

**FOR SALE**

**OFFERING MEMORANDUM**

**MEDICAL OFFICE BUILDING OR  
REDEVELOPMENT OPPORTUNITY**

4112 CAROLINA COMMERCIAL DRIVE  
MYRTLE BEACH, SC 29579



# MIDWAY MEDICAL PLAZA

- PROXIMATE TO OTHER MEDICAL TENANTS
- CAROLINA FOREST LOCATION
- ACCESSIBLE LOCATION OFF HIGHWAY 501
- INCREASING POPULATION GROWTH
- REDEVELOPMENT POTENTIAL

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**BRIDGE-COMMERCIAL.COM**



# THE OPPORTUNITY

Bridge Commercial ("Bridge") is pleased to present Midway Medical Plaza ("The Property"), a 31,000 SF, two-story medical office building located in Myrtle Beach, South Carolina. This is an attractive value-add medical office development opportunity in Carolina Forest, one of the fastest growing submarkets within Myrtle Beach.

The building is partially complete, with 5,000 SF already built-out and occupied by a prominent physicians group, providing immediate in-place cash flow and third-party validation of the location and medical demand. The balance of the building is delivered as cold shell, creating a clear and controllable path to value through phased medical build-out and lease-up.

The property is easily accessible via Highway 501 and is approximately 1.7 miles to Highway 31 and 4.7 miles to Highway 17. The site offers abundant parking with a 4.0/1,000 parking with the potential to expand to 5.0/1,000.

The property is located within an established medical corridor and benefits from increased residential growth, physician migration, and continued shift toward outpatient care.

## PROPERTY SUMMARY

<b>TAX MAP #:</b>	162-30-01-055
<b>BUILDING SIZE:</b>	±31,000 SF Total
<b>SITE SIZE:</b>	2.48 acres
<b>YEAR BUILT:</b>	2008
<b>STORIES:</b>	2
<b>ZONING:</b>	HC - Highway Commercial
<b>PARKING:</b>	4.0 / 1,000 Ability to expand to 5.0 / 1,000
<b>TENANTS:</b>	SC Pain & Spine
<b>FOR SALE:</b>	\$7,000,000



MIDWAY MEDICAL PLAZA

# ADJACENT TO OTHER MEDICAL TENANTS & AMENITIES

## MEDICAL:

Carolina Forest Eye Care  
 Coastal Aesthetics & Wellness  
 Dreamscapes Massage  
 Seaside Eye Associates  
 Senior In Home Care Services  
 Dentistry at Carolina Forest  
 Palms Chiropractic  
 CMC Pediatrics  
 Palmetto OBGYN  
 Carolina Forest ER  
 Palms Chiropractic

