

# THE CURVE BUSINESS PARK

8733 & 8739 Hwy 17 Bypass, Myrtle Beach, SC 29575



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# THE CURVE BUSINESS PARK

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# PROPERTY OVERVIEW

Introducing The Curve Business Park which includes all three office buildings(120,000 sqft) in the Park, each is approximately 40,000 SF, and a restaurant of 2,200 sqft all situated on over 15.7 acres. 90,000 sqft of this property is on a long-term lease with a fortune 500 company. Income from the property is derived from the 120,000 sqft office buildings, restaurant and billboard. Situated among 20 franchise businesses on both sides of the highway, this office park boasts 500 ft of Hwy frontage and one of the highest traffic counts in the Grand Strand with over 38,000 cars/day. There is also a value add opportunity to develop the frontage out-parcel which could accommodate an approximately 6,000 sqft building.



## THE CURVE BUSINESS PARK

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# PROPERTY PHOTOS



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# PROPERTY PHOTOS



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# THE CURVE BUSINESS PARK

## PROPERTY INFORMATION

### PURCHASE PRICE

*\$15,950,000.00*

### PROPERTY ADDRESS

*8733 & 8739 Hwy 17 Bypass  
Myrtle Beach, SC 29575*

### YEAR BUILT

*1993*

### PROPERTY SIZE

*123,000 Sq. Ft.*

### LAND SIZE

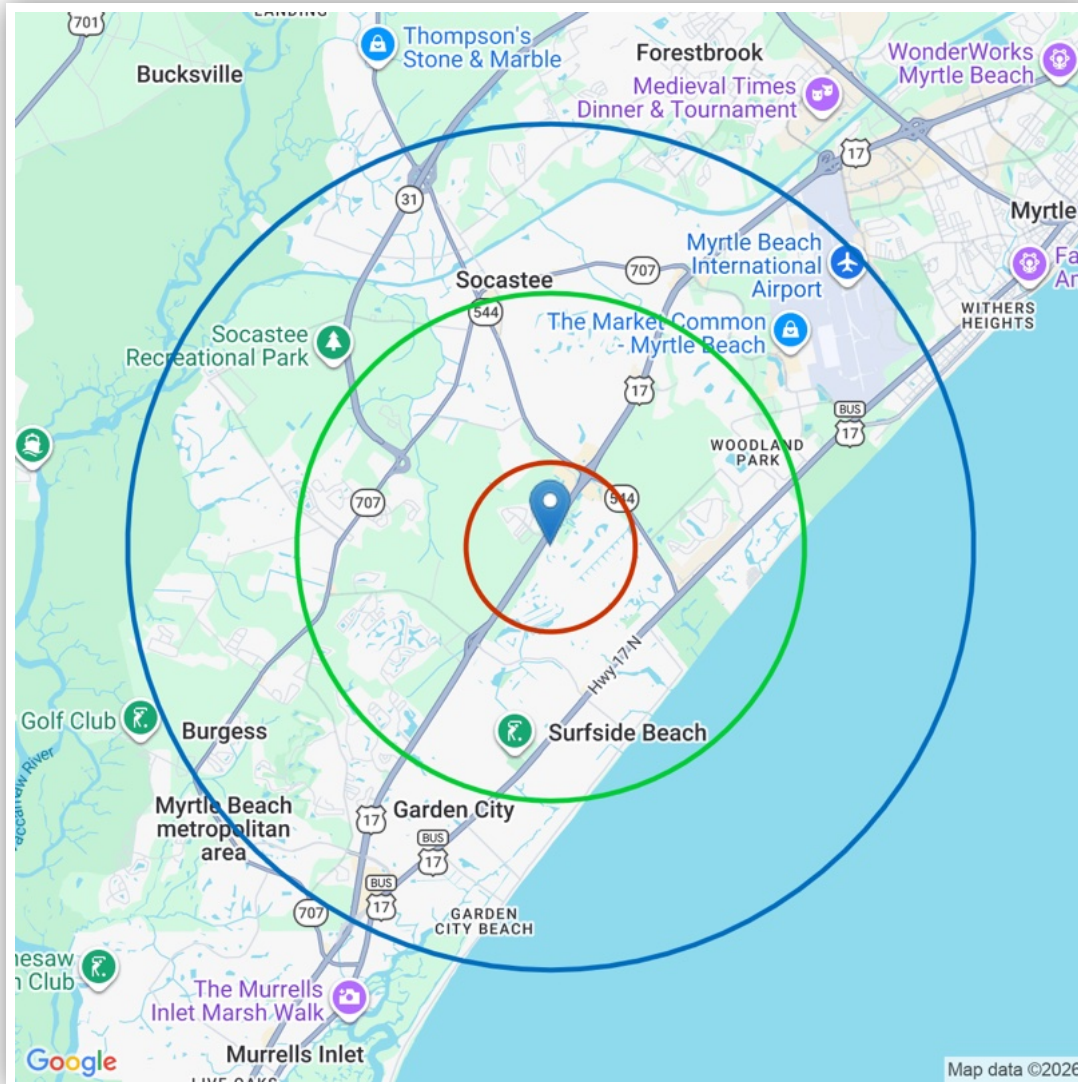
*15.70 Acres*

8733 & 8739 Hwy 17  
Bypass Myrtle Beach, SC  
29575

### Company Disclaimer

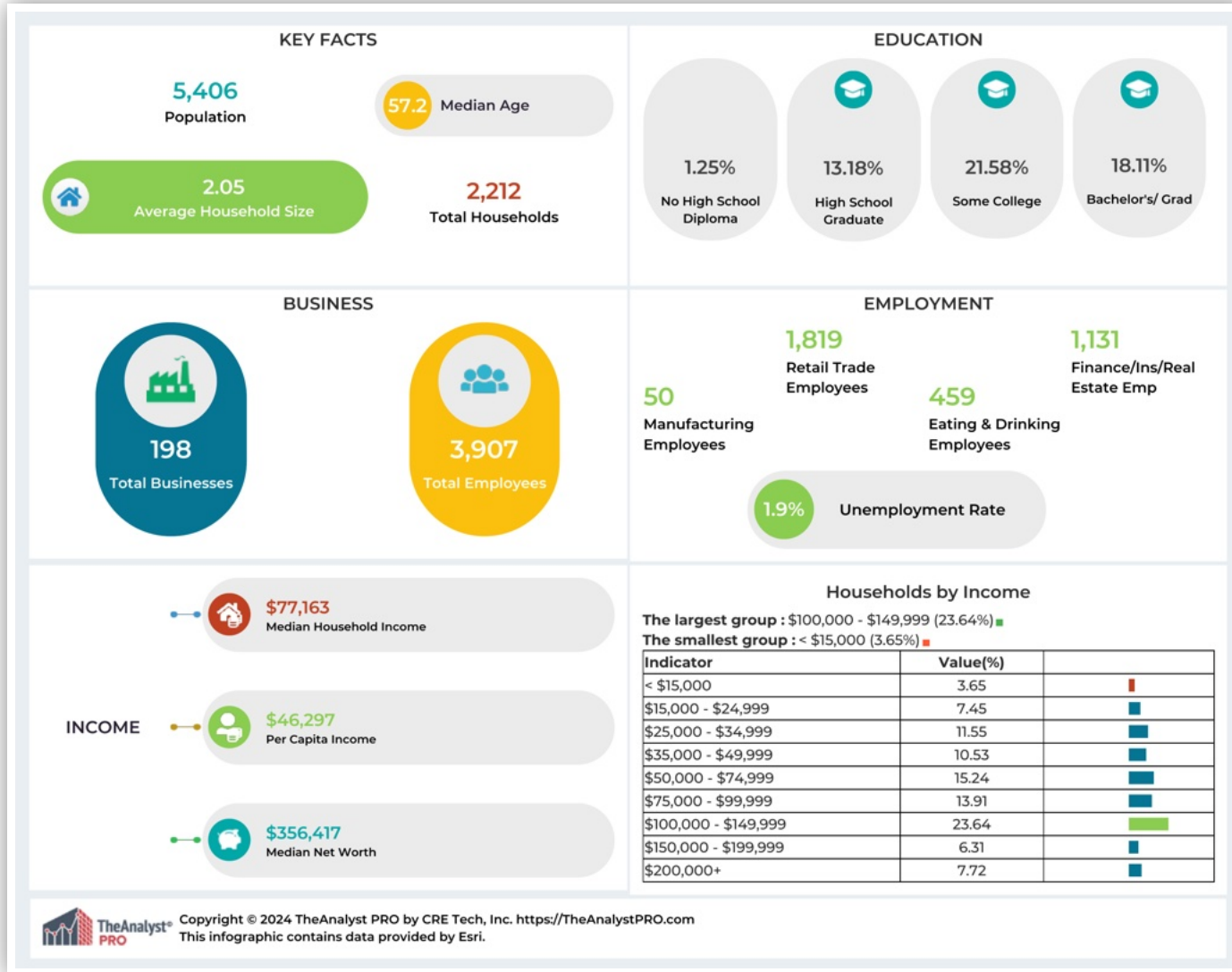
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

# LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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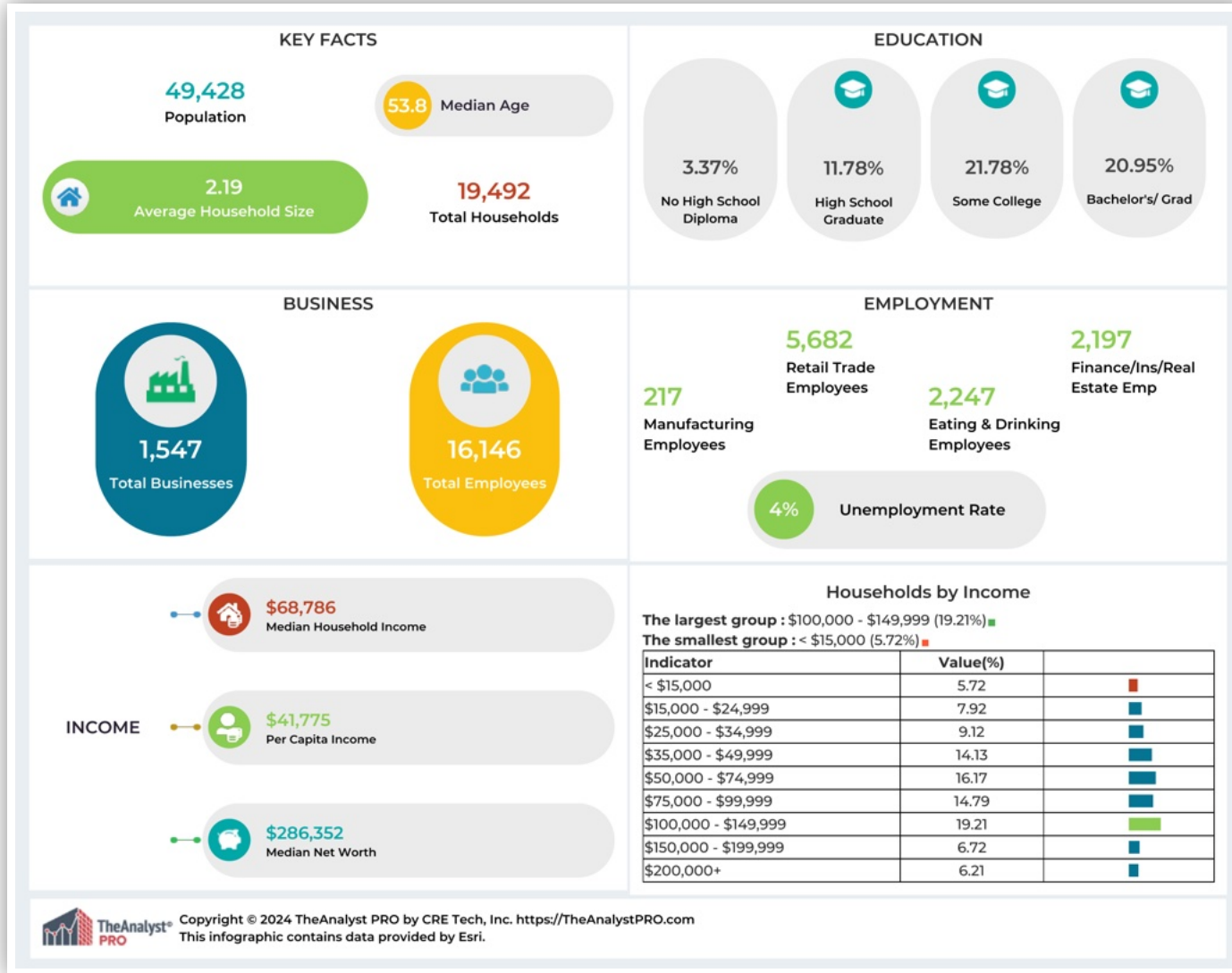
# INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



