FOR SALE

Rare Investment/Owner Operator Opportunity

Multi-Property Portfolio Offering

Main Street & Hillside Drive | North Myrtle Beach, South Carolina

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PROPERTY Locations

1
Sky Bar & SOHO

2
Pirates Cove | Tequila Beach

3
Hillside Lot

PORTFOLIO PRICE

$12,500,000

NAI Columbia

Sky Bar & Soho

214 Main Street | North Myrtle Beach, SC

THE SKY BAR BUSINESS CONVEYS WITH THE SALE – Consult broker for financial details.

Highlights

Square Footage	±8,841 SF
Acreage	±0.20
Year Built	2017
Zoning	RC (Resort Commercial)

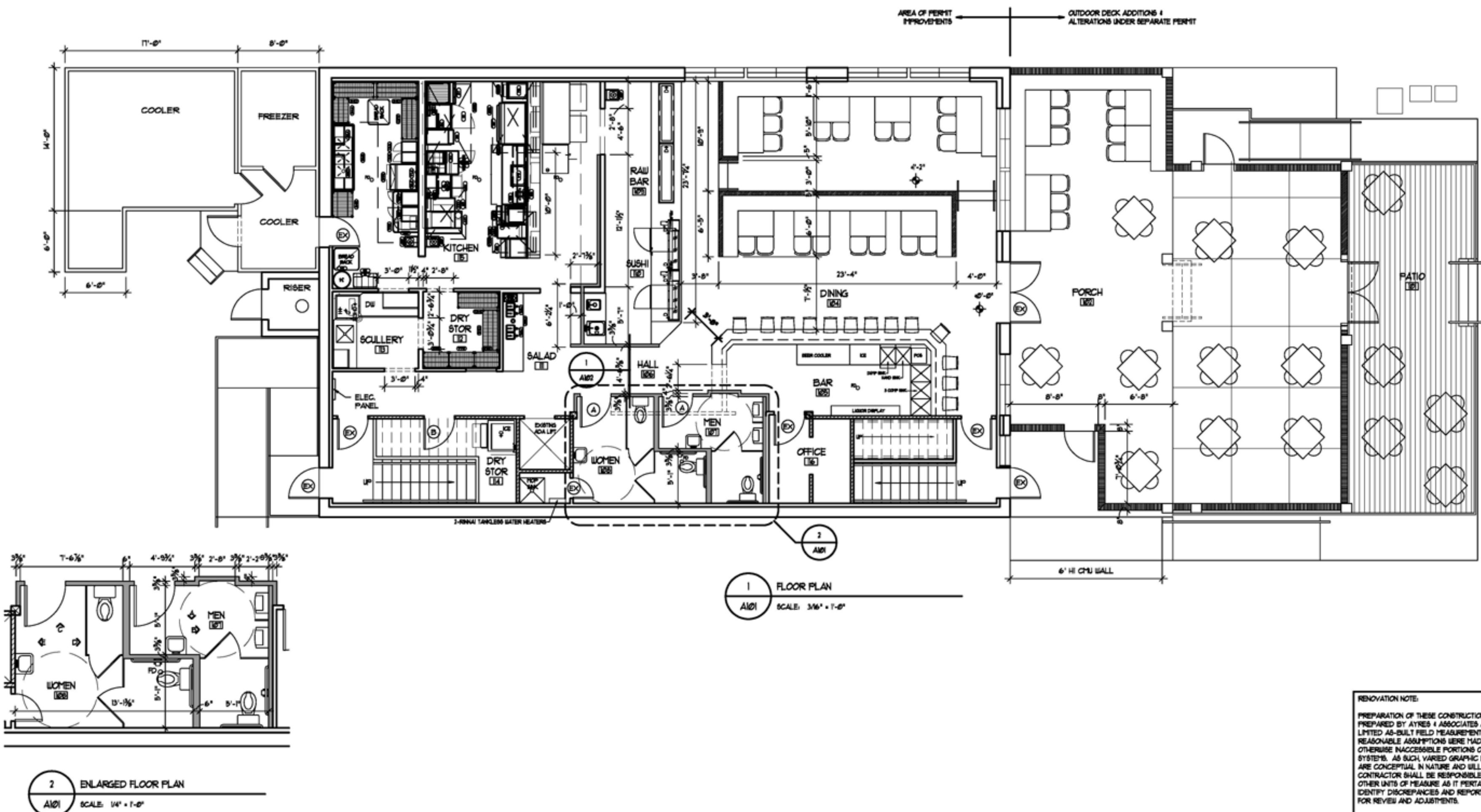
This asset is a two-story commercial restaurant and entertainment building. The existing improvements were constructed in 2017 following demolition of the previous structure and redevelopment of the site. The building was designed for restaurant and entertainment use and is configured with separate operating areas on each level.