## OTHER SERVICES:

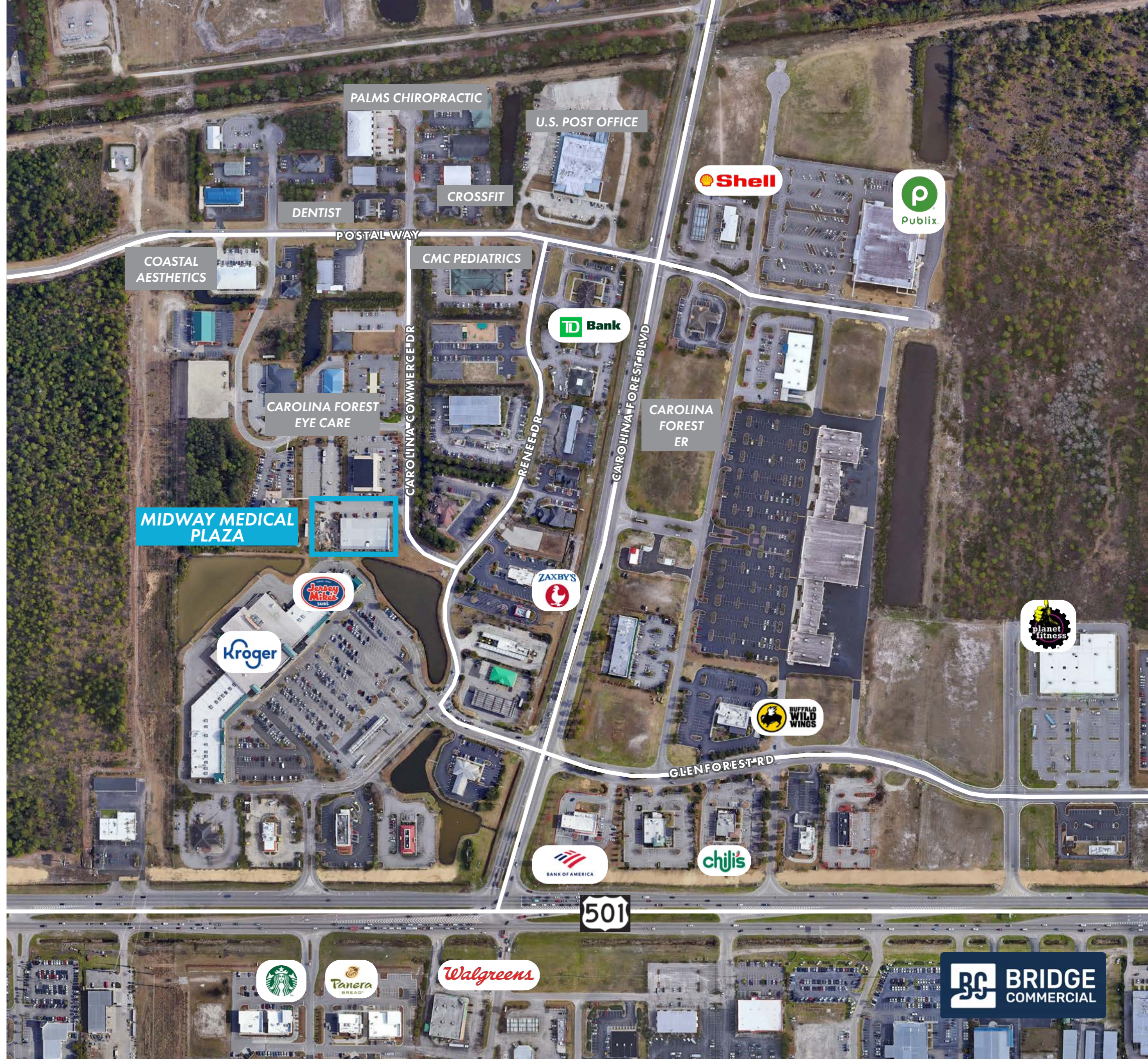
Comfort Dog Grooming  
 Carolina Forest Vet Hospital  
 The Forest Salon & Spa  
 Crossfit Asperatis Fitness  
 Take 5 Oil Change  
 United States Postal Service  
 Truist Bank  
 Fitness Edge  
 Planet Fitness  
 Connect Kids Daycare  
 South State Bank  
 Bank of America  
 Beach Buffers Car Wash  
 Kroger Fuel  
 UPS Store  
 Extra Space Storage

## RETAIL:

Publix  
 Ollie's Bargain Outlet  
 Kroger  
 Kroger Fuel  
 Dollar General  
 Ace Hardware  
 Tanger Outlets  
 Walgreens

