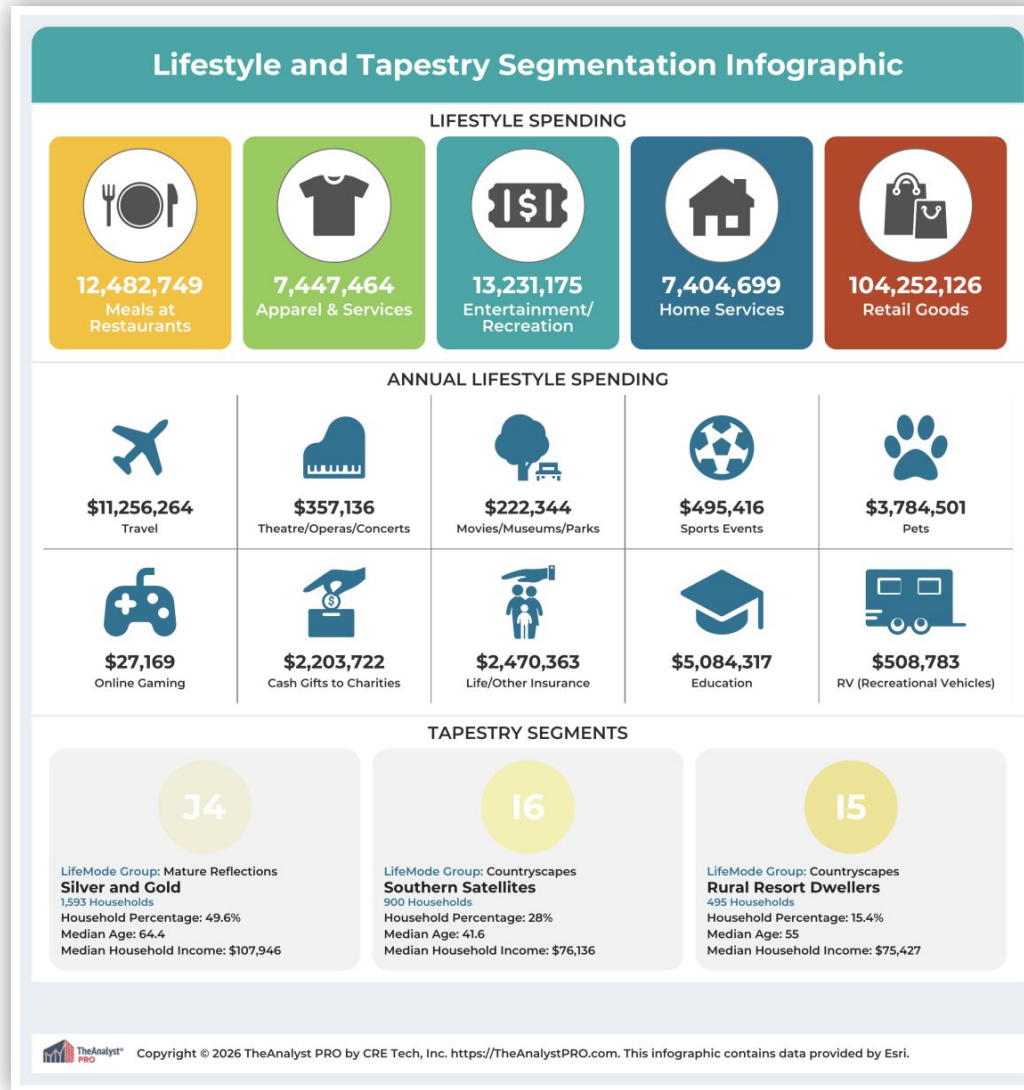
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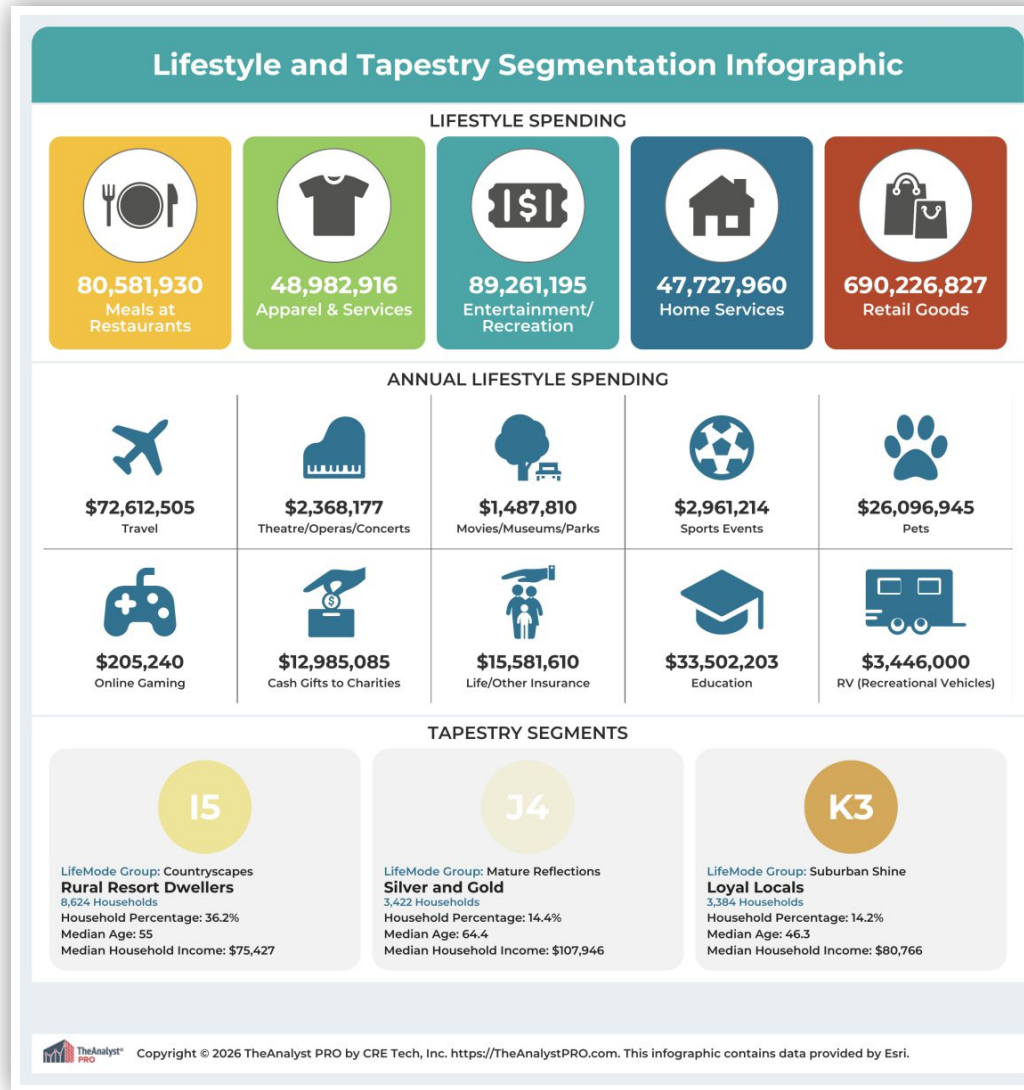
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INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)