The first floor is occupied by SOHO, a full-service restaurant tenant featuring indoor and outdoor dining, a commercial kitchen, food preparation areas, bar service, storage, and customer seating. Interior finishes include polished concrete flooring, contemporary lighting, commercial storefront glazing, and commercial-grade kitchen equipment typical of modern restaurant construction.

The second floor operates as Sky Bar, a rooftop food and beverage venue containing bar service, indoor and outdoor seating areas, entertainment space, public restrooms, and rooftop decks overlooking Main Street and the Atlantic Ocean. The upper level is designed to accommodate food, beverage, and entertainment operations with direct access to covered and open-air seating areas.

Site improvements include sidewalks, outdoor dining areas, commercial signage, exterior lighting, metal railings, utility infrastructure, paved improvements, and limited on-site parking. Parking is supplemented by nearby public and municipal parking facilities, which is typical of commercial properties within the Main Street district.

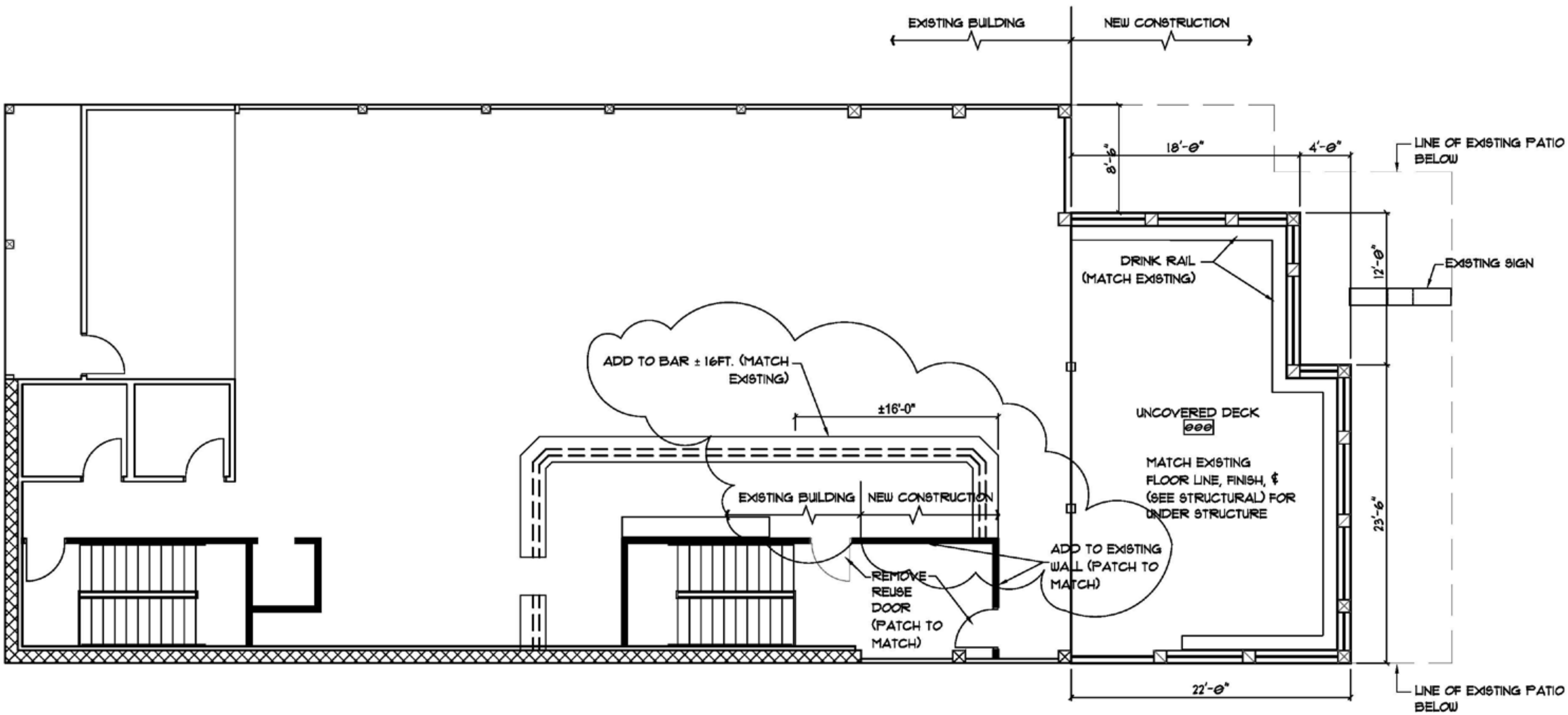
FIRST FLOOR PLAN



RENOVATION NOTE:

PREPARATION OF THESE CONSTRUCTION DRAWINGS IS BASED ON ORIGINAL PLANS PREPARED BY AYRES & ASSOCIATES ARCHITECTS AND THEIR CONSULTANTS AND LIMITED AS-BUILT FIELD MEASUREMENTS BY MILLER DESIGN SERVICES. AS A RESULT, REASONABLE ASSUMPTIONS WERE MADE WITH RESPECT TO CONCEALED OR OTHERWISE INACCESSIBLE PORTIONS OF THE EXISTING CONSTRUCTION AND ITS SYSTEMS. AS SUCH, VARIED GRAPHIC DEPICTION OF THE WORK TO BE PERFORMED ARE CONCEPTUAL IN NATURE AND WILL BE SUBJECT TO ADJUSTMENTS IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS, SLOPES, AND OTHER UNITS OF MEASURE AS IT PERTAINS TO THE EXECUTION OF NEW WORK, AND TO IDENTIFY DISCREPANCIES AND REPORT INFORMATION TO THE ARCHITECT AND OWNER FOR REVIEW AND ADJUSTMENTS.