## RESTAURANTS:

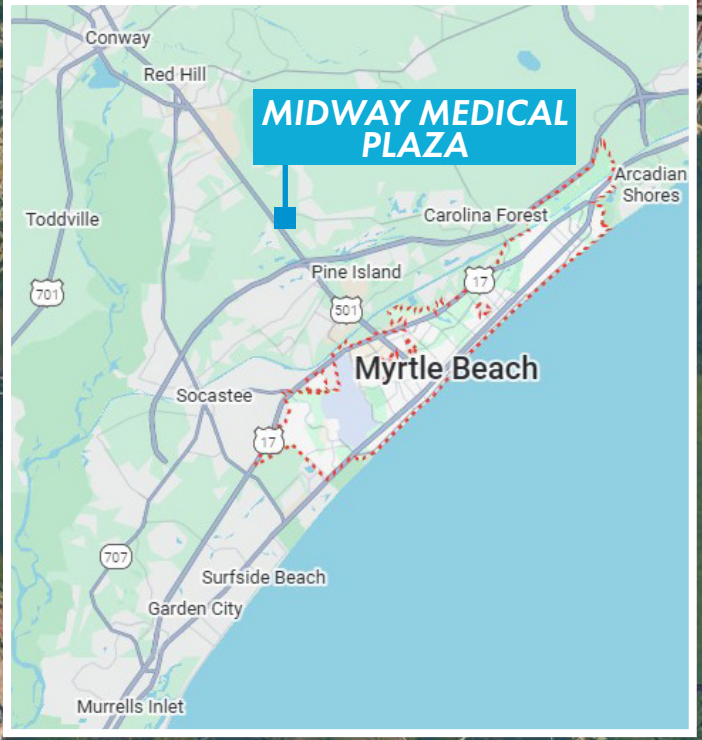
Chuck Wagon  
 Jersey Bagels & Subs  
 Murphy's Law Grill  
 Zaxby's  
 Bruster's Ice Cream  
 Sonic  
 Subway  
 The Toasted Yolk Cafe  
 Chili's Grill & Bar  
 Buffalo Wild Wings  
 Fat Greek Cafe  
 Tango Mango Smoothies  
 Starbucks  
 Panera Bread  
 MOD Pizza  
 Jersey Mike's Subs  
 Outback Steakhouse



# CENTRAL & ACCESSIBLE LOCATION



3 MILES



Atlantic Ocean



# MYRTLE BEACH'S 65+ POPULATION IS ONE OF THE FASTEST GROWING IN THE NATION

The Myrtle Beach metropolitan area is experiencing especially rapid growth among older adults. Residents aged 65 and older increased by 6.3% last year, making Myrtle Beach the fastest-growing metro area for seniors in the nation, according to recent U.S. Census Bureau estimates. Since the start of the 2020s, the senior population has grown by more than 22%, also the highest rate in the country. Today, adults 65 and older account for more than one-quarter of the metro area's roughly 413,000 residents, signaling a significant demographic shift from the area's former reputation as a budget beach destination.

Last year, Horry County's population surpassed 350,000, with residents over the age of 40 representing the largest demographic group. As the county continues to grow, demand for expanded and enhanced healthcare services is increasing, particularly to meet the needs of an aging population.

With access to 60 miles of sandy beaches, peaceful waterways, world-class golf, live entertainment, arts, dining, and shopping, the Myrtle Beach region is the quintessential perfect place to live, work, and play. Our schools are among the best in the state, the cost of living is seven percent lower than the national average, and Horry County enjoys the lowest tax rate in South Carolina. When you live in Myrtle Beach, you have access to the amenities that attract more than 14 million visitors each year.

