

LEASE

PROMENADE ON 544

TBD Hwy 544 & Sophie Rd Conway, SC 29526



PROPERTY DESCRIPTION

27,300 SF proposed strip center located at the corner of Hwy 544 and Sophie Rd. Excellent visibility with over 650' frontage on Hwy 544, a high traffic corridor surrounded by high density residential. Close proximity to Conway Medical Center, Coastal Carolina University, and Horry Georgetown Technical College. Easily accessible from North and South Strand via SC-31 (Carolina Bays Pkwy, 3 miles away. Myrtle Ridge Rd and Singleton Ridge Rd, both less than 2 miles away, provide accessibility to Hwy 501.

*Estimated delivery: Q1 2027.

LOCATION DESCRIPTION

Positioned at the corner of Hwy 544 and Sophie Rd in Conway, this site benefits from steady regional growth and strong visibility within the Myrtle Beach MSA, one of the fastest-growing metro areas in the United States. Located near Coastal Carolina University (3.3 miles), Conway Medical Center (3.8 miles), and Horry Georgetown Technical College (4.3 miles). Permanent 5-mile population is 77,292. Average daily traffic is 35,200.

OFFERING SUMMARY

Base Rent:	Call For Rates
Estimated TICAM:	\$6.50/SF/yr
Number of Units:	16
Available SF:	1,309 - 3,343+ SF
Lot Size:	3.83 Acres
Building Size:	27,370 SF
Zoning:	RE1 (Horry County)
Parking:	132 (4.8/1000 SF)
Traffic Count:	35,200 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,112	7,341	30,323
Total Population	2,751	18,353	77,292
Average HH Income	\$86,818	\$90,385	\$95,773