SECOND FLOOR PLAN



NAI Columbia

Pirates Cove, Tequila Beach, & Nathan's Hot Dogs

205 Main Street | North Myrtle Beach, SC

PIRATES Cove, Tequila Beach, & Nathan's Hot Dogs

THE PIRATES COVE & TEQUILA BEACH BUSINESS CONVEY WITH THE SALE – Consult broker for financial details.

Highlights

Square Footage	±10,551 SF
1st Floor	7,079 SF
2nd Floor	1,868 SF
Upper Deck	1,604 SF
Acreage	±0.20
Year Built	1960 (Renovated 2024)
Zoning	RC (Resort Commercial)

This asset is a large, two-story commercial restaurant and entertainment building in the heart of the Ocean Drive entertainment district along Main Street, immediately west of Ocean Boulevard and within one block of the Atlantic Ocean. The location benefits from exceptional pedestrian traffic generated by the surrounding restaurants, bars, retail shops, beach access, amusement attractions, festivals, and nearby oceanfront hotels and condominiums.

The building has historically operated as Pirates Cove Lounge, one of the longest established nightlife venues in North Myrtle Beach. Today, the property functions as a multi-tenant entertainment destination consisting of several complementary food, beverage, and nightlife concepts, including Pirates Cove, Tequila Beach Cantina, and Nathan's Famous Hot Dogs, allowing the property to serve customers throughout the day and evening while diversifying revenue sources.

The improvements consist of a traditional commercial entertainment building of wood-frame construction with a flat roof configuration and masonry veneer accents along the street frontage.