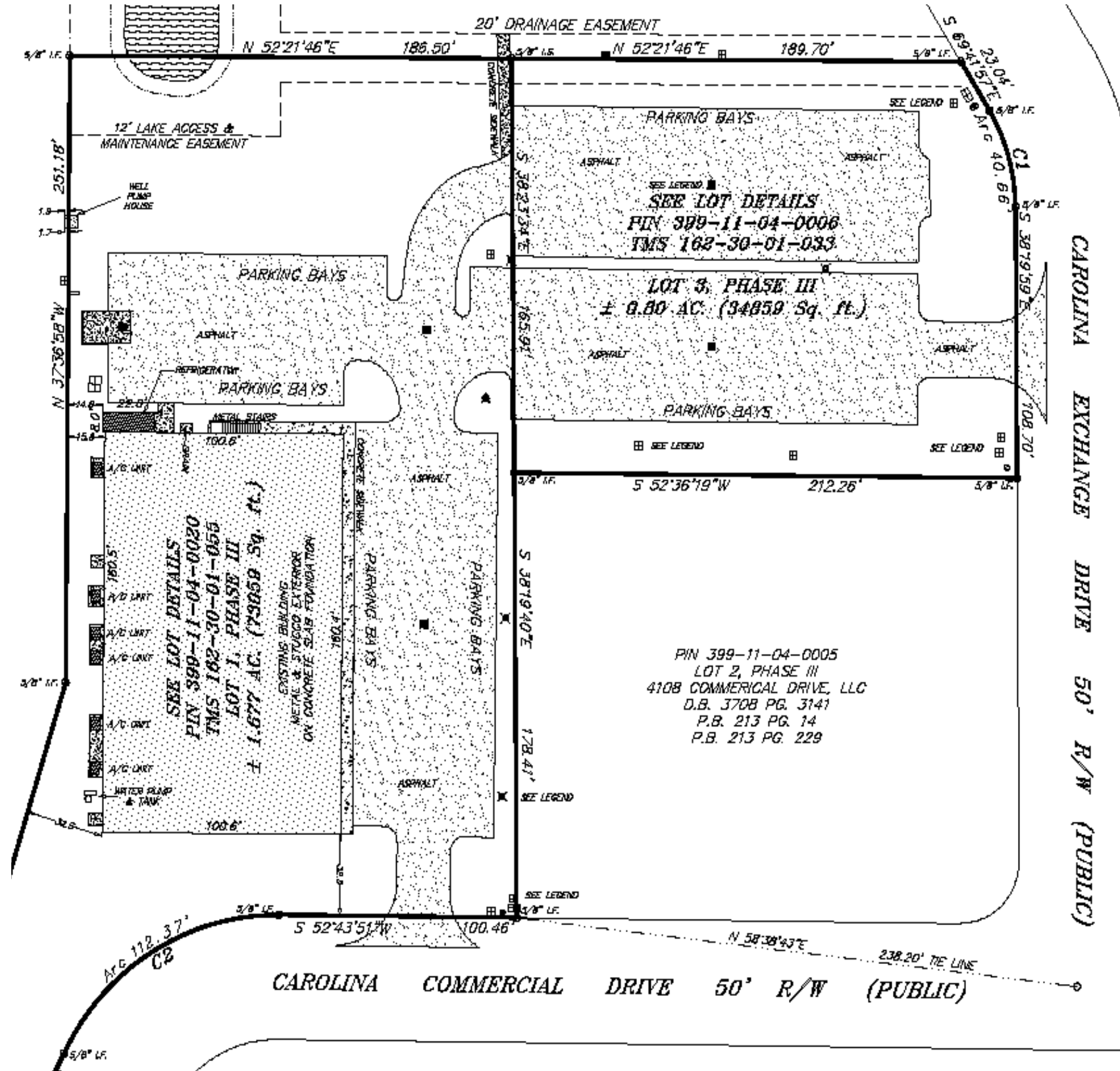


THE MYRTLE BEACH AREA RANKS  
**#1**  
 FASTEST GROWING MID-SIZED METRO-AREA  