## THE CURVE BUSINESS PARK

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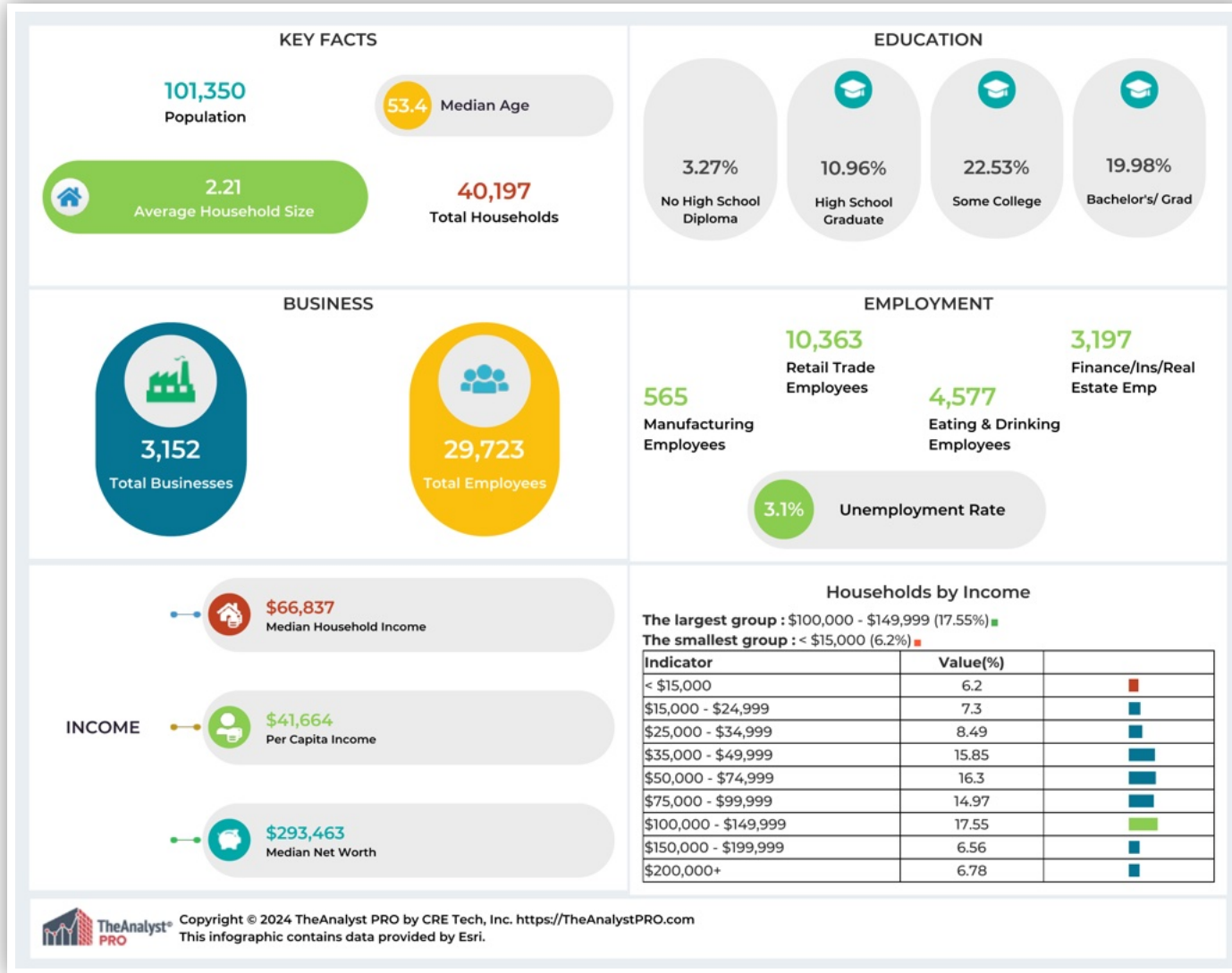
# INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



## THE CURVE BUSINESS PARK

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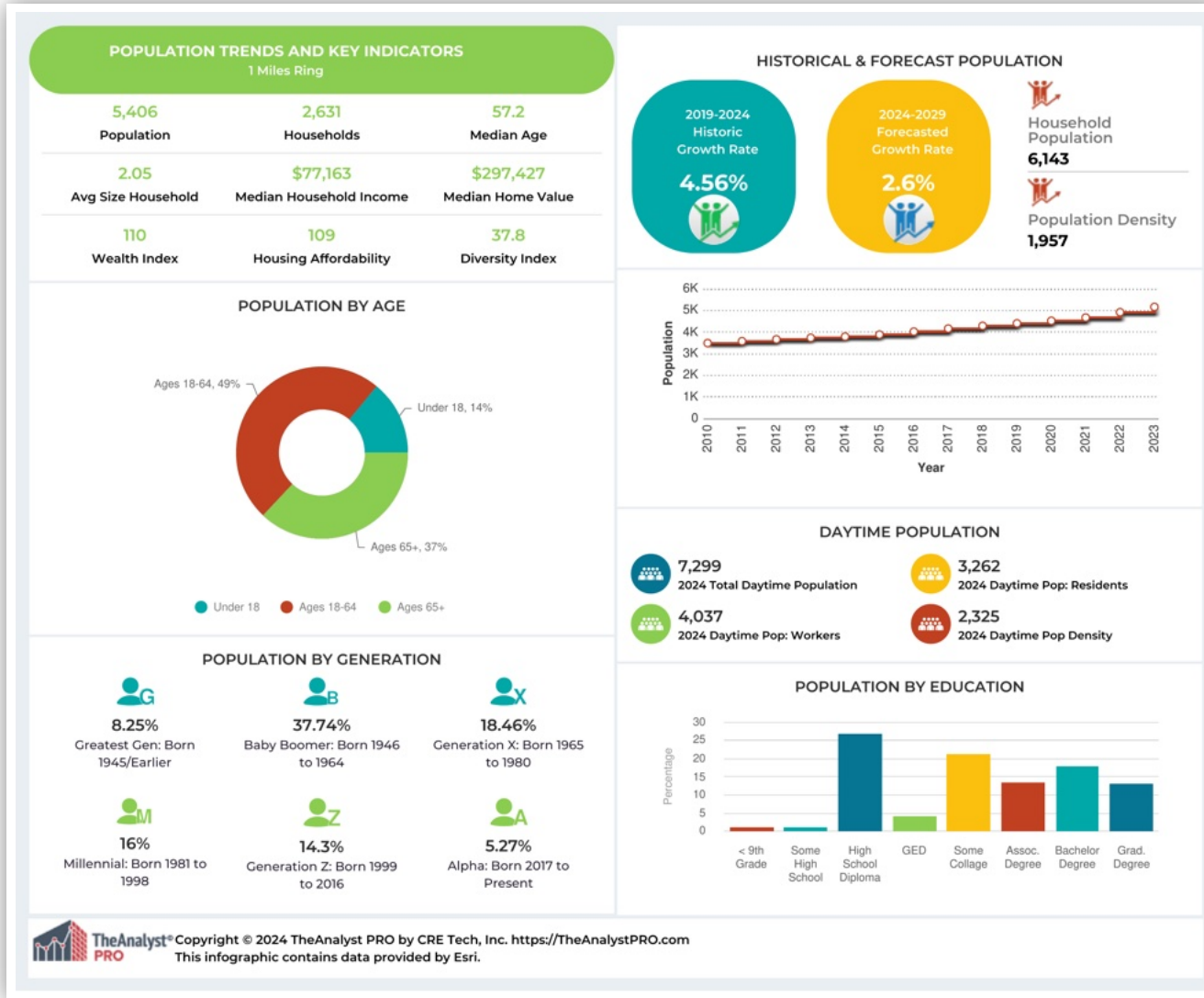
# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