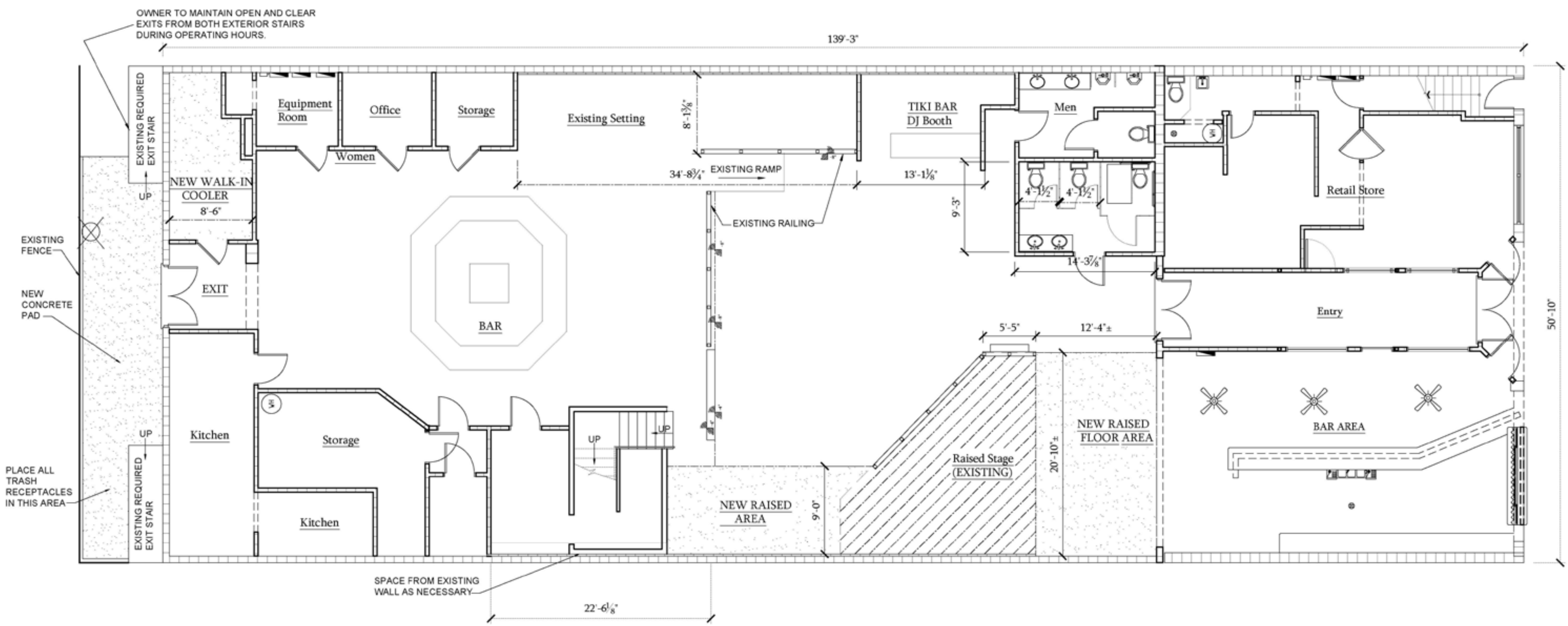
The Main Street façade has been extensively renovated and modernized with updated storefront systems, decorative metal awnings, contemporary signage, and large display windows. Multiple tenant entrances activate the street frontage and create an inviting pedestrian-oriented appearance consistent with the Ocean Drive entertainment district.

The first floor includes restaurant and food service areas, commercial kitchens, customer seating, bar facilities, and entertainment space. The restaurant portion features a modern ordering counter, commercial food preparation area, updated flooring and finishes, and both indoor and outdoor seating. Large storefront windows provide natural light and visibility along Main Street. A significant portion of the building is occupied by the Pirates Cove entertainment venue, which includes multiple full-service bars, an open entertainment area, dance floor, elevated seating, public restrooms, storage areas, and supporting food and beverage service facilities. The interior has been designed to accommodate live entertainment, sporting events, and seasonal tourist activity.