 US CENSUS

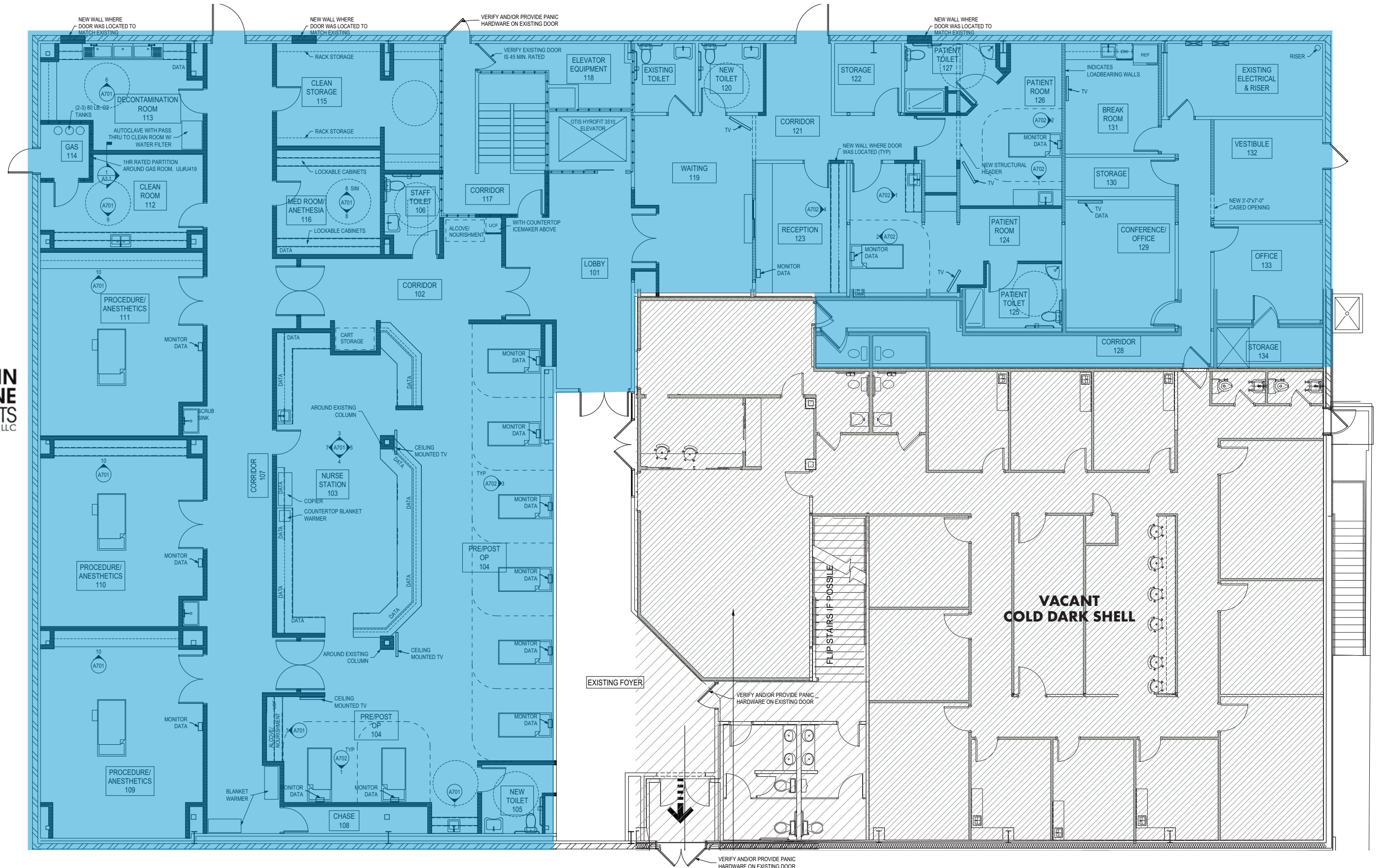
Travel Channel ranks Myrtle Beach as  
**#2 BEACH**  
 IN AMERICA



