

## OFFICE BUILDING FOR LEASE

# 2523 FORESTBROOK ROAD

2523 Forestbrook Road, Unit J, Myrtle Beach, SC 29579



### PROPERTY DESCRIPTION

Unit J at 2523 Forestbrook Road offers 1,400 square feet of office space fronting Forestbrook Road. This unit is built out into a multiple office, a reception area, multipurpose room, and warehouse storage area. 2523 Forestbrook Road is a neighborhood retail center located in the center of Forestbrook, a densely-populated bedroom community of Myrtle Beach, and is home to co-tenants Tax Master, Grand Strand Pools, Ramani's Pizza, and Backpack Buddies. Activity at this center is fueled by the 10,710 residents located within a 5 minute drive of the property, and is anticipated to increase to over 12,000 by 2030.

### PROPERTY HIGHLIGHTS

- 1,400 SF office unit For Lease
- Buildout ideal for professional office users
- High visibility within retail development
- Convenient to residential populations in Forestbrook submarket

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$16 SF/yr (NNN)
<b>Number of Units:</b>	5
<b>Available SF:</b>	1,400 SF
<b>Lot Size:</b>	1.86 Acres
<b>Building Size:</b>	9,800 SF

SPACES	LEASE RATE	SPACE SIZE
Unit J	\$16.00 SF/yr	1,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	141	396	1,997
<b>Total Population</b>	378	1,065	5,629
<b>Average HH Income</b>	\$83,059	\$83,932	\$90,596

### ADAM CATES, CCIM, SIOR

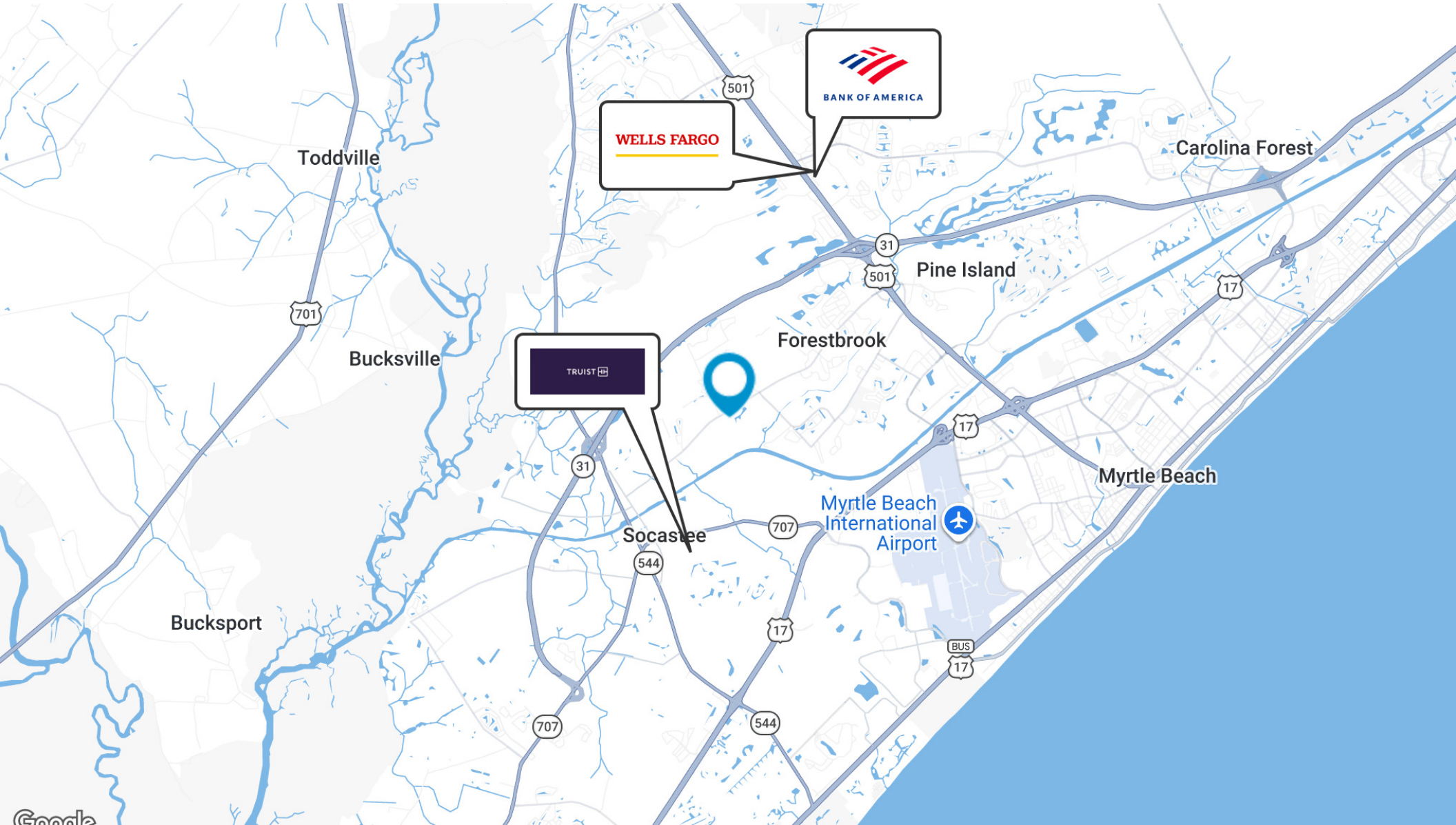
President  
843.333.4190  
acates@traddcommercial.com