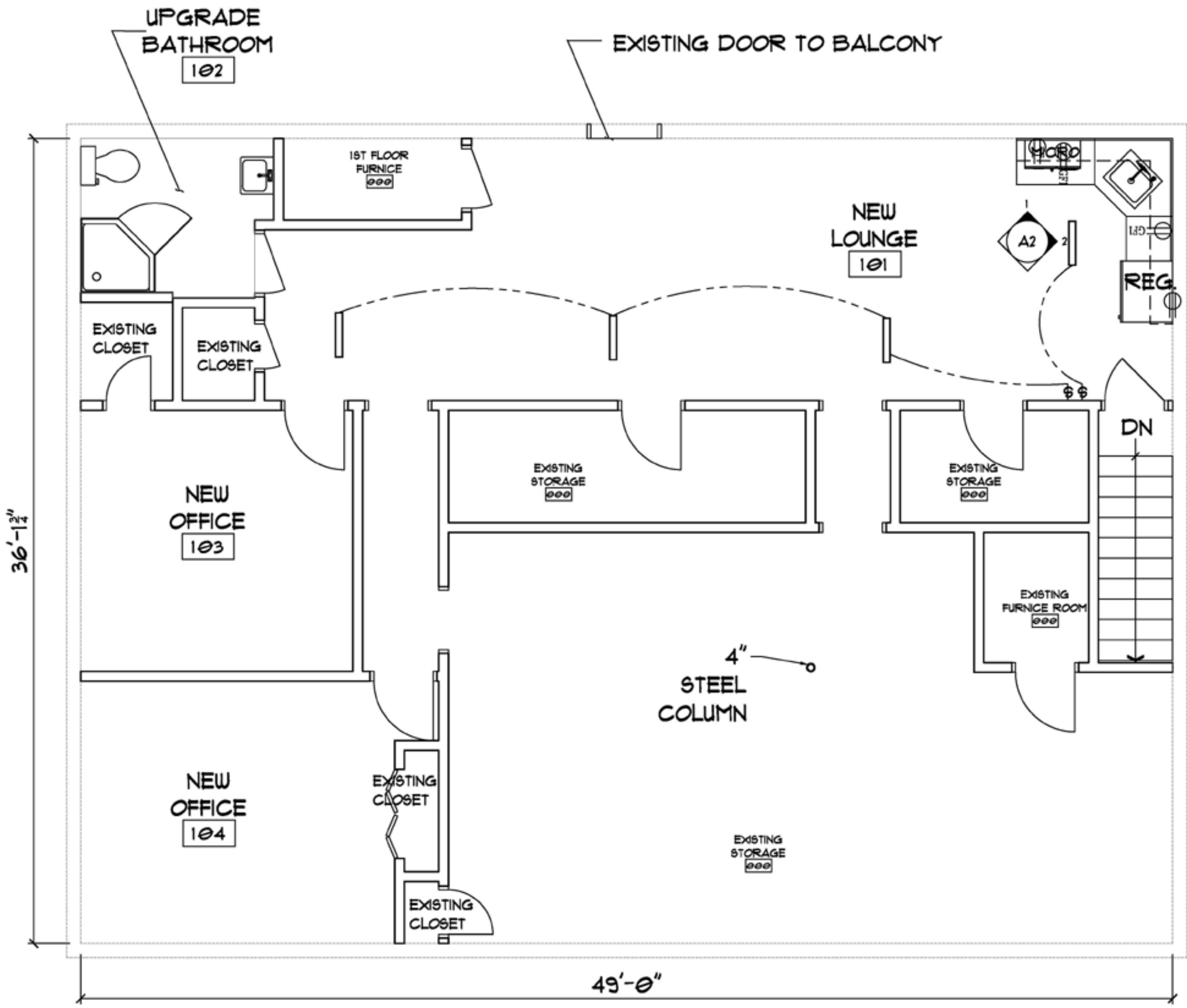
The second floor contains indoor and outdoor entertainment areas, including bar service, covered deck space, perimeter seating, and elevated views overlooking Main Street and the Atlantic Ocean. These areas provide additional seating capacity and support the property's food and beverage operations.

Site improvements include commercial storefronts, sidewalk seating areas, a wood rooftop deck, commercial canopies, exterior lighting, signage, utility connections, and a utility building. The property is supported by nearby public and municipal parking facilities.