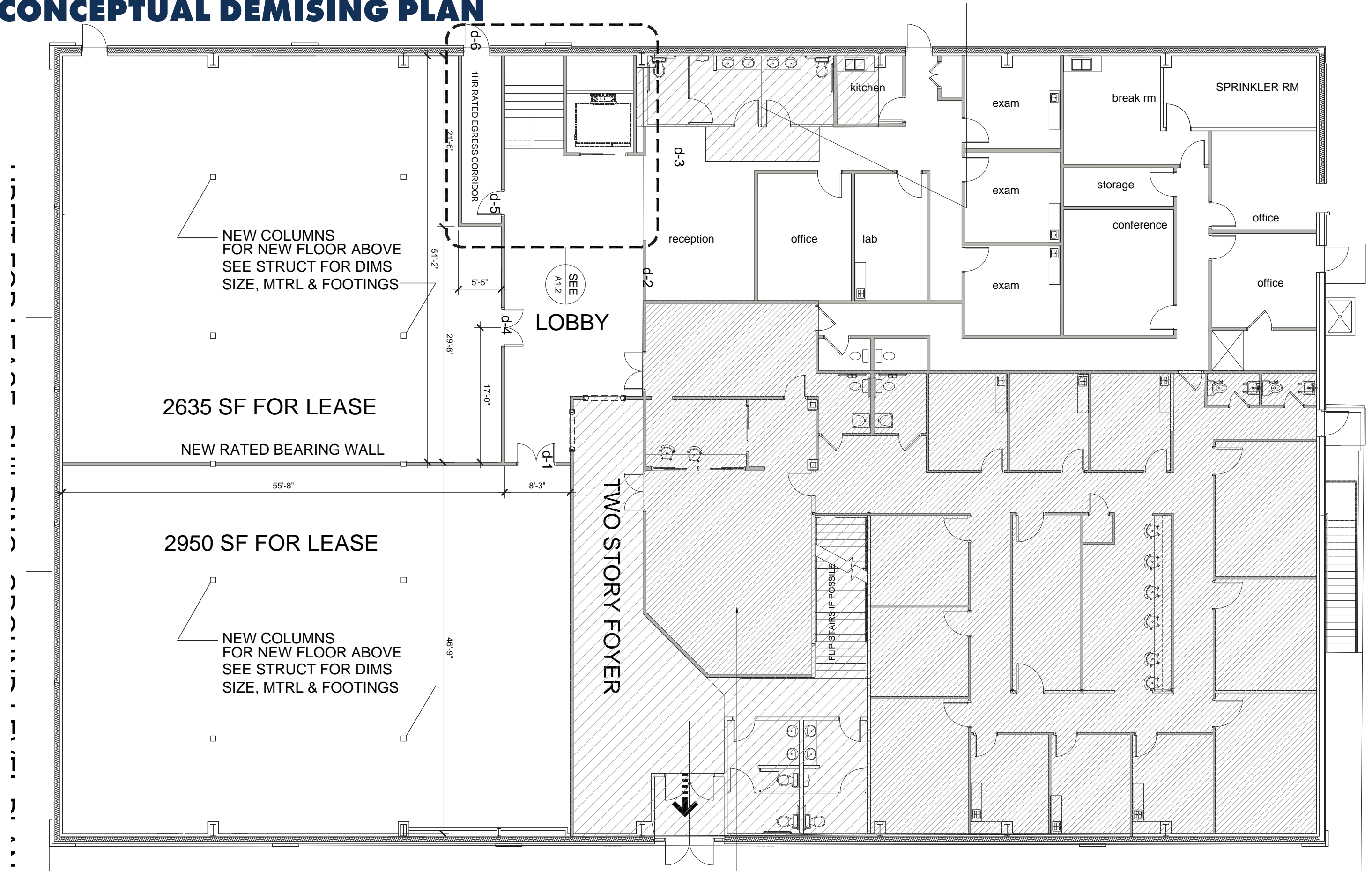
# PROPERTY OVERVIEW SITE PLAN



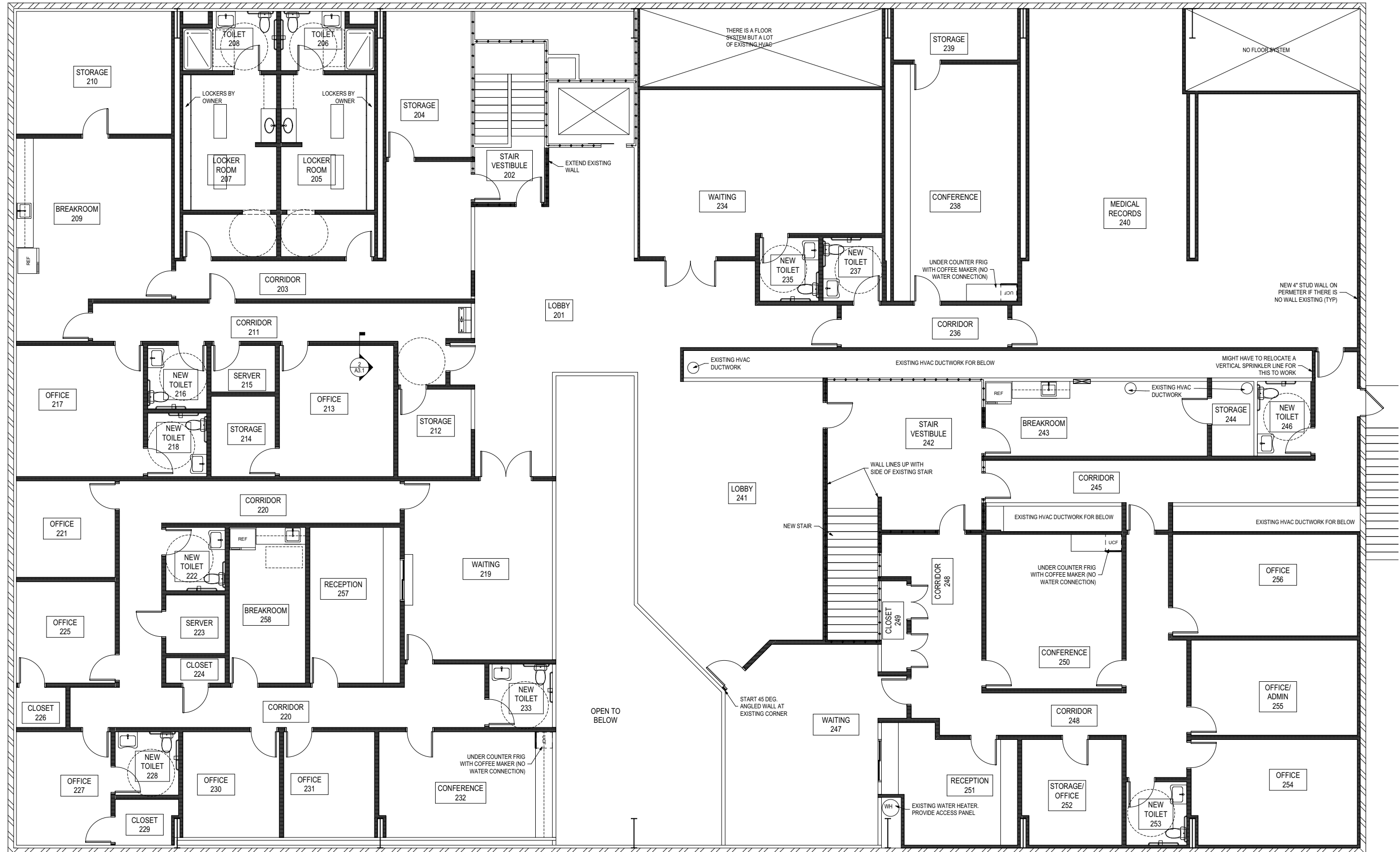
# 1ST FLOOR / 15,500 SF CONCEPTUAL FLOOR PLAN