## THE CURVE BUSINESS PARK

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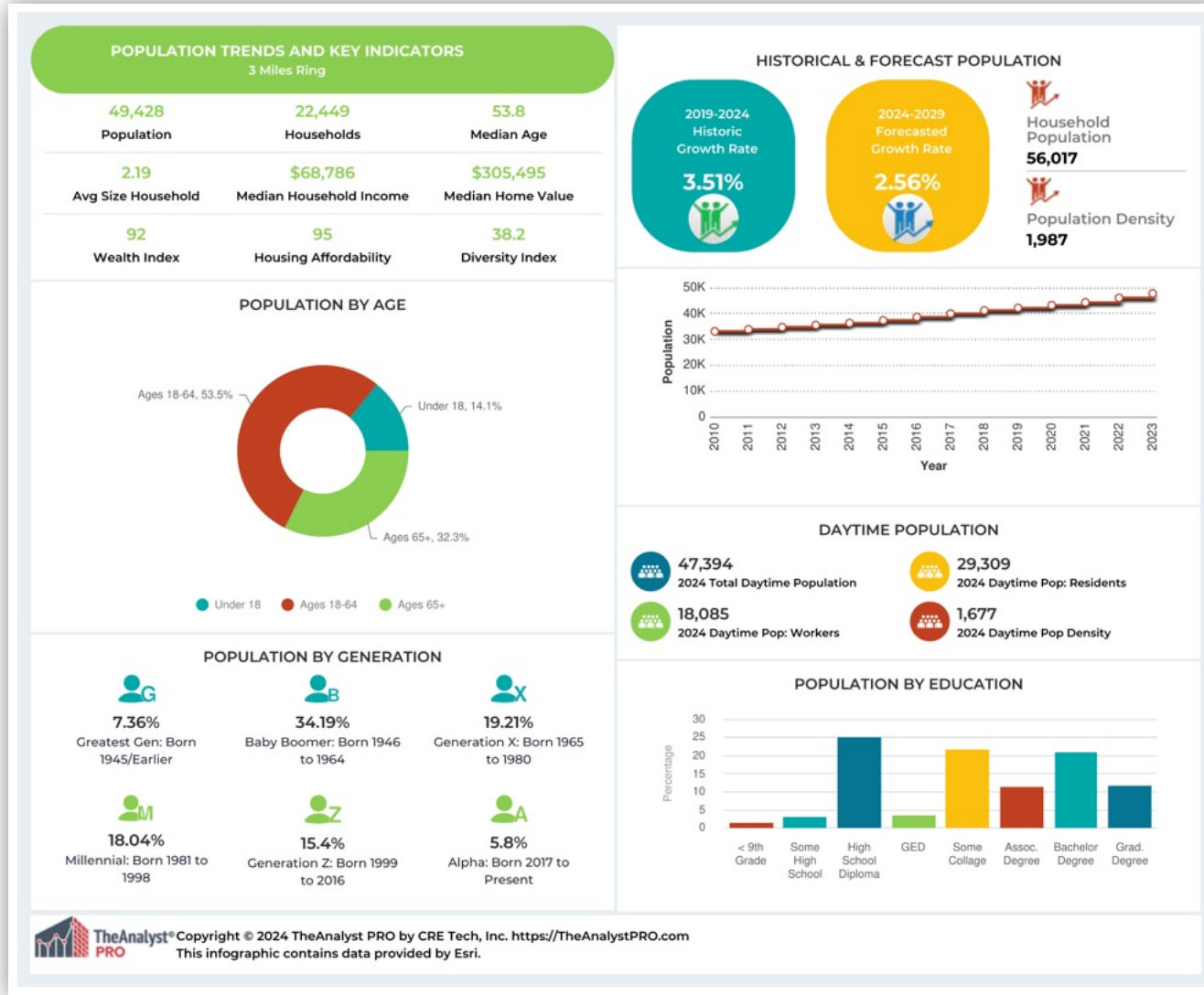
# INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



## THE CURVE BUSINESS PARK

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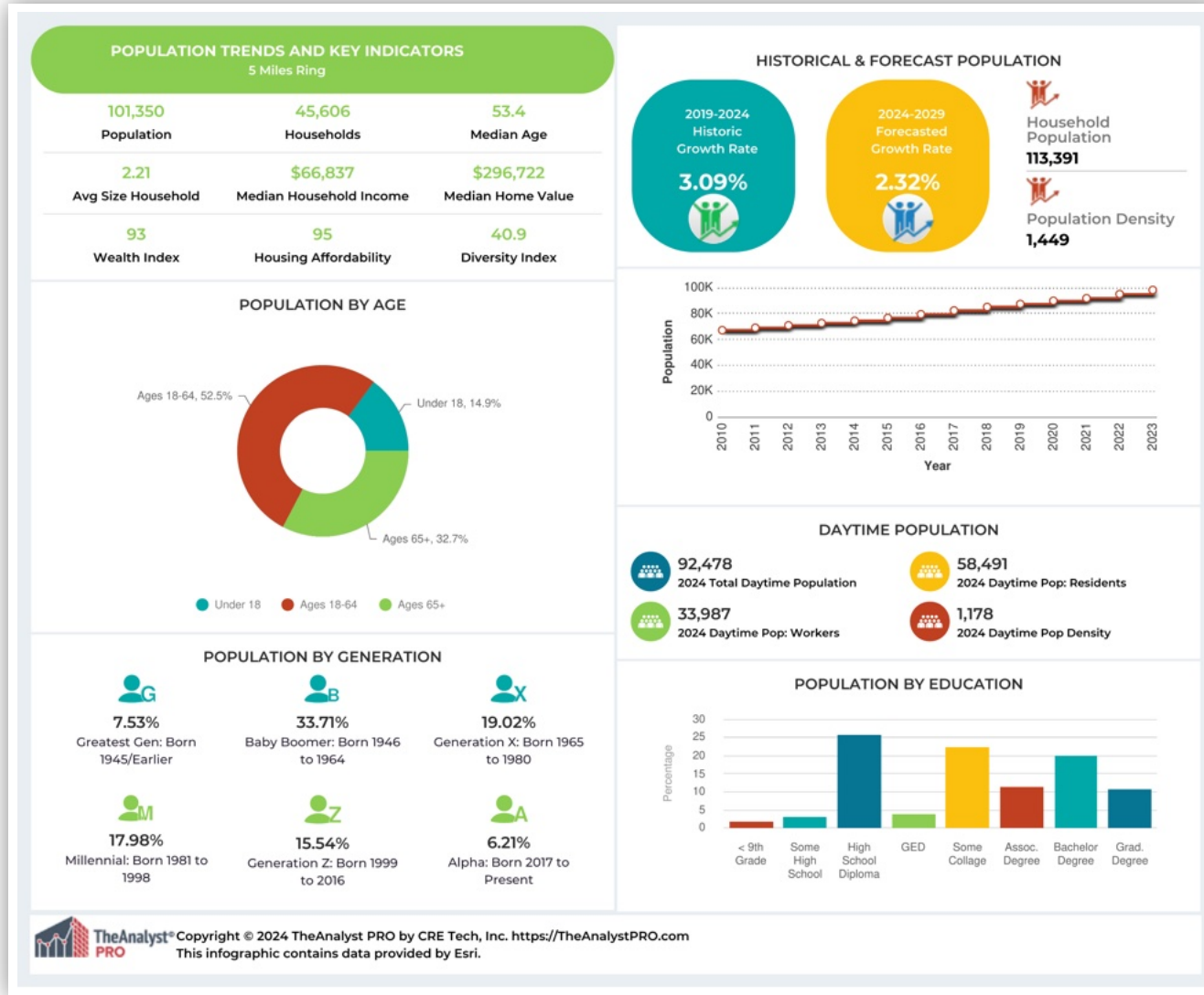
# INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



