



931 Medical Circle | For Sale

Prime Medical Office Opportunity in Myrtle Beach, SC

4,700 RSF

Building Size

\$1,100,000

Price

MP

Zoning

0.52 Acres

Lot Size

This property is ideally suited as a **medical or professional office building**, offering prime accessibility and visibility in a thriving Myrtle Beach office and healthcare corridor. Its strategic location also presents an opportunity for hospital related medical professionals and practices.

Property Address

931 Medical Circle
Myrtle Beach, SC 29572

Key Features

- Proximity to Grand Strand Hospital and healthcare facilities
- Dedicated patient/customer parking and easy accessibility
- Multiple tenants provides reduced risk
- Below market rents provides great upside to a new owner
- Submarket is in high demand and consistently has little to no vacancy
- New roof installed in 2018



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Property Overview & Specifications

Investment Highlights



Healthcare Location

Strategically located within a key healthcare corridor, offering exceptional patient accessibility and proximity to major hospitals.



Patient & Staff Parking

Ample surface parking provides convenient patient and staff access, including dedicated ADA spaces.



Medical/Professional Office Infrastructure

Built to office standards, featuring three HVAC systems and customizable exam room configurations to support diverse practices.



ADA Accessibility

Fully accessible for all patients and visitors via the ramp from the parking area to the front doors.

Property Specifications

Property Type	Medical Office Building
Building Size	4,700 RSF
Lot Size	0.52 acres
Zoning	MP
Year Built	1982 / 2018 Renovations
Parking Spaces	15 spaces (3.2 per 1,000 RSF)
Occupancy	100% occupied

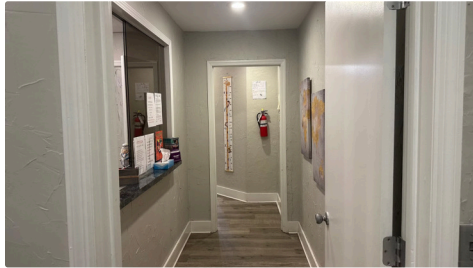


Healthcare Corridor Location

Positioned within a vibrant medical hub, ensuring excellent patient draw and collaboration opportunities.



Reception Unit A



Hallway Unit A



Break Room/Side Entrance Unit A



Exam Room Unit A



Exam Room Unit B



Reception Unit B

Location & Market Analysis



Regional Access

The property boasts excellent connectivity to the region's main transportation infrastructure, ensuring convenient and efficient access for patients, customers, staff, and visitors.

- Minutes to Highway 17 Bypass and Kings Highway
- 15 minutes to Myrtle Beach central business district
- 10 miles to Myrtle Beach International Airport
- Direct access to 82nd Parkway

Area Economic Drivers

Healthcare Network


Proximity to leading hospitals, medical centers, and specialty clinics establishes a strong healthcare corridor, fostering collaboration and patient referrals.

Medical Professionals

A significant concentration of physicians, specialists, and healthcare providers in the area supports a robust referral ecosystem and potential for professional synergy.

Patient Demographics

Favorable population characteristics, including aging demographics, indicate a stable and growing patient base for medical practices.

 Detailed demographic reports and market studies available upon request from listing broker.

Site Plan & Lease Terms

Available Space

Suite	Square Feet	Condition	Notes
Suite A	1,900 RSF	Built-out	Leased through October 2026.
Suite B	2,800 RSF	Built-out	Leased through January 2028.

Pricing & Lease Terms

Sale Price	\$1,100,000 / \$234 per RSF
Asking Lease Rate	\$24.00 per RSF NNN (annual)
Estimated NNN	\$5.10 per RSF (taxes, insurance, CAM)
Lease Term	5-10 years preferred
Tenant Improvements	Negotiable

Next Steps

Contact the listing broker to schedule a property tour or discuss terms for purchasing and/or leasing this property.



Exclusive Listing Agents

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