Drew Parks

Senior Broker Associate

(843) 455-0216

drewparks@seacoastrealty.com

Addison Parks

Comm Sales Associate

(304) 305-3018

addisonparks@seacoastrealty.com

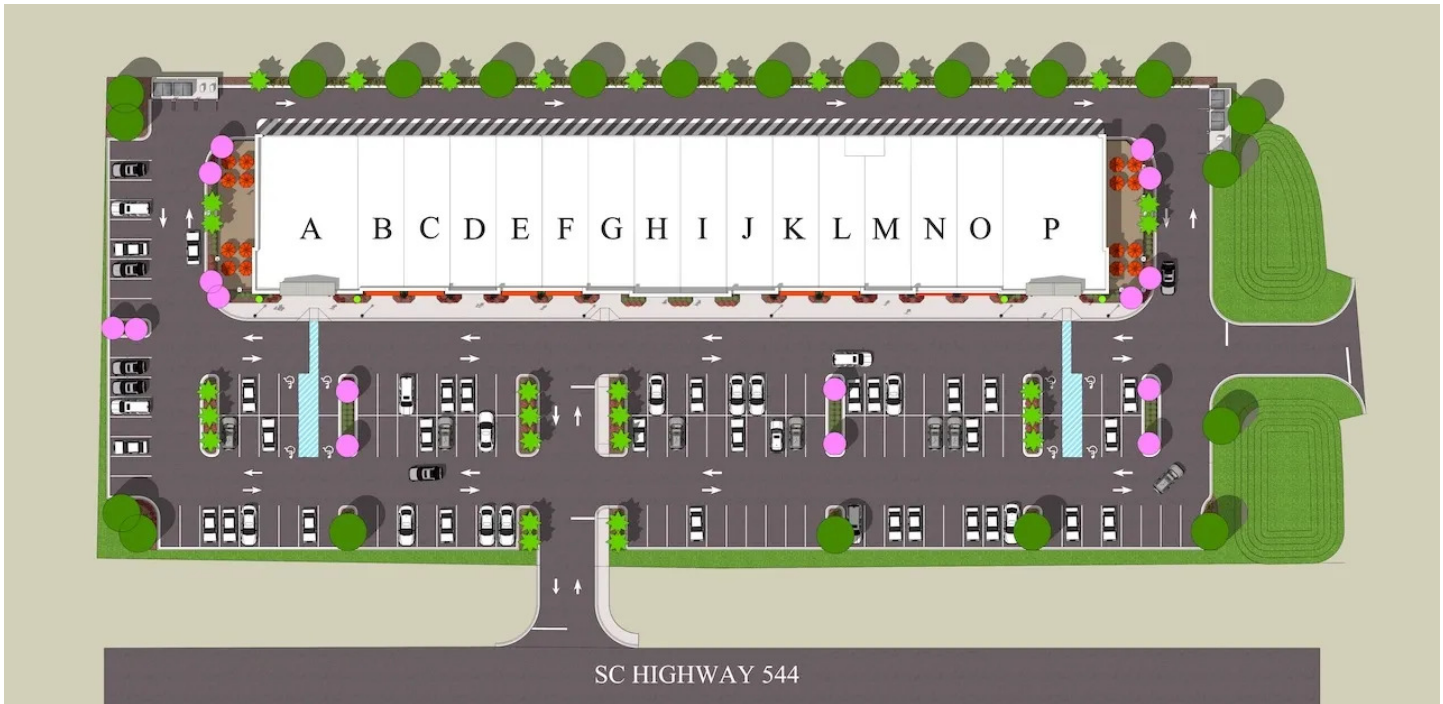


**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

PROMENADE ON 544

TBD Hwy 544 & Sophie Rd Conway, SC 29526



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
A	Available	3,343 SF	NNN	Call For Rates
B	Available	1,474 SF	NNN	Call For Rates
C	Available	1,474 SF	NNN	Call For Rates
D	Available	1,500 SF	NNN	Call For Rates
E	Available	1,473 SF	NNN	Call For Rates
F	Available	1,474 SF	NNN	Call For Rates
G	Available	1,502 SF	NNN	Call For Rates
H	Available	1,528 SF	NNN	Call For Rates
I	Available	1,528 SF	NNN	Call For Rates
J	Available	1,502 SF	NNN	Call For Rates
K	Available	1,474 SF	NNN	Call For Rates
L	Available	1,309 SF	NNN	Call For Rates

