

LEASE

DEERFIELD PLAZA

1756-1784 U.S. 17 Business Surfside Beach, SC 29575



PROPERTY DESCRIPTION

1,328 SF In-line unit at Deerfield Plaza, a shopping center anchored by Ollie's Bargain Outlet and Harbor Freight Tools located in Surfside Beach (Horry County jurisdiction) just south of Hwy 544. Outparcel users/tenants include Old Time Pottery, Advance Auto, Subway, Pizza Hut, Bad Ass Coffee, Burn Boot Camp, Roma Ray Bakery, etc. Annual visits exceed 950,000 (Placer.ai). Avg Daily Traffic on US Hwy 17 Bus is 32,300. Strong Demographics with permanent population of 88,040 within a 5 mile radius. Deerfield Plaza has excellent visibility and ingress/egress from Hwy 17 Business and is conveniently located less than 1 mile from the Atlantic Ocean.

LOCATION DESCRIPTION

The Surfside Beach submarket, located just south of Myrtle Beach city limits and north of Murrells Inlet, is experiencing tremendous growth in the retail and residential sectors. US Hwy 17 Business provides steady traffic from permanent population and visitors. Permanent population within 1 mile of the subject property is 6,896 and growing. 3 miles: 31,962. 5 miles: 88,040.

OFFERING SUMMARY

Lease Rate:	\$2,214 per month (\$20/SF/Yr)
Available SF:	Unit 1776: 1,328 SF
Parking:	373 (5.5/1,000 SF)
Lot Size:	8.32 Acres
Building Size:	67,550 SF
Zoning:	HC (Horry County)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,357	15,258	39,978
Total Population	6,896	31,962	88,040
Average HH Income	\$97,191	\$92,078	\$87,320

Drew Parks

Senior Broker Associate

(843) 455-0216

drewparks@seacoastrealty.com



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

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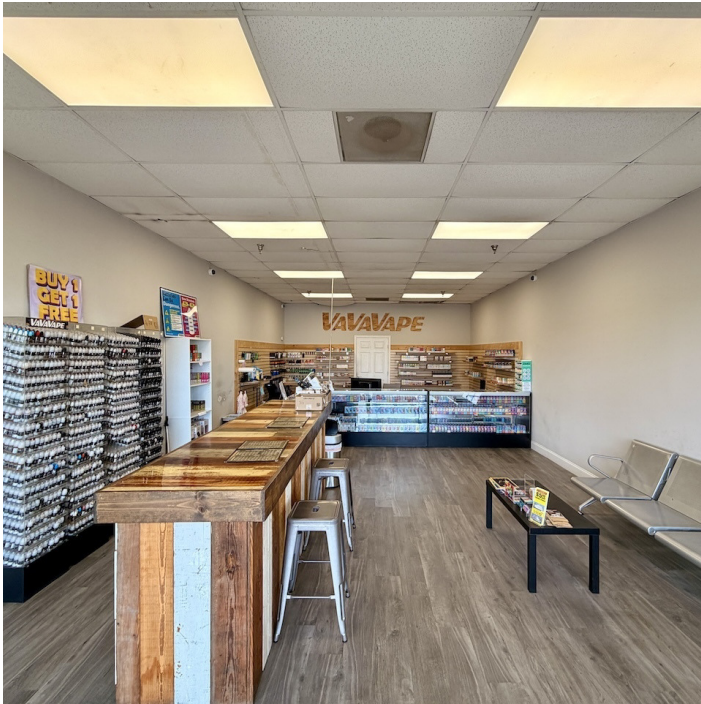


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Deerfield Plaza

US-17 BUS, Surfside Beach, SC

of Properties: 23

Rank	Name	Visits
1	Forest Square at Carolina Forest / 2100 Oakheart Rd, Myrtle Beach, SC 29579	2.32M
2	Deerfield Plaza / 1772 US-17 BUS, Surfside Beach, SC 29575	997.4K
3	Forest Village Shopping Center / 4026 River Oaks Dr, Myrtle Beach, SC 29579	885.1K
4	The Market at Murrell's Inlet / 760 Mink Ave, Murrells Inlet, SC 29576	800.2K
5	Surfside Center / 2292 Glens Bay Rd, Surfside Beach, SC 29575	575K
6	Center South / 6103 N Kings Hwy, Myrtle Beach, SC 29577	539.6K
7	Socastee Commons / 5022 Dick Pond Rd, Myrtle Beach, SC 29588	527.6K
8	Inlet Crossing Shopping Center / 3320 US-17 BUS, Murrells Inlet, SC 29576	527.3K
9	Myrtle Beach Retail / 102 Loyola Dr, Myrtle Beach, SC 29588	426.4K
10	South Park Centre / 8703 Highway 17 Byp S, Surfside Beach, SC 29575	393K
11	King's Plaza / 3001 N Kings Hwy, Myrtle Beach, SC 29577	350.4K
12	North Gate Shopping Center / 3546 Northgate Dr, Myrtle Beach, SC 29588-6182	294.6K
13	Coventry Crossing / 1600 Farrow Pkwy, Myrtle Beach, SC 29577	253.8K
14	Carolina Forest Commons / 107 Debo Dr, Myrtle Beach, SC 29579	245.2K
15	Beach Crossing / 1350-1380 3rd Ave S, Myrtle Beach, SC 29577	230.2K
16	University Shoppes / 2246 E Highway 501, Conway, SC 29526	225K
17	Workshop Tools Center / 100 Legends Rd, Myrtle Beach, SC 29579	222.1K
18	Prime Sport Complex / 6613 & 6617 North Kings Hwy, Myrtle Beach, SC 29572	199.5K