## THE CURVE BUSINESS PARK

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# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



### DAYTIME POPULATION

<p style="font-size: small;">2024 Total Daytime Population</p> <p style="font-size: 24px; font-weight: bold;">92,478</p>	<p style="font-size: small;">2024 Daytime Pop: Residents</p> <p style="font-size: 24px; font-weight: bold;">58,491</p>
<p style="font-size: small;">2024 Daytime Pop: Workers</p> <p style="font-size: 24px; font-weight: bold;">33,987</p>	<p style="font-size: small;">2024 Daytime Pop Density</p> <p style="font-size: 24px; font-weight: bold;">1,178</p>

### POPULATION BY EDUCATION

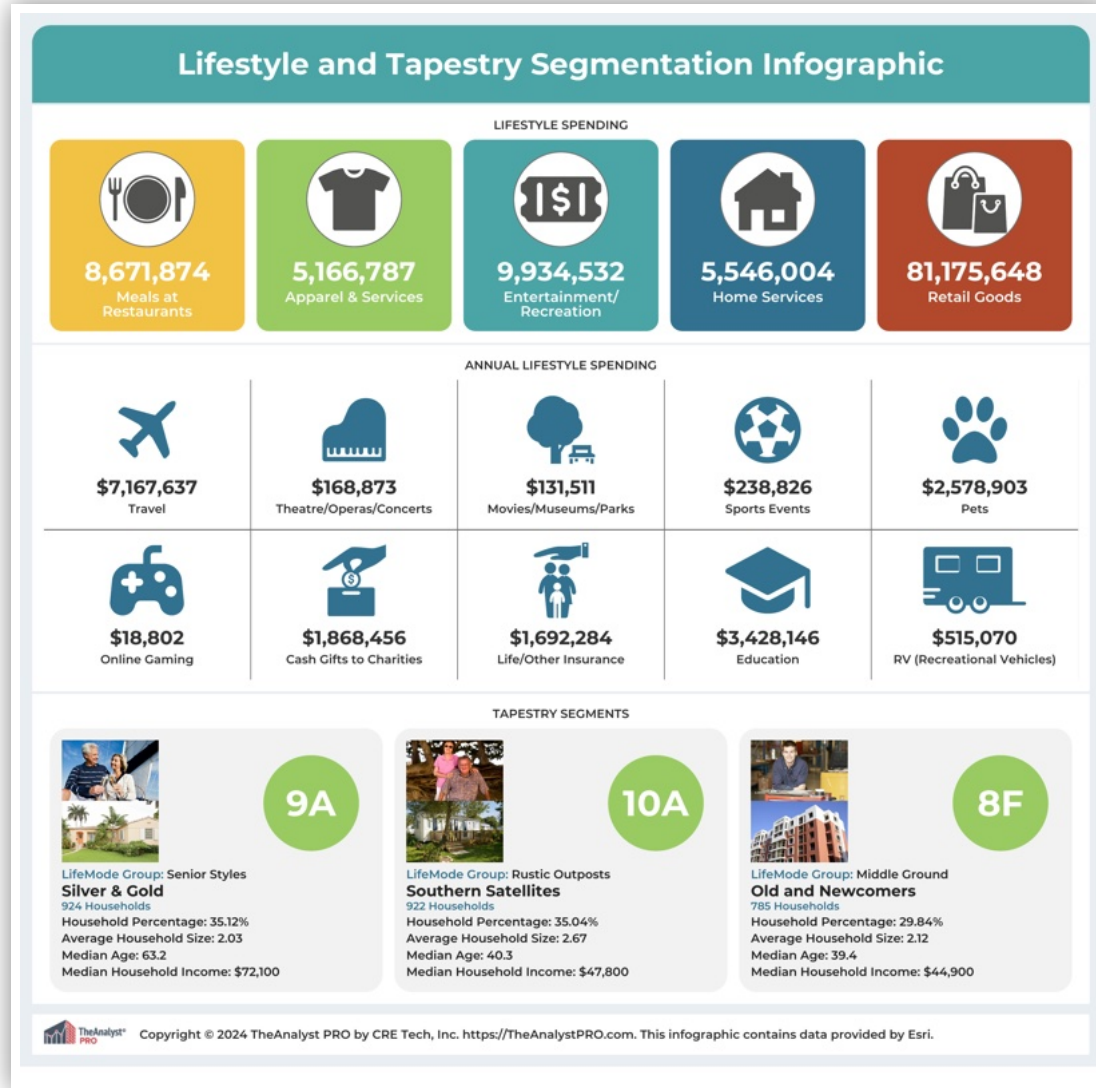
Education Level	Percentage
< 9th Grade	~2%
Some High School	~4%
High School Diploma	~25%
GED	~5%
Some Collage	~22%
Assoc. Degree	~12%
Bachelor Degree	~20%
Grad. Degree	~12%

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This infographic contains data provided by Esri.

