

Lease

University Commons

201 Graduate Rd Conway, SC 29526



PROPERTY DESCRIPTION

University Commons is a busy retail strip center strategically located at the signalized intersection of Hwy 501 and University Blvd, adjacent to Coastal Carolina University. Unit 101 (end cap) consists of large indoor & outdoor dining areas, open kitchen with hood, private food prep/storage area and 2 restrooms. Unit 114 consists of open dining area with counter, prep kitchen with hood and 2 restrooms. Tenants at University Commons include Pokemoto, Conway Medical Center, Tropical Smoothie Cafe, Select Physical Therapy, Rotelli's Pizza & Pasta, Tu Taco, Jimmy's Hibachi, Insomnia Cookies, Tongy's, Hair Salon, Nail Salon, etc. On-site Tesla Superchargers provide additional traffic along with a captive audience.

LOCATION DESCRIPTION

Located within Conway city limits near Coastal Carolina University, Horry Georgetown Technical College, Conway Medical Center & Lowes Home Improvement. Permanent population within a 5-mile radius is 60,446 (not including approx. 20,000 college students). Average Daily Traffic Count on Hwy 501 is 54,900.

OFFERING SUMMARY

Base Rent:	Call For Rates
TICAM/Additional Rent:	\$5.92/SF/Yr
Available SF:	1,824 - 2,528 SF
Parking:	188 (5.44/1000 SF)
Lot Size:	7.69 Acres
Building Size:	34,568 SF
Zoning:	HC (City of Conway)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,724	10,596	22,670
Total Population	6,511	30,428	60,446
Average HH Income	\$83,954	\$79,932	\$79,810

Drew Parks

Senior Broker Associate

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**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

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Unit 101 (End Cap Restaurant)

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Unit 114 (in-line restaurant)

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UNIT NO. 101 2528 SF	UNIT NO. 102	UNIT NO. 103	UNIT NO. 104-106 4783 SF	UNIT NO. 107	UNIT NO. 108 2509 SF	UNIT NO. 109 2872 SF	UNIT NO. 110 2508 SF	UNIT NO. 111	UNIT NO. 112	UNIT NO. 113	UNIT NO. 114 1824 SF	UNIT NO. 115 2508 SF	UNIT NO. 116 2736 SF	UNIT NO. 117 3882 SF
35'	22'	22'	66'	19'	35'	41'	35'	16'	19'	19'	25'	35'	38'	55'

Suite 101

Suite 103

Suite 107

Suite 109

Suite 111

Suite 113

Suite 115

Pokemoto

Tropical Smoothie Cafe

Tu Taco

Rotelli's Pizza & Pasta

US Nails

Insomnia Cookies

Amanda's Collection Bridal

Suite 102

Suite 104-106

Suite 108

Suite 110

Suite 112

Suite 114

Suite 116-117

Conway Medical Center

C3 Coffee Bar

Select Physical Therapy

Jimmyz Hibachi

Kreations Hair Designs

Don's Deli

Tongy's Shmack House

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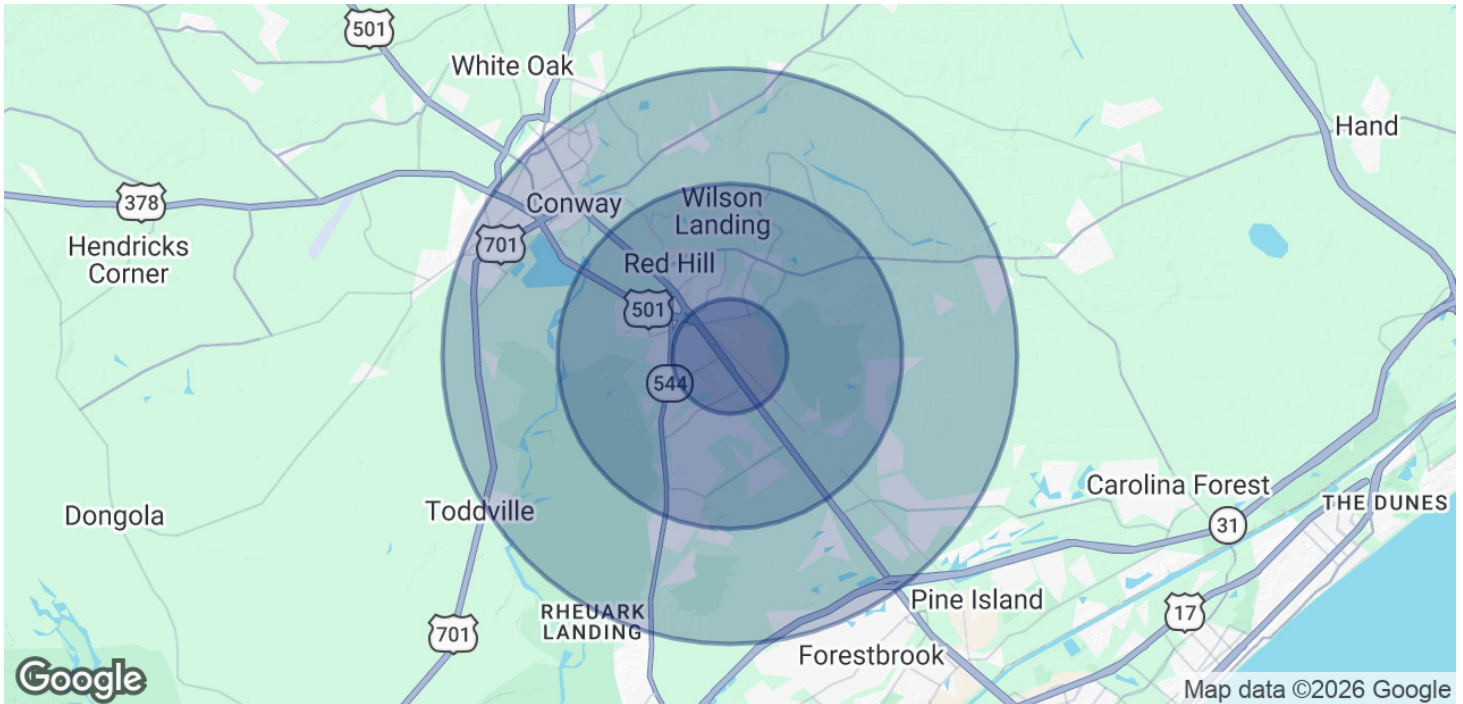


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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	6,511	30,428	60,446
Average Age	32.4	40.2	42.
Average Age (Male)	32.2	39.6	41.3
Average Age (Female)	32.6	40.7	42.7

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,724	10,596	22,670
# of Persons per HH	3.47	2.69	2.63
Average HH Income	\$83,954	\$79,932	\$79,810
Average House Value	\$358,797	\$338,297	\$353,842

2020 American Community Survey (ACS)

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