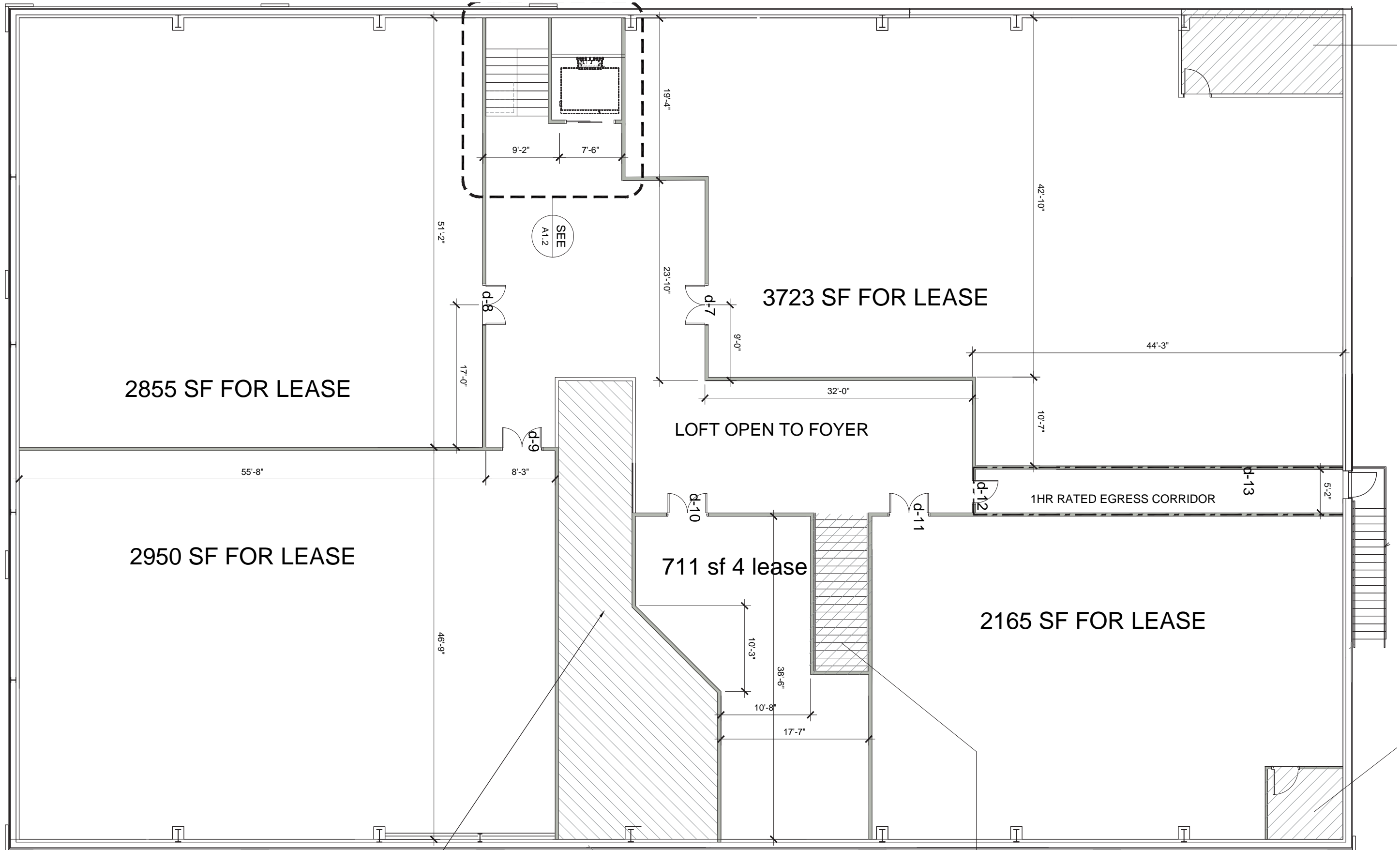
# 1ST FLOOR / 15,500 SF CONCEPTUAL DEMISING PLAN



# 2ND FLOOR / 15,500 SF CONCEPTUAL DEMISING PLAN



# 2ND FLOOR / 15,500 SF CONCEPTUAL DEMISING PLAN



# EXTERIOR / INTERIOR PHOTOGRAPHS





# MIDWAY MEDICAL PLAZA

## EXCLUSIVELY MARKETED BY:

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