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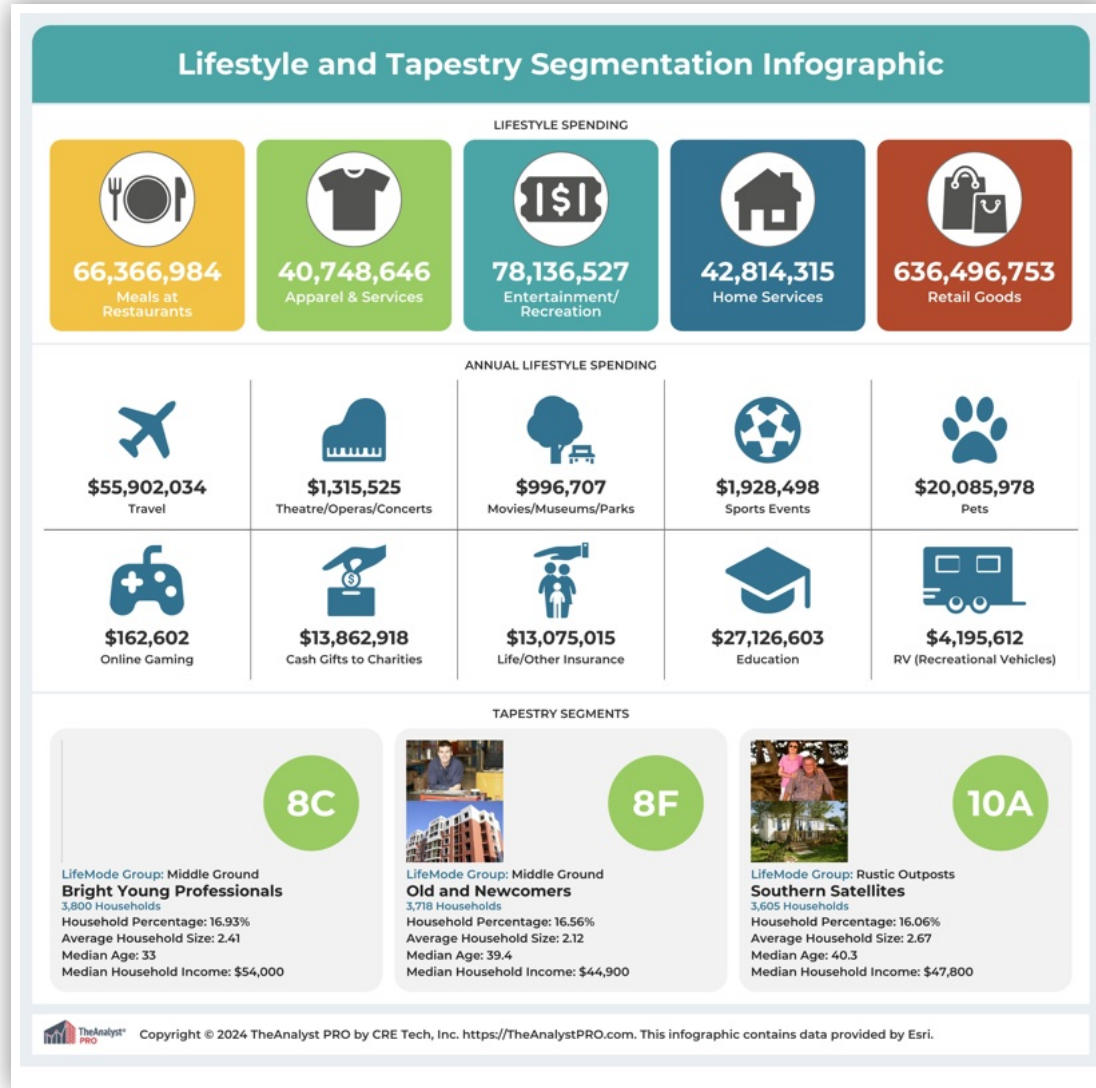
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)



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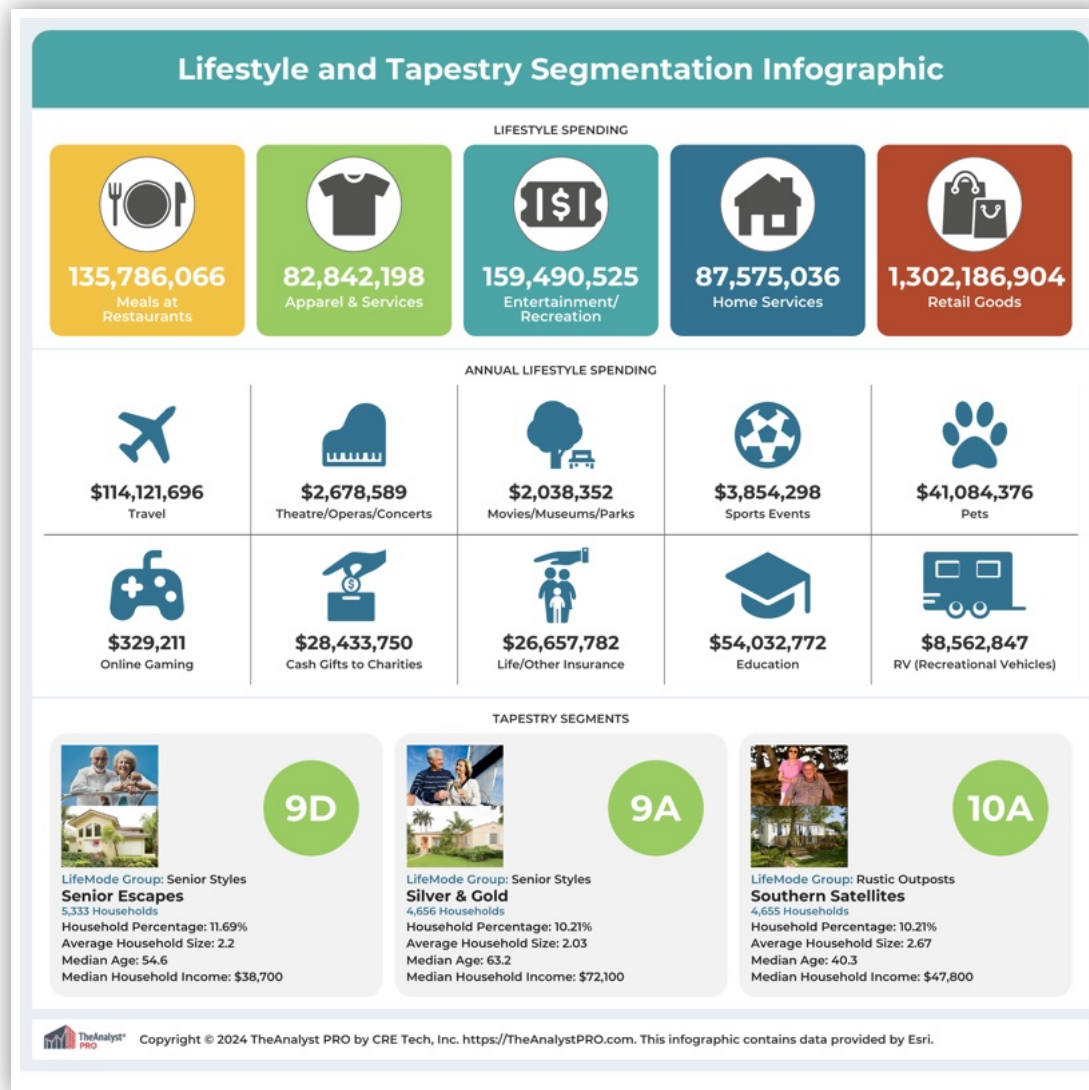
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)

Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)

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# LOCATION RISK ANALYSIS

## AI Location Risk Summary

### Flood Risk Analysis

**Risk Assessment:** The report includes FEMA flood zone information and a flood risk map. The FEMA map identifies various flood risk zones, including High Risk Areas (Zones A, AE, AH, AO, AR, A99, V, VE), Moderate Risk Areas (Zone B or X), and Low to Moderate Risk Areas (Zone C or X). The subject property is shown on the flood map, but the specific zone designation for the subject property is not explicitly stated in the text. Based on the map legend and the location of the 'SUBJECT' marker, the property appears to be outside of the high and moderate risk flood zones, indicating a low to moderate risk classification.