Drew Parks

Senior Broker Associate

(843) 455-0216

drewparks@seacoastrealty.com

Addison Parks

Comm Sales Associate

(304) 305-3018

addisonparks@seacoastrealty.com

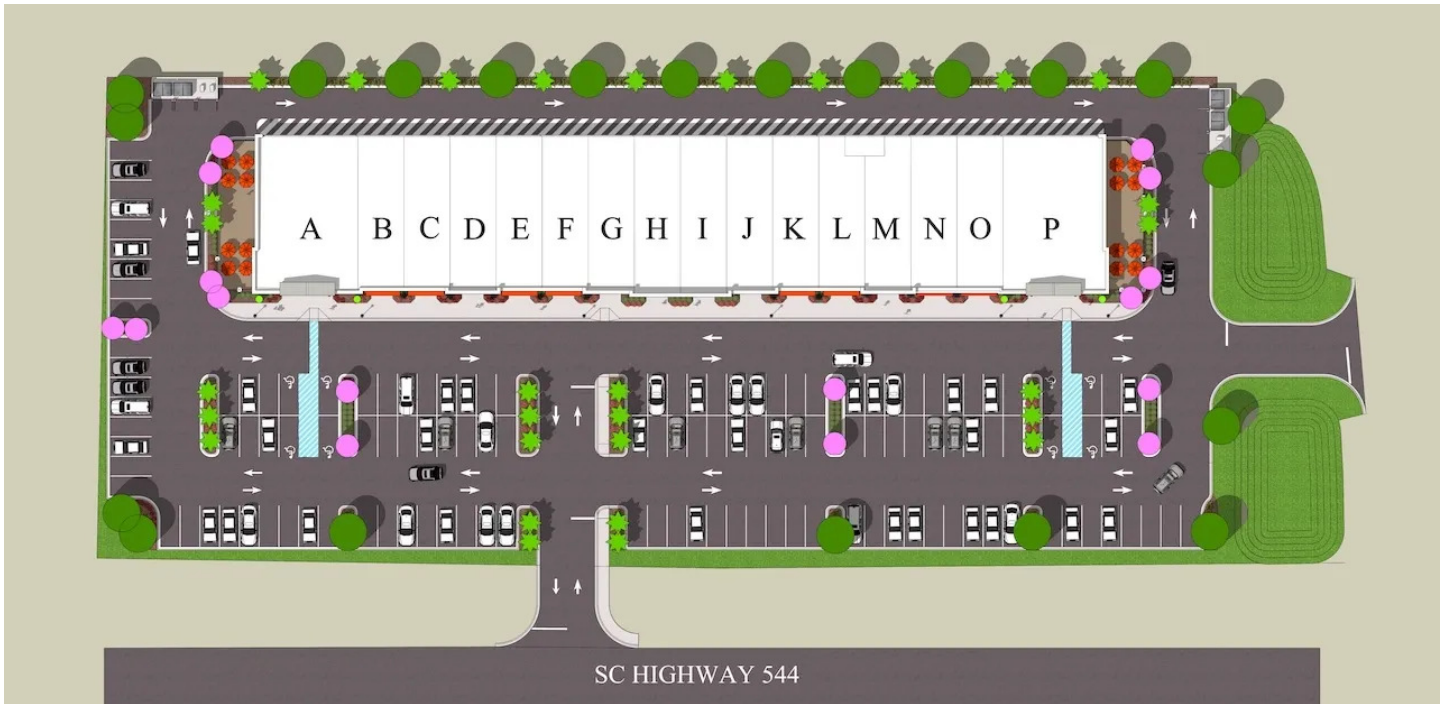


COLDWELL BANKER
COMMERCIAL
SEA COAST ADVANTAGE

LEASE

PROMENADE ON 544

TBD Hwy 544 & Sophie Rd Conway, SC 29526



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
M	Available	1,418 SF	NNN	Call For Rates
N	Available	1,474 SF	NNN	Call For Rates
O	Available	1,474 SF	NNN	Call For Rates
P	Available	3,343 SF	NNN	Call For Rates

Drew Parks
Senior Broker Associate
(843) 455-0216
drewparks@seacoastrealty.com

Addison Parks
Comm Sales Associate
(304) 305-3018
addisonparks@seacoastrealty.com