FIRST FLOOR PLAN

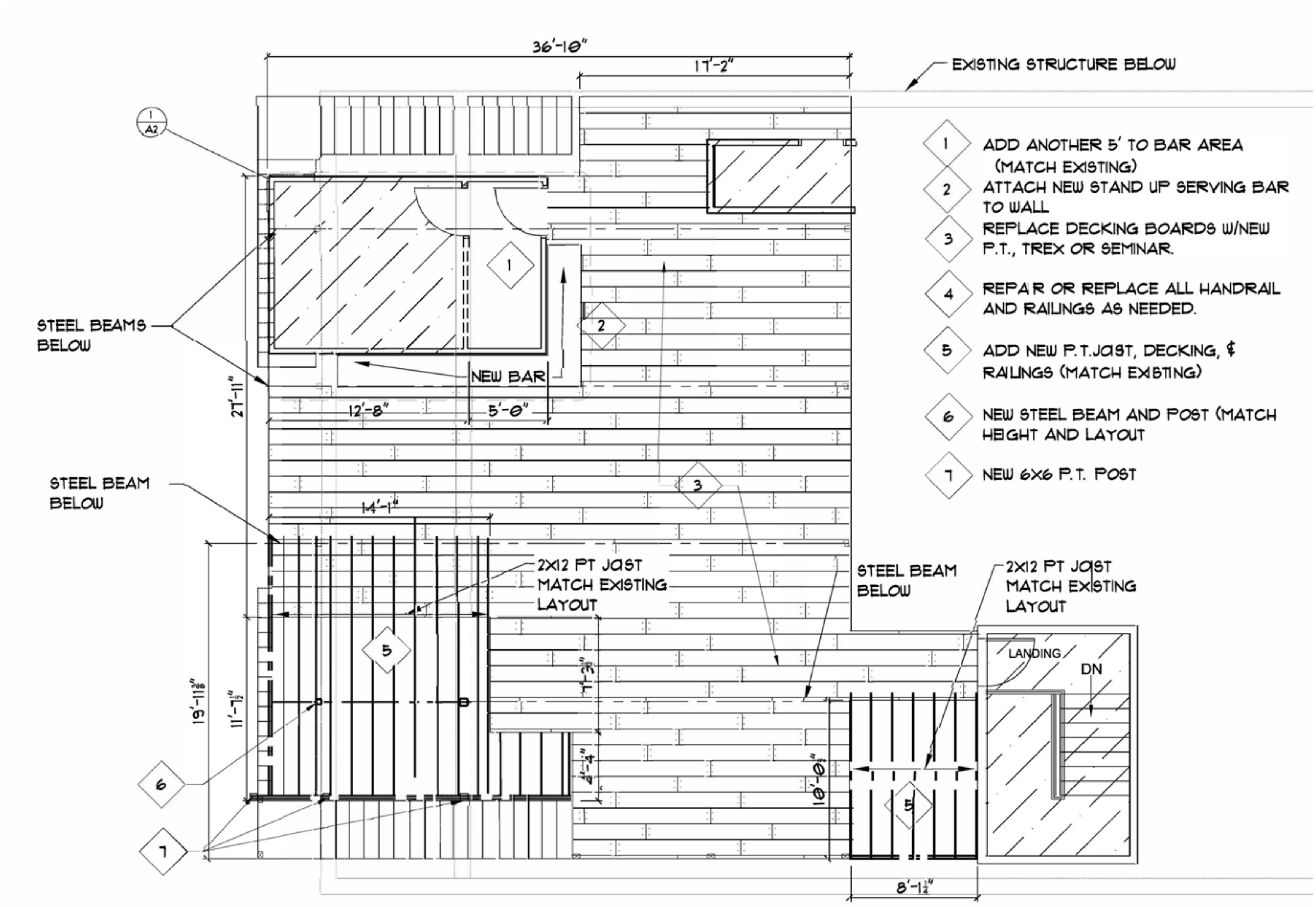


SECOND FLOOR PLAN



EXISTING/RENOVATION PLAN
1/4" = 1'-0"
1868 SQ.FT.

UPPER DECK FLOOR PLAN



NAI Columbia

Hillside Lot

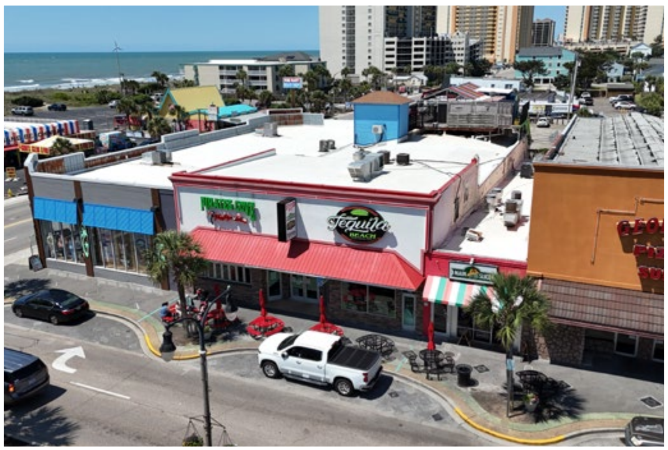
Hillside Drive | North Myrtle Beach, SC

Highlights

Acreage	±0.19
Zoning	RC (Resort Commercial)