OFFICE BUILDING FOR LEASE

# 2523 FORESTBROOK ROAD

2523 Forestbrook Road, Unit J, Myrtle Beach, SC 29579



**ADAM CATES, CCIM, SIOR**

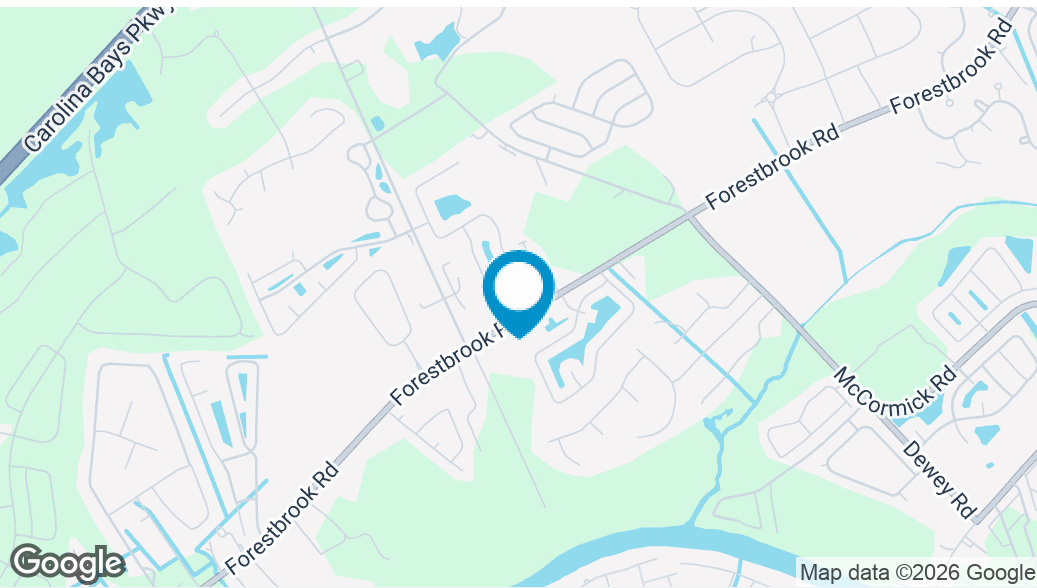
President  
843.333.4190  
acates@traddcommercial.com



# 2523 FORESTBROOK ROAD

2523 Forestbrook Road, Unit J, Myrtle Beach, SC 29579

<b>Header</b>	<b>Header</b>	<b>Header</b>
Bodyt	Bodyt	Bodyt
<b>Footer</b>	<b>Footer</b>	<b>Footer</b>



## BULLETS HEADLINE

- ajsldgfajsdghfasjd hfg
- asd
- fasd
- fasdf
- asdf
- sdAdd Bullets Here the quick brown fox jumps over the lazy dog the quick brown

### ADAM CATES, CCIM, SIOR

President  
 843.333.4190  
 acates@traddcommercial.com