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

PROMENADE ON 544

TBD Hwy 544 & Sophie Rd Conway, SC 29526



Drew Parks

Senior Broker Associate

(843) 455-0216

drewparks@seacoastrealty.com

Addison Parks

Comm Sales Associate

(304) 305-3018

addisonparks@seacoastrealty.com



COLDWELL BANKER
COMMERCIAL
SEA COAST ADVANTAGE

LEASE

SITE WORK 06-12-26

TBD Hwy 544 & Sophie Rd Conway, SC 29526



Drew Parks

Senior Broker Associate

(843) 455-0216

drewparks@seacoastrealty.com

Addison Parks

Comm Sales Associate

(304) 305-3018

addisonparks@seacoastrealty.com



COLDWELL BANKER
COMMERCIAL
SEA COAST ADVANTAGE

LEASE

PROMENADE ON 544

TBD Hwy 544 & Sophie Rd Conway, SC 29526



Drew Parks

Senior Broker Associate

(843) 455-0216

drewparks@seacoastrealty.com

Addison Parks

Comm Sales Associate

(304) 305-3018

addisonparks@seacoastrealty.com

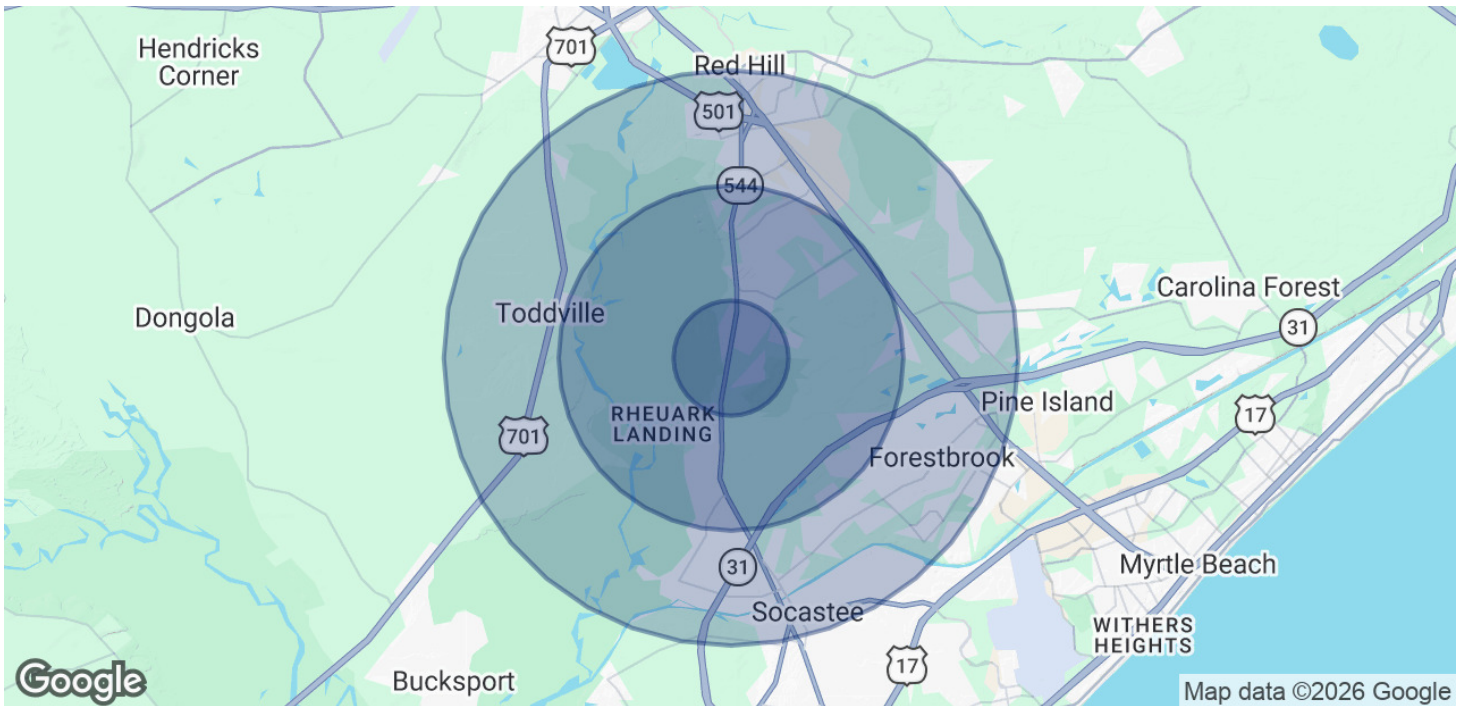


**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

PROMENADE ON 544

TBD Hwy 544 & Sophie Rd Conway, SC 29526



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,751	18,353	77,292
Average Age	45.7	46.4	42.5
Average Age (Male)	45.3	45.5	41.8
Average Age (Female)	46.0	47.1	43.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,112	7,341	30,323
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$86,818	\$90,385	\$95,773
Average House Value	\$260,157	\$307,294	\$357,578

2020 American Community Survey (ACS)

Drew Parks

Senior Broker Associate

(843) 455-0216

drewparks@seacoastrealty.com

Addison Parks

Comm Sales Associate

(304) 305-3018

addisonparks@seacoastrealty.com



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE