

±1 AC - 15.58 AC FOR LEASE

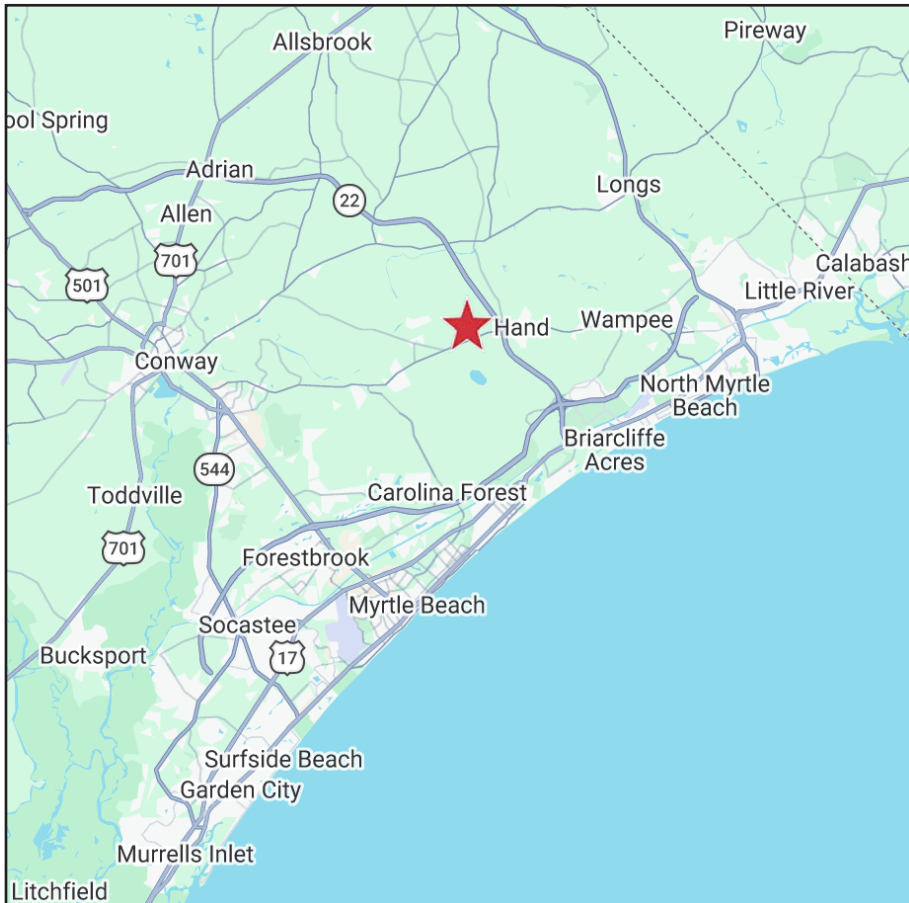
5730 HIGHWAY 90 (SC-90)
CONWAY, SC 29526

Whit Jones
757.585.0071
wjones@naicharleston.com

GiGi Gilden, MBA
443.761.0779
ggilden@naicharleston.com

EXECUTIVE SUMMARY

5730 Highway 90 (SC-90) features approximately ± 15.58 acres of cleared, crushed-stone yard ideal for secure outdoor storage. The property is mostly fenced and lit, offering a well-secured environment for a variety of uses. The site's prime location, just minutes from the Conway Bypass, offers excellent regional accessibility for industrial and logistics operations. The property is currently operating as an RV and boat storage facility.



Offering Summary

Available:	Immediately
Lease Rate:	\$3,500-4,500/AC, NNN
Laydown:	Fenced, crushed stone yard
Location:	Minutes from the Conway Bypass
Visibility:	Excellent from SC-90
Zoning:	MA-1, LI & CFA
County:	Horry County
TMS #:	34400000033

