

LEASE

GLENN'S BAY TRADE CENTER

1200 Glenns Bay Road Myrtle Beach, SC 29575



PROPERTY DESCRIPTION

1,000 SF (20' W x 50' L) unconditioned warehouse unit with 10 x 12 overhead door and restroom. Located on Glenns Bay Rd (within city limits of the Town of Surfside Beach), which provides excellent access to both Hwy 17 Business and Hwy 17 Bypass. Average Daily Traffic on Glenns Bay Rd is 14,800. The permanent population within a 5-mile radius is 90,401.

LOCATION DESCRIPTION

The Surfside Beach submarket, located just south of Myrtle Beach, is experiencing tremendous growth in the residential and retail sectors. Permanent population within a 1 mile radius is 9,108. 3 mile radius: 36,415. 5 mile radius: 90,401. In addition to the permanent population, tourism brings in approximately 20,000,000 visitors each year.

OFFERING SUMMARY

Lease Rate:	\$1,200 per month (MG)
Available SF:	Unit 26: 1,000 SF
Lot Size:	1 Acre
Building Size:	28,000 SF
Zoning:	C-1
NOI:	\$0.00
Cap Rate:	0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,478	17,383	41,978
Total Population	9,108	36,415	90,401
Average HH Income	\$87,020	\$88,776	\$89,856

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

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



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

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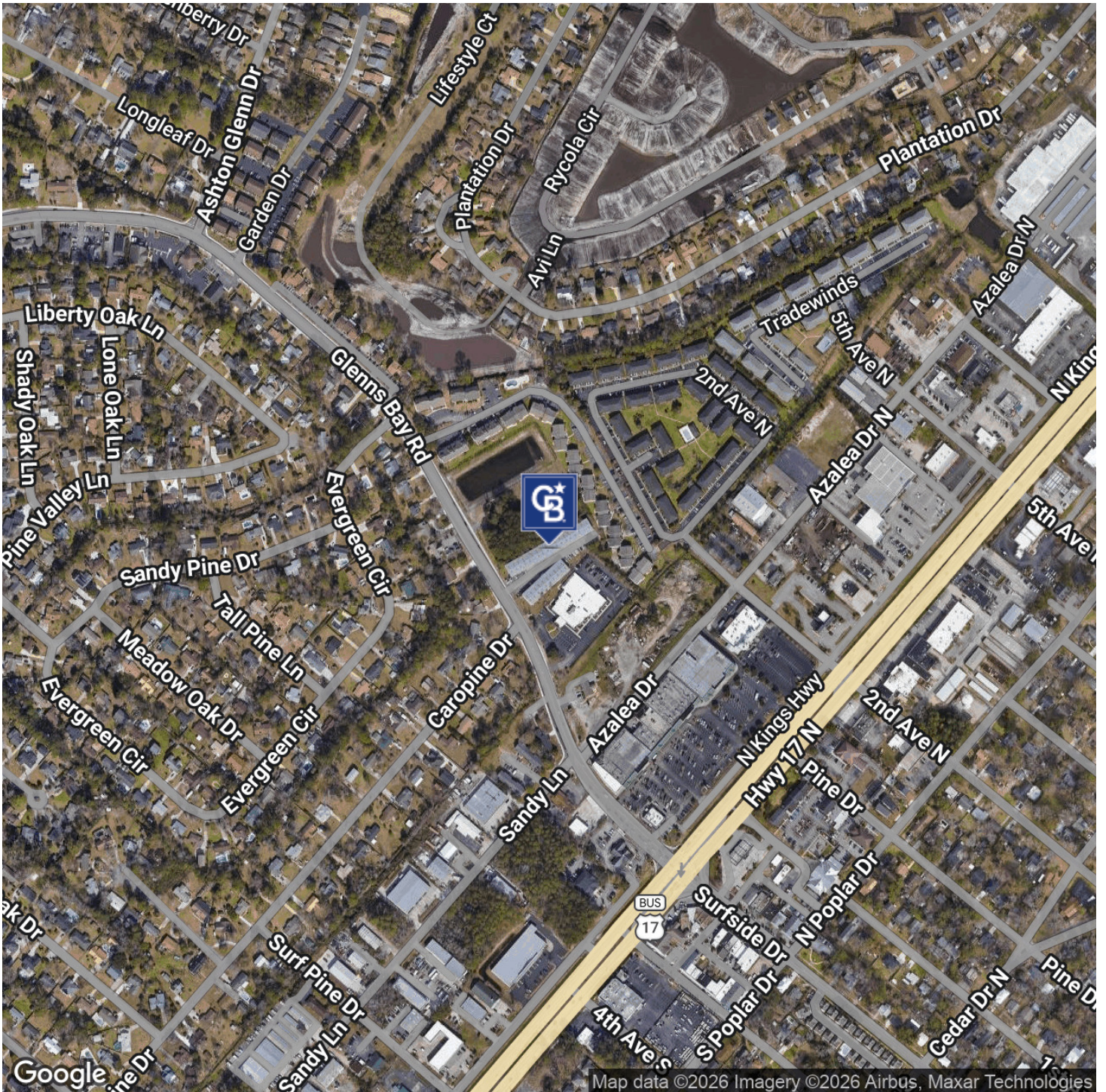