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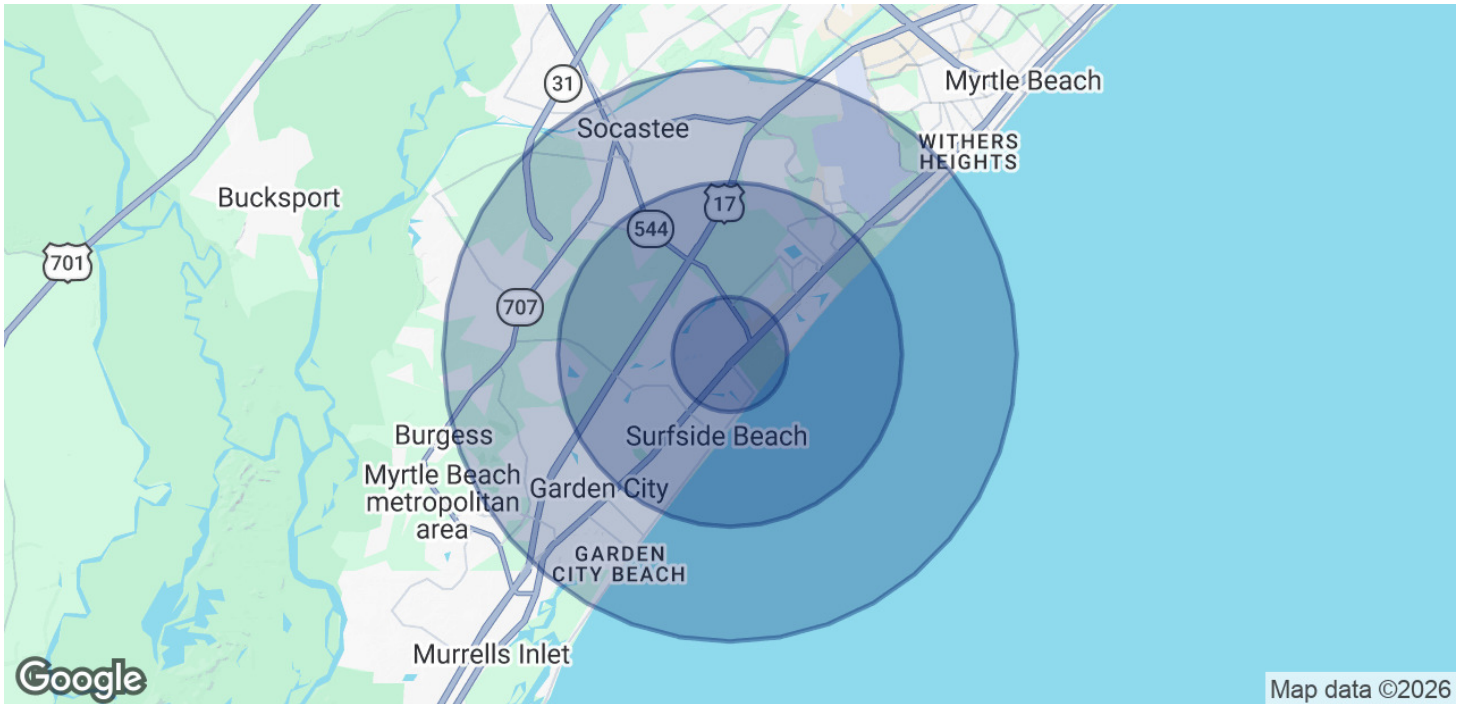


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,896	31,962	88,040
Average Age	51.6	52.3	49.4
Average Age (Male)	49.8	50.9	48.2
Average Age (Female)	53.3	53.6	50.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,357	15,258	39,978
# of Persons per HH	2	2.1	2.2
Average HH Income	\$97,191	\$92,078	\$87,320
Average House Value	\$383,957	\$387,962	\$364,978

2020 American Community Survey (ACS)

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