PARCEL OVERVIEW

LOT A

Size: ±5 Acres

- Frontage along SC-90
- Automatic gate entrance

LOT B

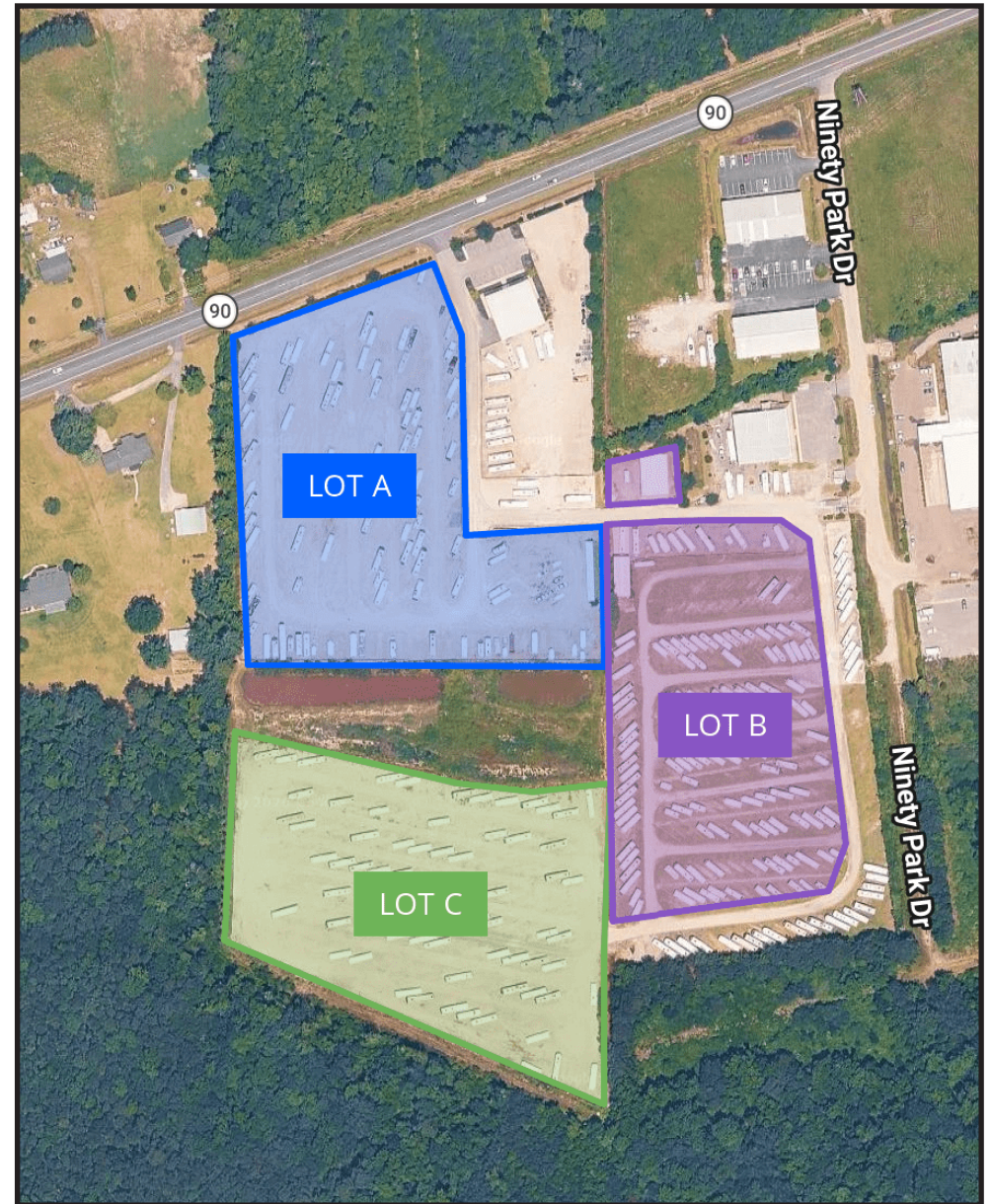
Size: ±4.5 Acres

- Chain link fence
- ±2,400 SF maintenance building with 2 drive-in bays
- ±1,400 SF maintenance building with 1 drive-in bay, air-conditioned, restroom