**Recommendation:** The subject property is located in a FEMA-designated low-risk flood zone, indicating minimal likelihood of flooding. While this reduces potential exposure, investors and tenants should still confirm local requirements and consider standard insurance coverage as a precaution.

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# LOCATION RISK ANALYSIS

## AI Location Risk Summary

### Environmental Risk Analysis

**Database Overview:** This summary focuses on facilities with the highest perceived environmental risk. TheAnalyst® PRO's proprietary Environmental Database aggregates environmental records from 88 local, state, and national sources across the U.S., tracking 115 Interest Types classified by High, Moderate, and Low Risk of Contamination. Review of the provided Location Risk Analysis report indicates the Interest Types identified within the 0.25- and 0.50-mile radii are limited to ICIS-NPDES NON-MAJOR and STATE MASTER entries, which are classified as Lower Risk per the report classification lists; no High or Moderate Risk Interest Types are listed in the report within the 0.5-mile search area.

**Proximity Analysis:** No moderate or high risk contamination found within the 0.5-mile radius.

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# LOCATION RISK ANALYSIS

## High Risk Contamination Facilities within 0.25 miles (0 facilities)

FACILITY NAME	ADDRESS	RISK TYPE
---------------	---------	-----------

No high risk facilities found

## Moderate Risk Contamination Facilities within 0.25 miles (0 facilities)

FACILITY NAME	ADDRESS	RISK TYPE
---------------	---------	-----------

No moderate risk facilities found

NA

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# LOCATION RISK ANALYSIS

**Environmental Recommendation:** The report indicates only Lower Risk Interest Types (ICIS-NPDES NON-MAJOR and STATE MASTER) within the 0.5-mile radius. Standard environmental due diligence is recommended. If any future or supplemental data reveals High or Moderate Risk Interest Types (e.g., LQG, SQG, TRI REPORTER, TSD, BROWNFIELDS, LEAKING STORAGE TANK, CORRECTIVE ACTION, or similar), engage a qualified environmental professional to evaluate potential contaminant pathways and the need for Phase I/II investigations.

## Final Risk Assessment Summary

**Executive Summary:** The primary location risk identified for the subject property is related to flood exposure, with the property situated in a FEMA-designated low-risk flood zone, suggesting minimal likelihood of flooding. No crime data is included in this report. Environmental database screening identified several nearby facilities, but none classified as high-risk or brownfield/tri-reporting sites. Overall, the property presents a low risk profile for flood and environmental hazards based on the data provided. Investors and tenants are encouraged to verify local requirements and maintain standard insurance coverage as a prudent measure. Review of the provided Location Risk Analysis report for the subject property shows only Lower Risk Interest Types (ICIS-NPDES NON-MAJOR and STATE MASTER) identified within the 0.25- and 0.50-mile search radii. No facilities within these radii are listed with any High or Moderate Risk Interest Types in the report data. Consequently, no High- or Moderate-risk facilities are documented in the supplied report within 0.5 miles of the subject site. Routine environmental due diligence is advised; should additional records become available or if site-specific concerns arise, retain an environmental consultant to assess potential offsite sources and migration pathways.

*Disclaimer: This summary was generated by AI using the Location Risk Analysis data selected for this report. While it is designed to provide helpful insight, it should not be relied upon as a substitute for professional due diligence. All parties involved in this property are responsible for verifying all content with qualified experts and consultants before making investment or operational decisions.*

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# LOCATION RISK ANALYSIS

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# LOCATION RISK ANALYSIS



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# LOCATION RISK ANALYSIS

## FEMA Map Last Updated:2022-08-12

**High Risk Area** - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

**Zone A:** Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AE and A1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AH:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AO:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

**Zone AR:** Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone A99:** Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone V:** Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

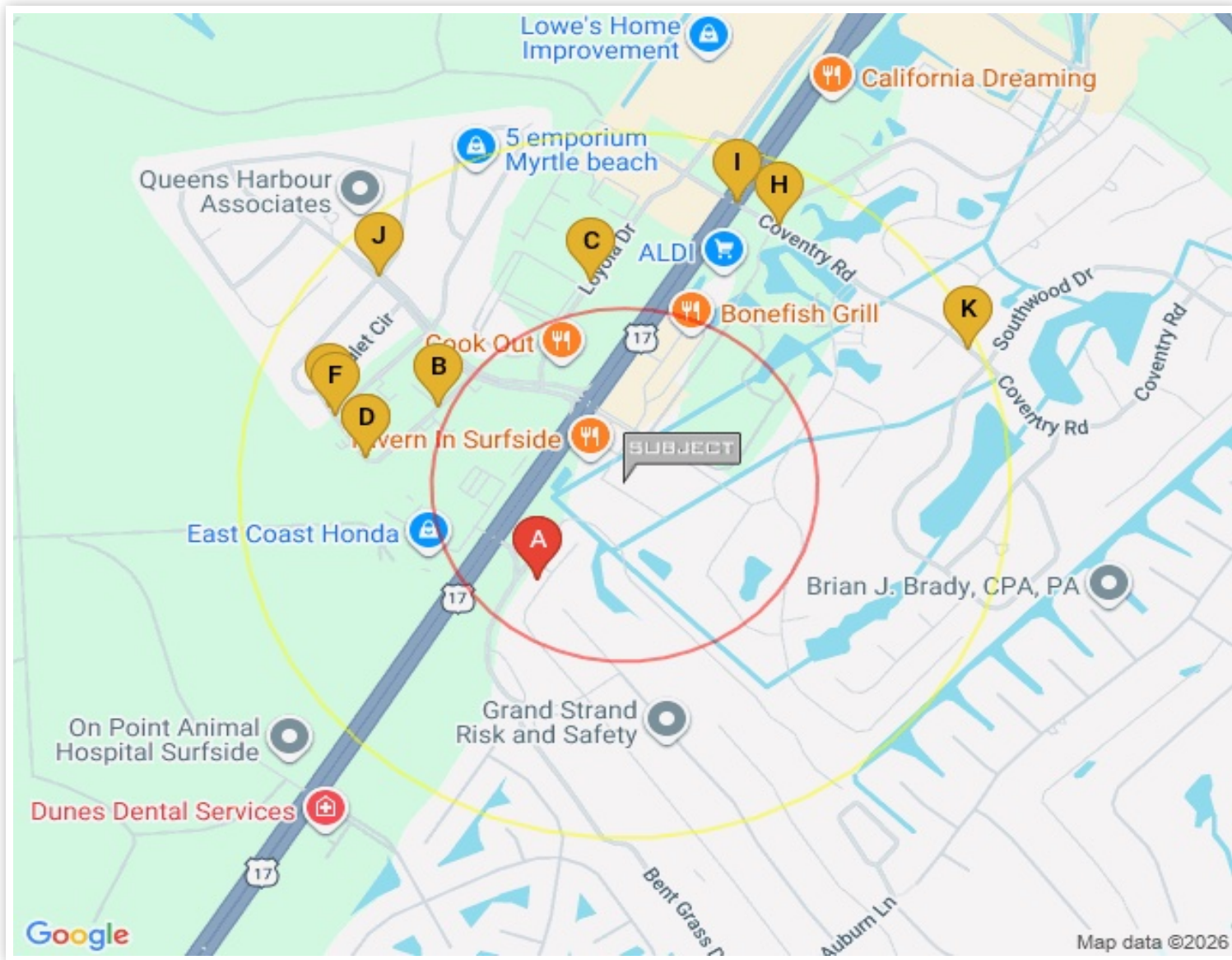
**Zone VE and V1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Moderate Risk Area** - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