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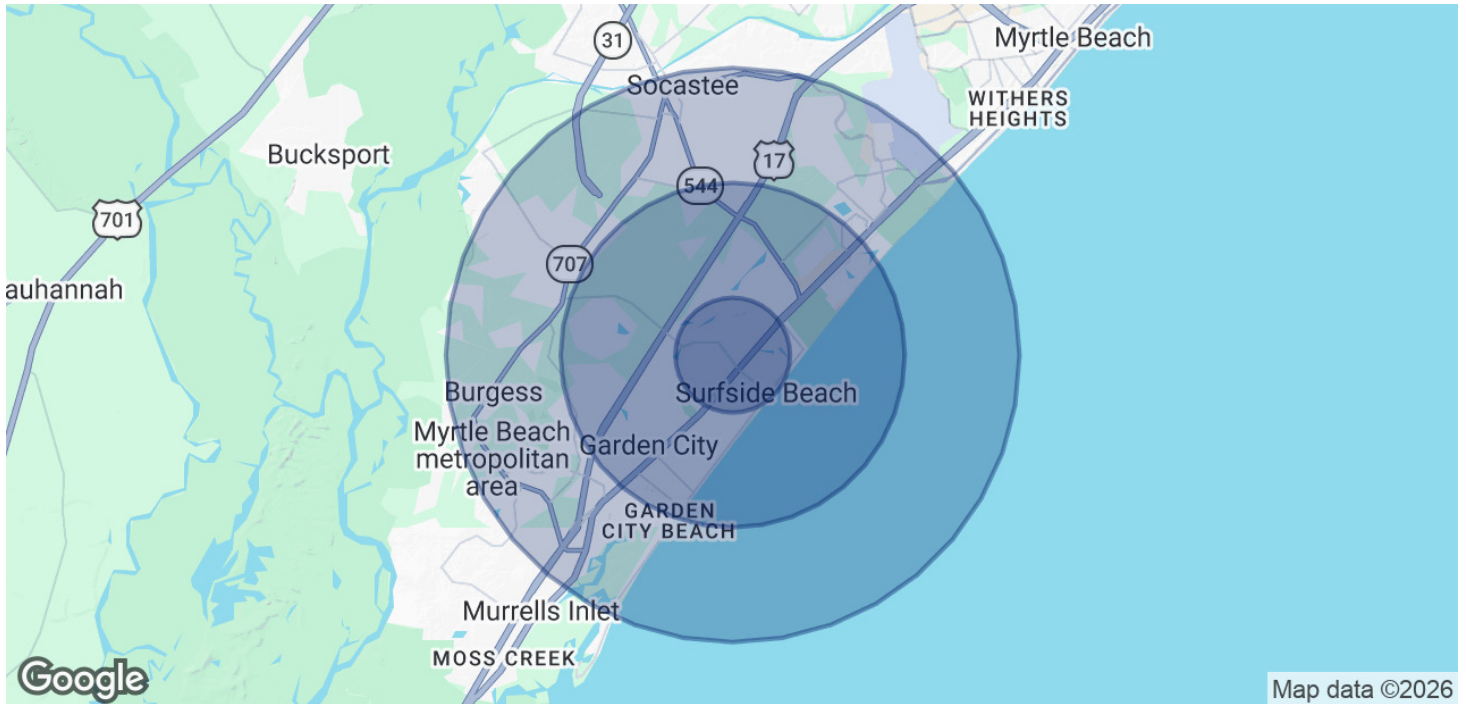


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,108	36,415	90,401
Average Age	52.2	52.8	50.8
Average Age (Male)	50.8	51.2	49.6
Average Age (Female)	53.6	54.1	51.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,478	17,383	41,978
# of Persons per HH	1.9	2	2
Average HH Income	\$87,020	\$88,776	\$89,856
Average House Value	\$382,799	\$364,013	\$379,281

2020 American Community Survey (ACS)

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