Situated in the desirable Ocean Drive section of North Myrtle Beach, this prime vacant lot offers an exceptional entertainment opportunity just steps from the sand and Atlantic Ocean. Positioned just off the bustling Main Street corridor, the property places you within easy walking distance of iconic shag dancing clubs, local dining, boutique shopping, and year-round community festivals. It also serves as a parking option for the other assets being offered.


SKY
SKY
SOHO


Tequila


BARGAIN
WORLD

THE Main Street & Ocean Drive District

The Main Street/Ocean Drive district is a mature, fully developed resort commercial area where opportunities for large-scale new construction are limited by the scarcity of vacant land and the established urban development pattern. Barriers to entry within the subject market are considered high. The Ocean Drive commercial district is substantially built out, leaving very few opportunities for new commercial development. Oceanfront and near-ocean commercial parcels are limited in supply, and zoning restrictions, newer parking requirements, increasing construction costs, environmental regulations, and elevated land values create significant obstacles for new market entrants. Consequently, investor interest is concentrated on acquiring existing commercial properties for renovation, expansion, or redevelopment rather than developing new projects.

The Main Street/Ocean Drive corridor represents one of the most desirable resort commercial markets along the northern Grand Strand. Commercial activity is driven primarily by restaurants, bars, entertainment venues, retail establishments, hotels, vacation accommodations, and other tourism-oriented businesses serving both visitors and residents. Due to the limited availability of commercial properties within the district, transactions occur infrequently, and well-located assets are often closely held by long-term investors.

Market activity during the past several years has consisted primarily of the sale and repositioning of existing commercial properties, with many buyers seeking opportunities to renovate or modernize older improvements while maintaining their established operating businesses. Leasing activity remains healthy for restaurant, retail, and entertainment space, particularly within walking distance of the Atlantic Ocean and Main Street attractions.

The broader Grand Strand economy continues to benefit from sustained population growth, increasing tourism, expanding healthcare services, retail development, and residential construction. Tourism remains the area's primary economic driver, generating significant demand for hospitality, retail, dining, and entertainment properties. The continued growth of Horry County's permanent population has further strengthened year-round commercial activity and reduced the seasonal fluctuations traditionally associated with coastal markets.

Highlights

Tourism Spending	$13.5 Million (2025)
Total Economic Impact	$26 Million (2024)
Golf Courses	80+
Beaches	60+ Miles
Restaurants	2,000+
Room Units	157,000+

TourismWorksfortheGrandStrand.com

Positioned along South Carolina's premier coastal corridor, North Myrtle Beach and the surrounding Grand Strand offer a compelling mix of classic beach-side lifestyle and enduring market strength. The area seamlessly balances a booming vacation trade with steady year-round population growth, driven by pristine beaches, iconic entertainment districts, and world-class golf. Outstanding accessibility from major regional markets fuels consistent visitor traffic and robust vacation rental demand year-after-year. Properties in this location benefit from both an active, high-energy coastal culture and an exceptionally strong foundation for long-term real estate value.

#1 **SUMMER DESTINATION FOR 2026**
Trip Advisor (2026)

#2 **FASTEST-GROWING METRO AREA IN THE NATION**
US Census Bureau (2025/2026)

#1 **COUNTY IN SOUTH CAROLINA - POPULATION INFLOW**
World Population Review (2026)

#2 **BEST RESORT AIRPORT IN THE US**
USA Today 10Best Readers Choice Awards (2026)

DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 214 Main Street; 205 Main Street; & Hillside Drive, North Myrtle Beach, South Carolina 29582 ("Property(s)"). It has been prepared by NAI Columbia ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:
1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered. If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.

CONTACT US

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