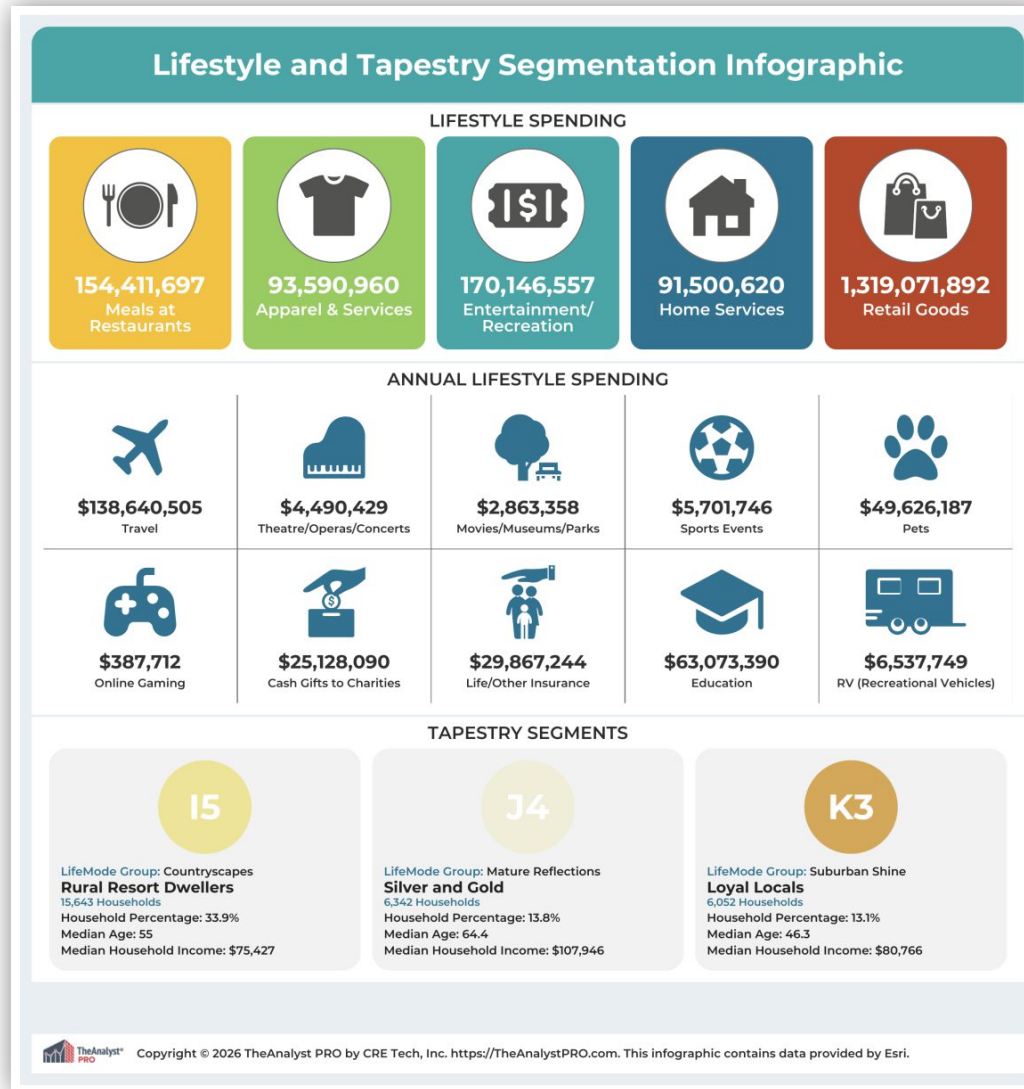
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INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)



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INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

ArcGIS Tapestry Segmentation

ArcGIS Tapestry classifies U.S. neighborhoods into 60 segments based on their socioeconomic and demographic composition, summarized under 12 LifeMode Groups. Each segment is identified by an alphanumeric Segment Code — a LifeMode Group letter followed by a number (for example, L2). Match the segment code shown on the report to the list below. See [Esri's ArcGIS Tapestry documentation](#) for detailed segment profiles.

A. Urban Threads

A1 Independent Cityscapes
A2 City Commons
A3 Social Security Set
A4 Fresh Ambitions
A5 Welcome Waves
A6 Young and Restless

B. Books and Boots

B1 Dorms to Diplomas
B2 College Towns
B3 Military Proximity

C. Metro Vibes

C1 Single Thrifties
C2 Kids and Kin
C3 Metro Fusion
C4 Family Foundations
C5 Diverse Horizons
C6 Moderate Metros

D. Tech Trailblazers

D1 Emerging Hub
D2 Trendsetters
D3 Modern Minds
D4 Metro Renters
D5 Laptops and Lattes

E. Community Connections

E1 Modest Income Homes
E2 Southwestern Families
E3 Hometown Charm
E4 Mobile Meadows
E5 Rural Versatility
E6 Family Bonds

F. Urban Harmony

F1 High Rise Renters
F2 Family Extensions
F3 Downtown Melting Pot
F4 City Strivers
F5 Uptown Lights

G. Family Fabric

G1 Shared Roots
G2 Up and Coming Families
G3 Generational Ties

H. Family Prosperity

H1 Flourishing Families
H2 Boomburbs
H3 Neighborhood Spirit
H4 Urban Chic

I. Countryscapes

I1 Small Town Sincerity
I2 Scenic Byways
I3 Heartland Communities
I4 Rooted Rural
I5 Rural Resort Dwellers
I6 Southern Satellites
I7 Country Charm

J. Mature Reflections

J1 Senior Escapes
J2 The Elders
J3 Retirement Communities
J4 Silver and Gold

K. Suburban Shine

K1 Legacy Hills
K2 Middle Ground
K3 Loyal Locals
K4 Classic Comfort
K5 Dreambelt
K6 City Greens
K7 Room to Roam
K8 Burbs and Beyond

L. Premier Estates

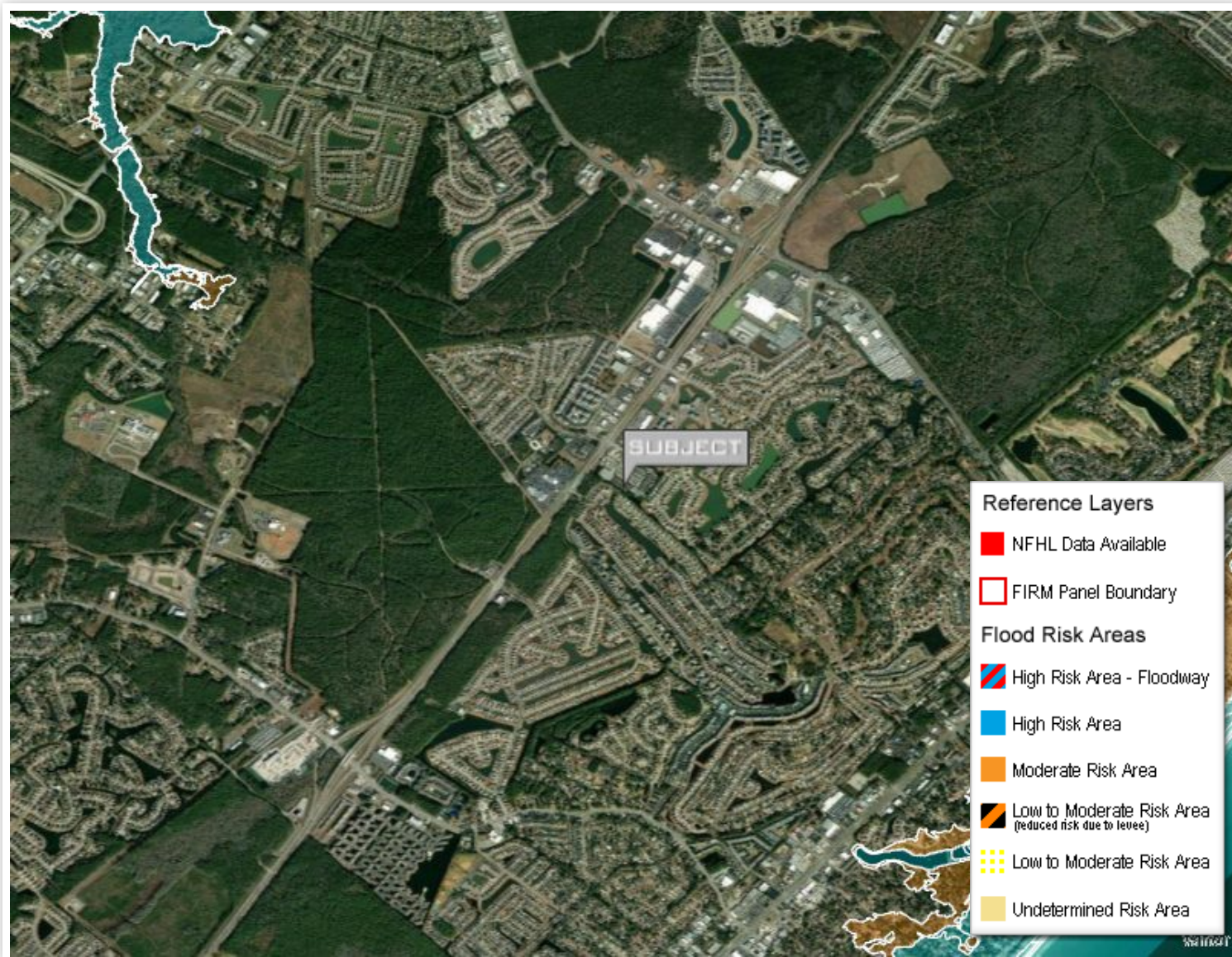
L1 Savvy Suburbanites
L2 Professional Pride
L3 Top Tier

A small share of areas fall outside these 60 profiles and are labeled Unclassified — typically uninhabited or non-residential land. Unclassified areas carry no LifeMode Group or Segment Code.

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LOCATION RISK ANALYSIS



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LOCATION RISK ANALYSIS

FEMA Map Last Updated:2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

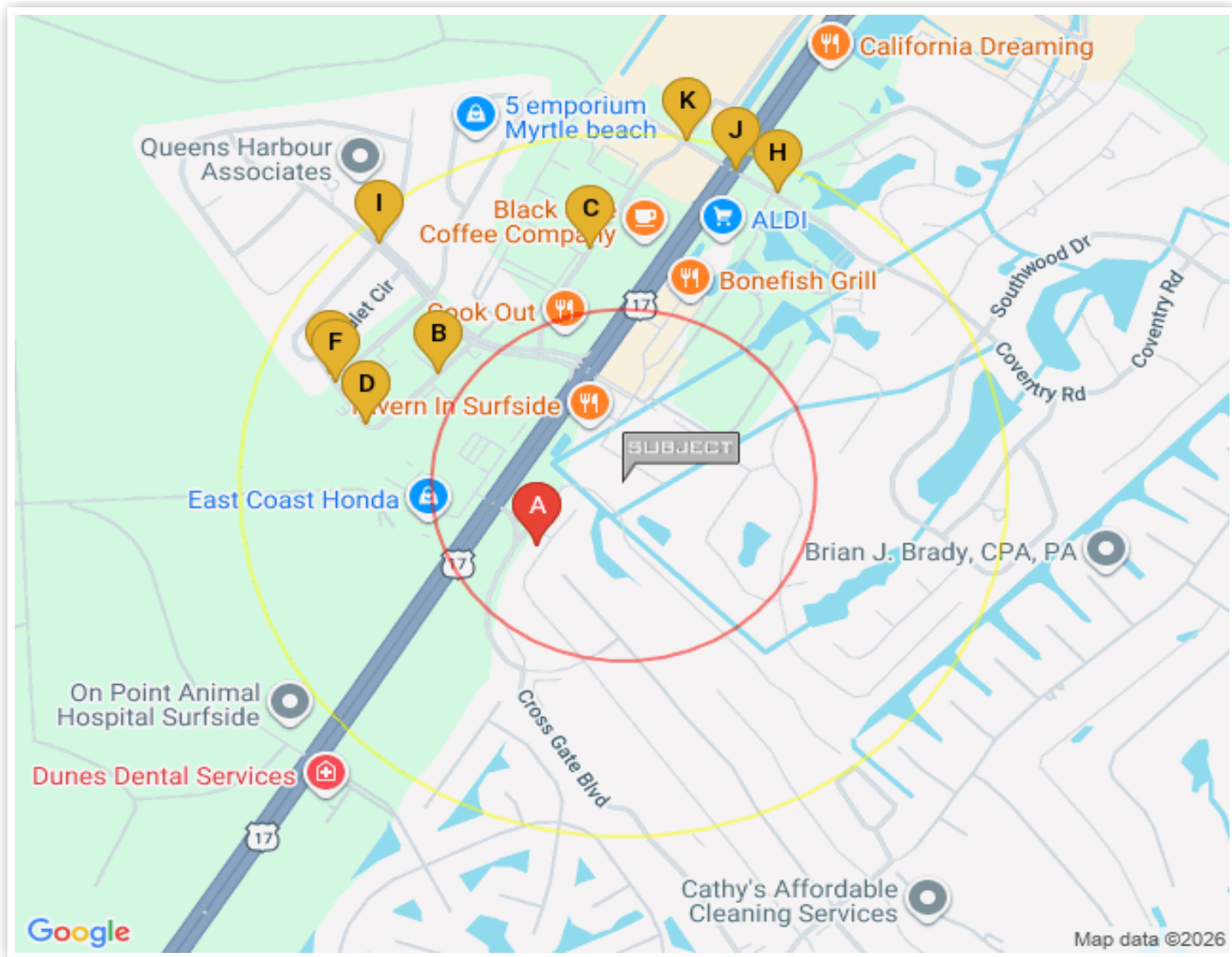
Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

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LOCATION RISK ANALYSIS



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LOCATION RISK ANALYSIS

Locations within 0.25 mile of Subject



BEACH VILLAGE SUBDIVISION

Latest

Update:

Site Type: STATIONARY
County: HORRY
Country: USA

Address: NEAR INTERSECTION , DEERFIELD
LINKS DR AND DEERFIE
Facility Detail Report:110071928561

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			

Locations within 0.50 mile of Subject



VILLAGE FAMILY DENTAL PA

Latest

Update:

Site Type: STATIONARY
County: HORRY
Country: UNITED STATES

Address: 3012 NEWCASTLE LOOP
Facility Detail Report:110017304727

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS	dmd	REARDEN, JOHN	843-215-2599
STATE MASTER	SC-EFIS	dmd	REARDEN, JOHN	843-215-2599

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LOCATION RISK ANALYSIS



Latest
Update:

VILLAGES AT QUEENS HARBOUR CLEAR AND GRUB

Site Type: STATIONARY
County: HORRY
Country: USA
Address: OFF LOYOLA DRIVE
Facility Detail Report:110071932699

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			



PREMIER CONCRETE SITE

Latest
Update:

Site Type: STATIONARY
County: HORRY
Country: USA
Address: NEWCASTLE LOOP +0.06 MI FROM
QUEENS HARBOUR BLVD
Facility Detail Report:110071929612

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			



INNOVATIVE ENDODONTICS

Latest
Update:

Site Type: STATIONARY
County: HORRY
Country: USA
Address: NEWCASTLE LOOP
Facility Detail Report:110071931530

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LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			

LOT 20 QUEENS HARBOUR

Latest

Update:

Site Type: STATIONARY
County: HORRY
Country: USA
Address: MONTAGUE LANE
Facility Detail Report: 110071910598

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			

MARKS CONSTRUCTION

Latest

Update:

Site Type: STATIONARY
County: HORRY
Country: UNITED STATES
Address: 3061 NEWCASTLE LOOP
Facility Detail Report: 110016971437

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			

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LOCATION RISK ANALYSIS

SC SURFSIDE BEACH

Latest

Update:

Site Type: STATIONARY
County: HORRY
Country: USA

Address: BEAVER RUN BLVD AND
COVENTRY ROAD
Facility Detail Report:110071931387

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			

QUEENS HARBOUR ASSOCIATES LLC

Latest

29-Dec-2014

Update:

Site Type: STATIONARY
County: HORRY
Country: UNITED STATES

Address: 3200 PLATMOOR DR
Facility Detail Report:110019996469

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS		STRICKLAND, STEVEN G	803-828-4105
STATE MASTER	SC-EFIS	district conservationist	STRICKLAND, STEVEN G	843-651-7900

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LOCATION RISK ANALYSIS

SUNSCAPES

Latest

Update:

Site Type: STATIONARY
County: HORRY
Country: USA

Address: US-17 BYP S & COVENTRY RD
Facility Detail Report:110071921420

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			

AUTOZONE STORE #10638

Latest

Update:

Site Type: STATIONARY
County: HORRY
Country: USA

Address: 1001 SOUTH COMMONS DRIVE
Facility Detail Report:110072201985

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			

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LOCATION RISK ANALYSIS

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

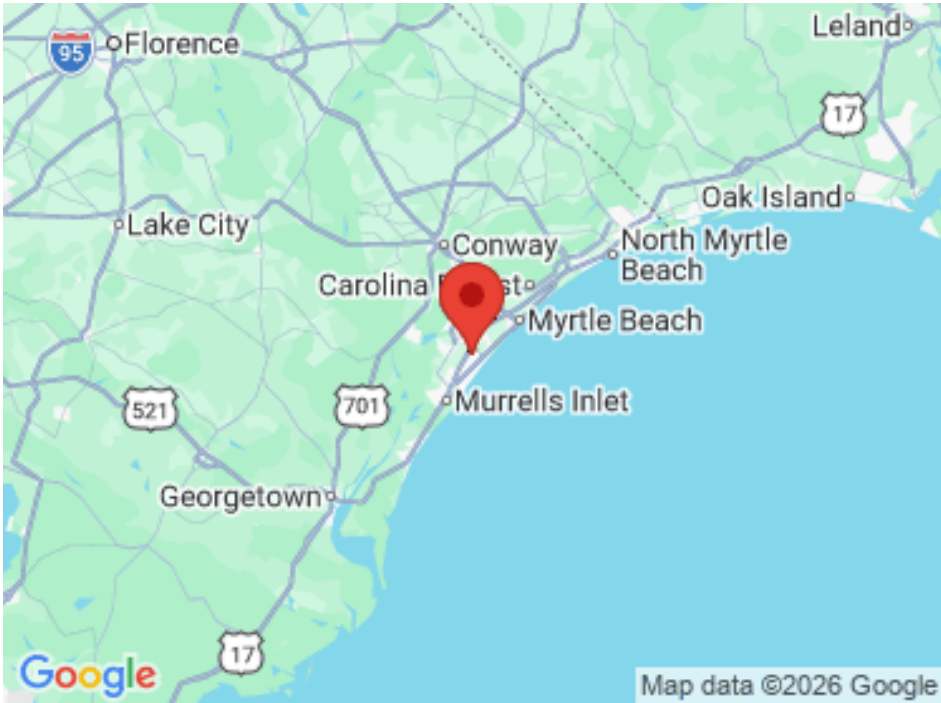
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AREA LOCATION MAP



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STREET VIEW MAP



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