**Low to Moderate Risk Area** - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

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# LOCATION RISK ANALYSIS



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# LOCATION RISK ANALYSIS

Locations within 0.25 mile of Subject



## BEACH VILLAGE SUBDIVISION

Latest

Update:

**Site Type:** STATIONARY      **Address:** NEAR INTERSECTION , DEERFIELD  
**County:** HORRY                      LINKS DR AND DEERFIE  
**Country:** USA                      **Facility Detail Report:**110071928561

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			

Locations within 0.50 mile of Subject



## VILLAGE FAMILY DENTAL PA

Latest

Update:

**Site Type:** STATIONARY      **Address:** 3012 NEWCASTLE LOOP  
**County:** HORRY                      **Facility Detail Report:**110017304727  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS	dmd	REARDEN, JOHN	843-215-2599
STATE MASTER	SC-EFIS	dmd	REARDEN, JOHN	843-215-2599

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# LOCATION RISK ANALYSIS



Latest  
Update:

## VILLAGES AT QUEENS HARBOUR CLEAR AND GRUB

**Site Type:** STATIONARY  
**County:** HORRY  
**Country:** USA  
**Address:** OFF LOYOLA DRIVE  
**Facility Detail Report:**110071932699

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			



## PREMIER CONCRETE SITE

Latest  
Update:

**Site Type:** STATIONARY  
**County:** HORRY  
**Country:** USA  
**Address:** NEWCASTLE LOOP +0.06 MI FROM  
 QUEENS HARBOUR BLVD  
**Facility Detail Report:**110071929612

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			



## INNOVATIVE ENDODONTICS

Latest  
Update:

**Site Type:** STATIONARY  
**County:** HORRY  
**Country:** USA  
**Address:** NEWCASTLE LOOP  
**Facility Detail Report:**110071931530

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# LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			

## LOT 20 QUEENS HARBOUR

Latest  
Update:

**Site Type:** STATIONARY      **Address:** MONTAGUE LANE  
**County:** HORRY      **Facility Detail Report:** 110071910598  
**Country:** USA

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			

## MARKS CONSTRUCTION

Latest  
Update:

**Site Type:** STATIONARY      **Address:** 3061 NEWCASTLE LOOP  
**County:** HORRY      **Facility Detail Report:** 110016971437  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			

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# LOCATION RISK ANALYSIS

## H SC SURFSIDE BEACH

Latest

Update:

**Site Type:** STATIONARY  
**County:** HORRY  
**Country:** USA

**Address:** BEAVER RUN BLVD AND  
 COVENTRY ROAD  
**Facility Detail Report:**110071931387

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			

## I SUNSCAPES

Latest

Update:

**Site Type:** STATIONARY  
**County:** HORRY  
**Country:** USA

**Address:** US-17 BYP S & COVENTRY RD  
**Facility Detail Report:**110071921420

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			

## J QUEENS HARBOUR ASSOCIATES LLC

Latest

29-Dec-2014

Update:

**Site Type:** STATIONARY  
**County:** HORRY  
**Country:** UNITED STATES

**Address:** 3200 PLATMOOR DR  
**Facility Detail Report:**110019996469

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# LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS		STRICKLAND, STEVEN G	803-828-4105
STATE MASTER	SC-EFIS	district conservationist	STRICKLAND, STEVEN G	843-651-7900



## BELLE MER SOUTH PHASE 1

Latest

Update:

**Site Type:** STATIONARY  
**County:** HORRY  
**Country:** USA

**Address:** COVENTRY ROAD  
**Facility Detail Report:** 110071910638

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			

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# LOCATION RISK ANALYSIS

## Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

## Disclaimer

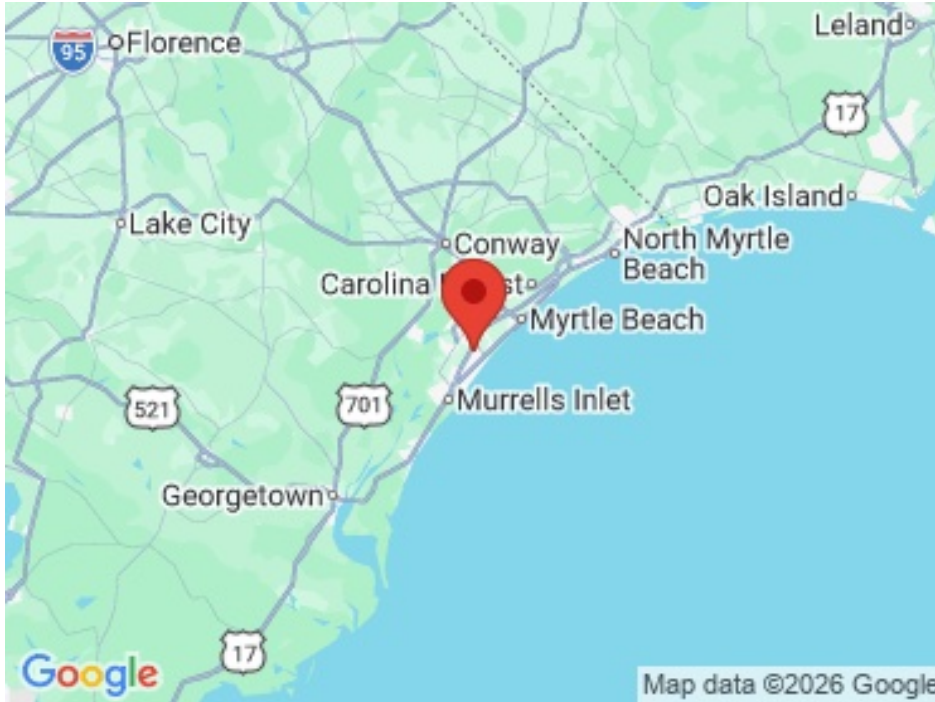
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# AREA LOCATION MAP



## THE CURVE BUSINESS PARK

8733 & 8739 Hwy 17 Bypass, Myrtle Beach, SC, 29575

# AERIAL ANNOTATION MAP



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# CONTACT



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*License: 101869*

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13272 Ocean Highway  
Pawleys Island, SC 29585 United States