



SUBLEASE RATE:

\$28.12/SF

Modified Gross

CONTACT

Rox Pollard Jr.

Vice President
+1 803 401 4242
rox.pollard@colliers.com

Rox Pollard III

Brokerage Associate
+1 803 401 4264
rox3.pollard@colliers.com

Colliers

Colliers | South Carolina
1301 Gervais Street, Ste 600
Columbia, SC 29201
+1 803 254 2300

FOR SUBLEASE

Restaurant-Ready Building on Myrtle Beach's Main Commercial Corridor

3201 N Kings Hwy | Myrtle Beach, SC 29577

Highlights

- ±3,414 SF restaurant/retail building
- Drive-thru
- Sublease expires April 30, 2031
- Great visibility and access from Highway 17 and additional access from side roads
- Strong local population and tourism creates built-in customer base

Located at 3201 N Kings Highway, this property offers excellent visibility on one of Myrtle Beach's busiest roads. It is just minutes from the beach, boardwalk and major attractions, benefiting from steady traffic year-round.

The surrounding area features a mix of retail, dining and entertainment options, along with nearby resorts, golf courses and residential neighborhoods, making it an ideal location for growth and commercial demand.



Rox Pollard Jr.

Vice President
 +1 803 401 4242
 rox.pollard@colliers.com

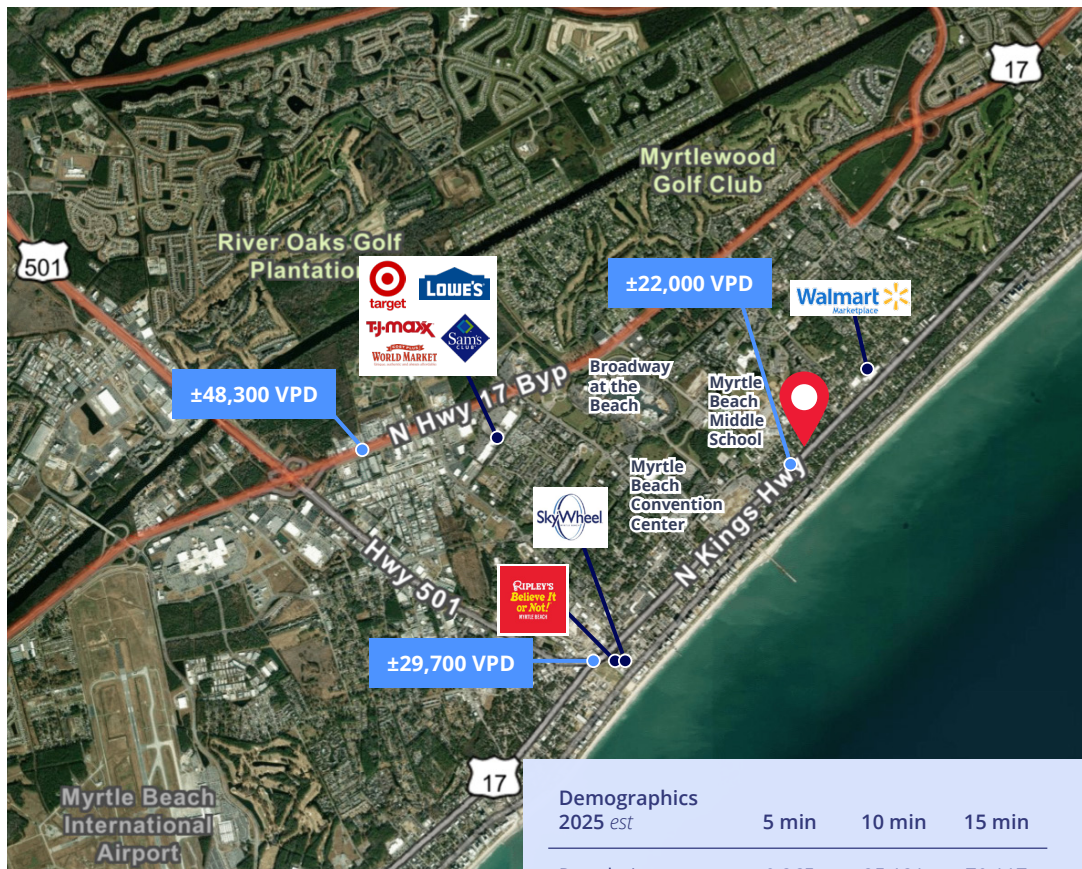
Rox Pollard III

Brokerage Associate
 +1 803 401 4264
 rox3.pollard@colliers.com



Colliers | South Carolina

1301 Gervais Street, Ste 600
 Columbia, SC 29201
 +1 803 254 2300



Demographics 2025 est	5 min	10 min	15 min
Population	9,365	35,131	79,117
Daytime Population	24,394	61,825	105,801
Households	4,586	16,798	35,733
Avg Household Income	\$83,198	\$93,258	\$100,503

Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.