



**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



#### **Contact:**

**Owen Wenz, MBA**  
Blanton Commercial Real Estate, LLC  
(843) 421-9477  
[owen.wenz@blanton-commercial.com](mailto:owen.wenz@blanton-commercial.com)  
[www.blanton-commercial.com](http://www.blanton-commercial.com)



#### **Contact:**

**Eddie Blanton, CCIM**  
Blanton Commercial Real Estate, LLC  
(843) 780-1001  
[eddie@blanton-commercial.com](mailto:eddie@blanton-commercial.com)  
[www.blanton-commercial.com](http://www.blanton-commercial.com)



# 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

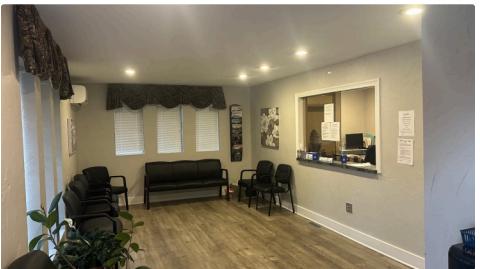
Fully accessible for all patients and visitors via the ramp from the parking area to the front doors.

## 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.



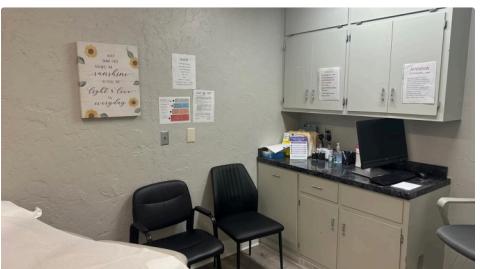
Reception Unit A



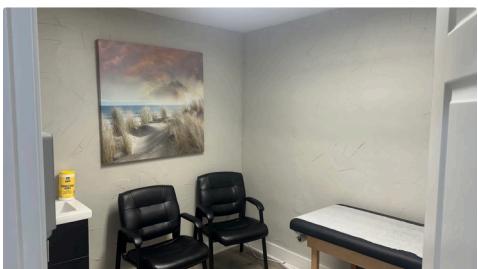
Hallway Unit A



Break Room/Side Entrance Unit A



Exam Room Unit A

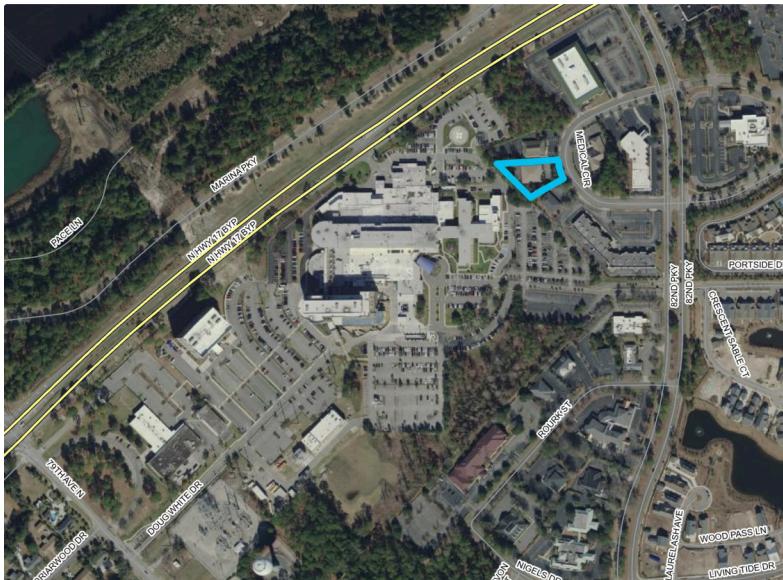


Exam Room Unit B



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

**Owen Wenz, MBA**  
Trusted Advisor  
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