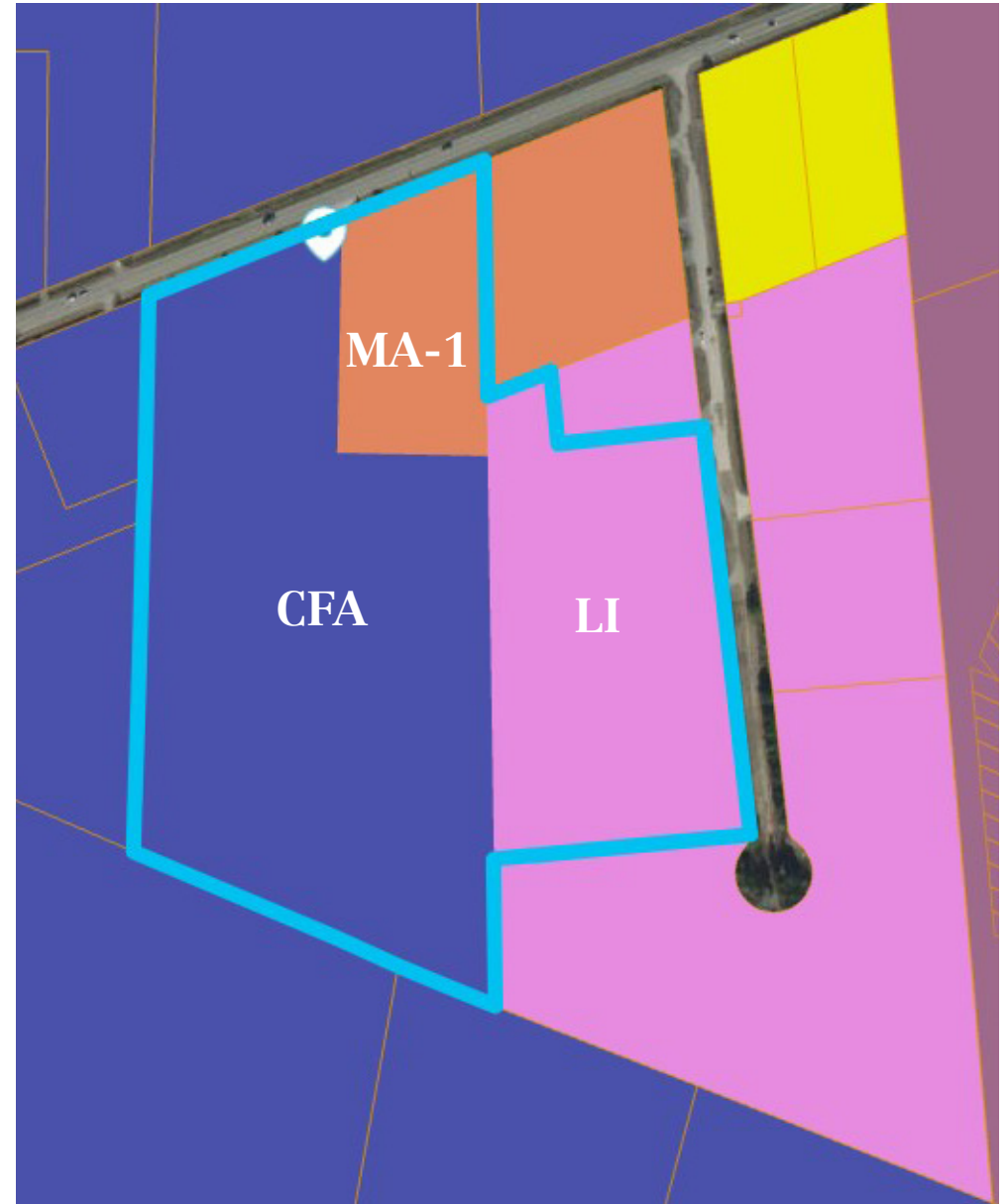
LOT C

Size: ±5 Acres

*Landlord willing to subdivide the yards further. Reach out to Agents for more details.



PROPERTY PHOTOS & ZONING AERIAL





AREA MAP

MYRTLE BEACH / CONWAY FAST FACTS

POPULATION

427,551 HORRY COUNTY POPULATION (CENSUS EST., JULY 2025), UP 21.8% SINCE 2020

2nd FASTEST-GROWING METRO IN THE U.S., 2024–25 — MYRTLE BEACH-CONWAY MSA, +3.2%

30,627 CONWAY POPULATION (CENSUS EST., JULY 2025), UP 22.2% SINCE 2020

WORKFORCE

\$225M NEW CAPITAL INVESTMENT ATTRACTED BY MBREDC IN 2025

165,359 EMPLOYED RESIDENTS IN HORRY COUNTY (2024), UP 31.6% OVER THE PAST DECADE

\$25.52 AVERAGE HOURLY WAGE, UP FROM \$14.50 IN 2014

HEALTHCARE



McLeod Health

\$978M TIDELANDS HEALTH ECONOMIC IMPACT IN 2024, MORE THAN DOUBLE 2016'S \$469M

18,000+ MCLEOD HEALTH SYSTEM EMPLOYEES ACROSS 7 HOSPITALS

\$133M INVESTED IN HORRY COUNTY'S FIRST NEW HOSPITALS SINCE 2011 (MCLEOD CAROLINA FOREST & TIDELANDS CAROLINA BAYS)

AVIATION

3.8M

PASSENGERS IN 2024 — A RECORD FOR MYRTLE BEACH INTL. AIRPORT (MYR), +14% YOY

GOLF

~80

GOLF COURSES ACROSS THE GRAND STRAND, DRIVING \$1.6B IN ECONOMIC IMPACT

TOURISM

18.2M VISITORS TO THE MYRTLE BEACH AREA IN 2025

\$13.3B IN DIRECT VISITOR SPENDING — \$26B TOTAL ECONOMIC IMPACT

66% OF ALL HORRY COUNTY SALES TAX REVENUE COMES FROM TOURISTS

INDUSTRIAL & LOGISTICS



amazon

\$241M+ IN CAPITAL INVESTMENT ATTRACTED TO HORRY COUNTY SINCE 2020

40 ac. DC BLOX DATA CENTER CAMPUS — HOME TO THE EAST COAST'S LARGEST SUBSEA CABLE LANDING STATION

2nd AMAZON LAST-MILE FACILITY UNDERWAY, JOINING THE 165,000 SF SITE OPENED 2024

CONTACT:

WHIT JONES

757.585.0071

wjones@naicharleston.com

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