

LEASE

PRIME OFFICE SITE
TBD 16th Ave Conway, SC 29526



PROPERTY DESCRIPTION

Available for Ground Lease or Build to Suit: 0.52-acre pad site with 112' frontage on 16th Ave. Excellent location adjacent to United Community Bank. Cross Access Easement in place from Hwy 501 through the United Community Bank site. Master planned stormwater retention and utilities in place.

LOCATION DESCRIPTION

Located adjacent to United Community Bank near the intersection of Hwy 501 & 16th Ave. Conway is the county seat of Horry County. Nearby businesses include: Walgreens, Dunkin, Chick-fil-A, Bojangles, Starbucks, Popeyes, Hardee's, Arby's, KFC, Conway Sports and Fitness Center, etc. ADT on Hwy 501 (Church St) is 36,700. ADT on 16th Ave is 3,200.

OFFERING SUMMARY

Lease Rate:	\$50,000.00 per year (Ground)
Lot Size:	0.52 Acres
Zoning:	P (Professional)
Frontage:	112 Ft

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,517	9,591	16,982
Total Population	5,926	23,624	46,581
Average HH Income	\$62,270	\$68,873	\$72,284

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**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

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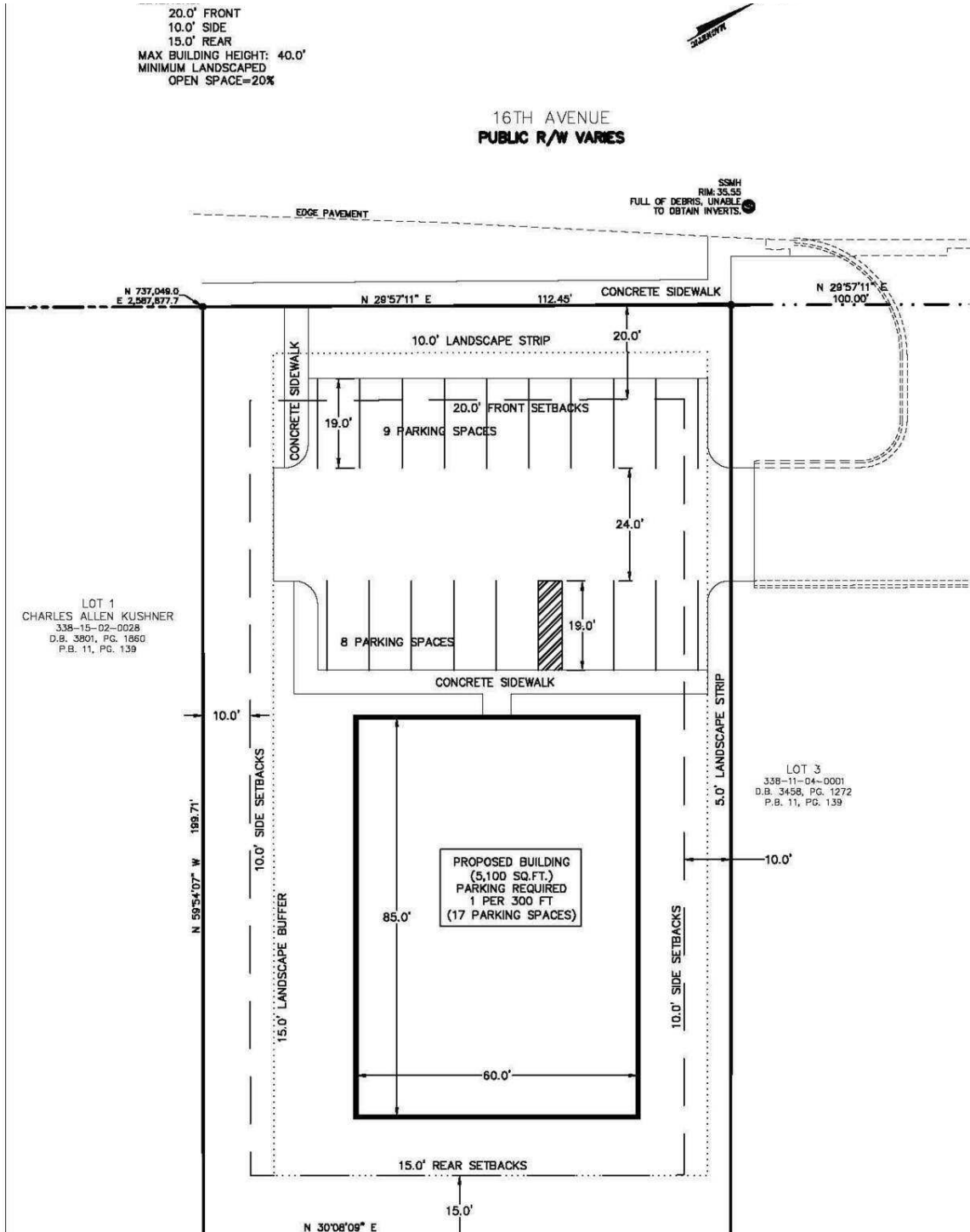
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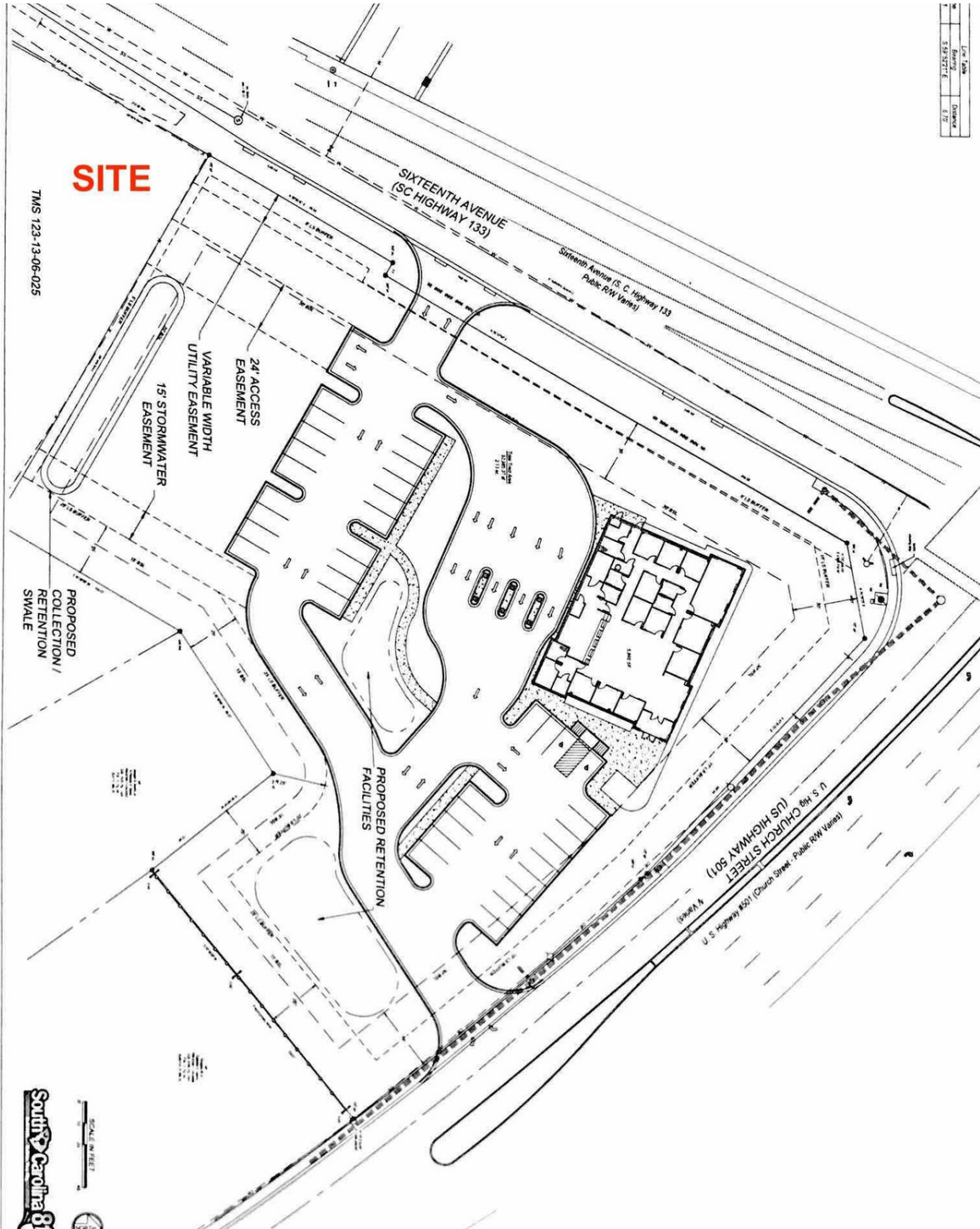
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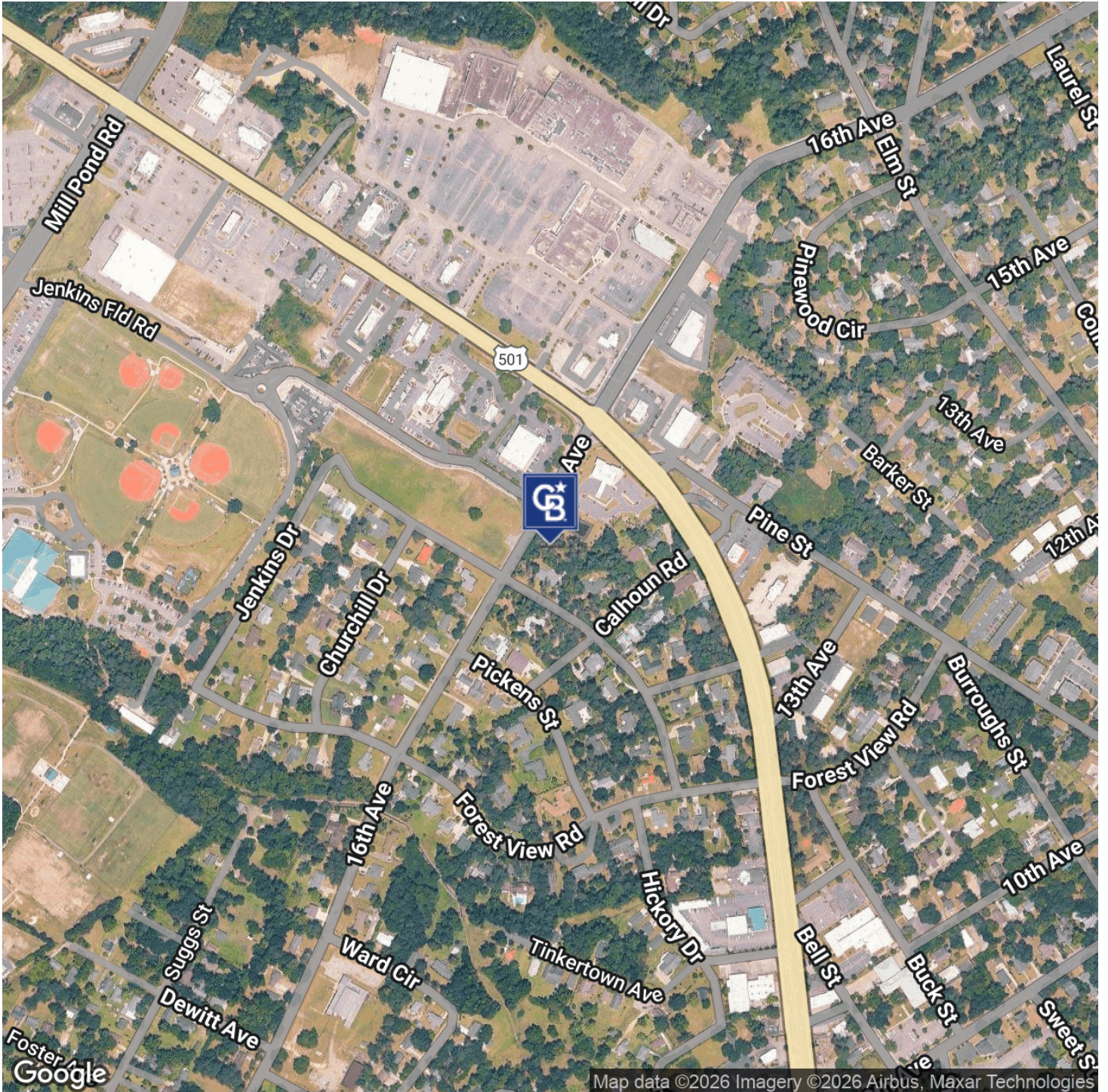
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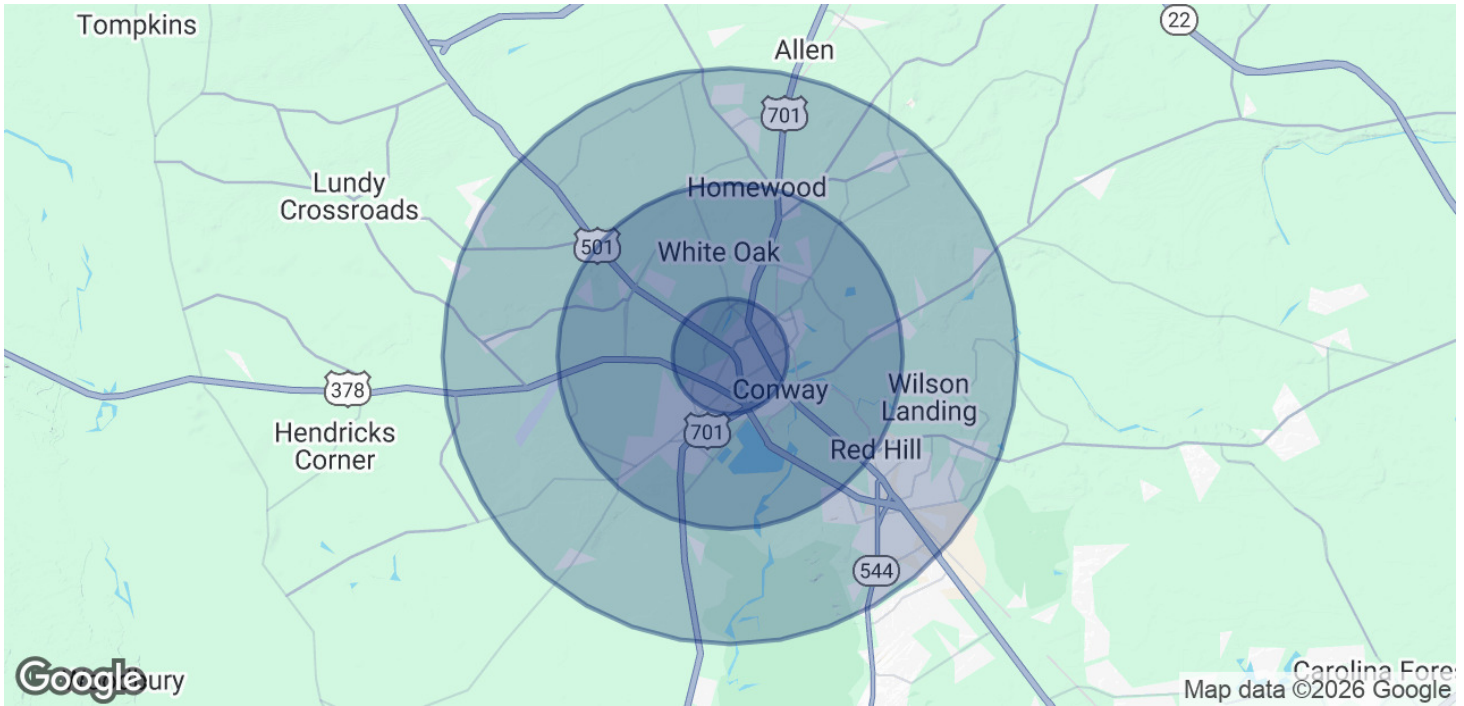
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,926	23,624	46,581
Average Age	42.5	42.8	40.2
Average Age (Male)	40.7	41.2	39.2
Average Age (Female)	44.2	44.1	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,517	9,591	16,982
# of Persons per HH	2.1	2.2	2.6
Average HH Income	\$62,270	\$68,873	\$72,284
Average House Value	\$291,965	\$290,848	\$283,096

2020 American Community Survey (ACS)

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