

LEASE

THE SHOPPES AT FOREST SQUARE

2128 Oakheart Rd Myrtle Beach, SC 29579



PROPERTY DESCRIPTION

1,200 SF in-line retail space located within The Shoppes at Forest Square, an 84,250 SF shopping center anchored by Ollie's Bargain Outlet. Other tenants include Ace Hardware, King Kong Sushi, Burn Boot Camp, HotWorx, Great Clips, Hand & Stone Massage, Nonna's Taste of Italy, Fast Greek Cafe, etc. Forest Square is located at the US 501 entrance to the Carolina Forest master-planned community adjacent to Publix, and in the immediate vicinity of the Tanger Outlet Mall, Planet Fitness, CarMax, and BJ's Wholesale.

LOCATION DESCRIPTION

Carolina Forest is a 9,000+ acre master-planned community in central Horry County. Within a 5 mile radius, there are presently 36,944 households, 95,539 residents and new and growing schools that are among the top performers in the state. The area is experiencing rapid growth due its central location and abundance of new infrastructure to include the extension of Postal Way behind the shopping center to multiple new BFR communities and Tanger Outlets.

OFFERING SUMMARY

Base Rent:	\$34.00 SF/Yr
TICAM:	\$7.50/SF/Yr
Available SF:	Unit 2128: 1,200 SF
Lot Size:	11.59 Acres
GLA:	84,250 SF
Parking:	577 (6.85/1,000 SF)
Zoning:	HC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,655	16,696	36,944
Total Population	4,456	41,394	98,336
Average HH Income	\$93,116	\$91,555	\$89,629

Drew Parks

(843) 455-0216

drewparks@seacoastrealty.com

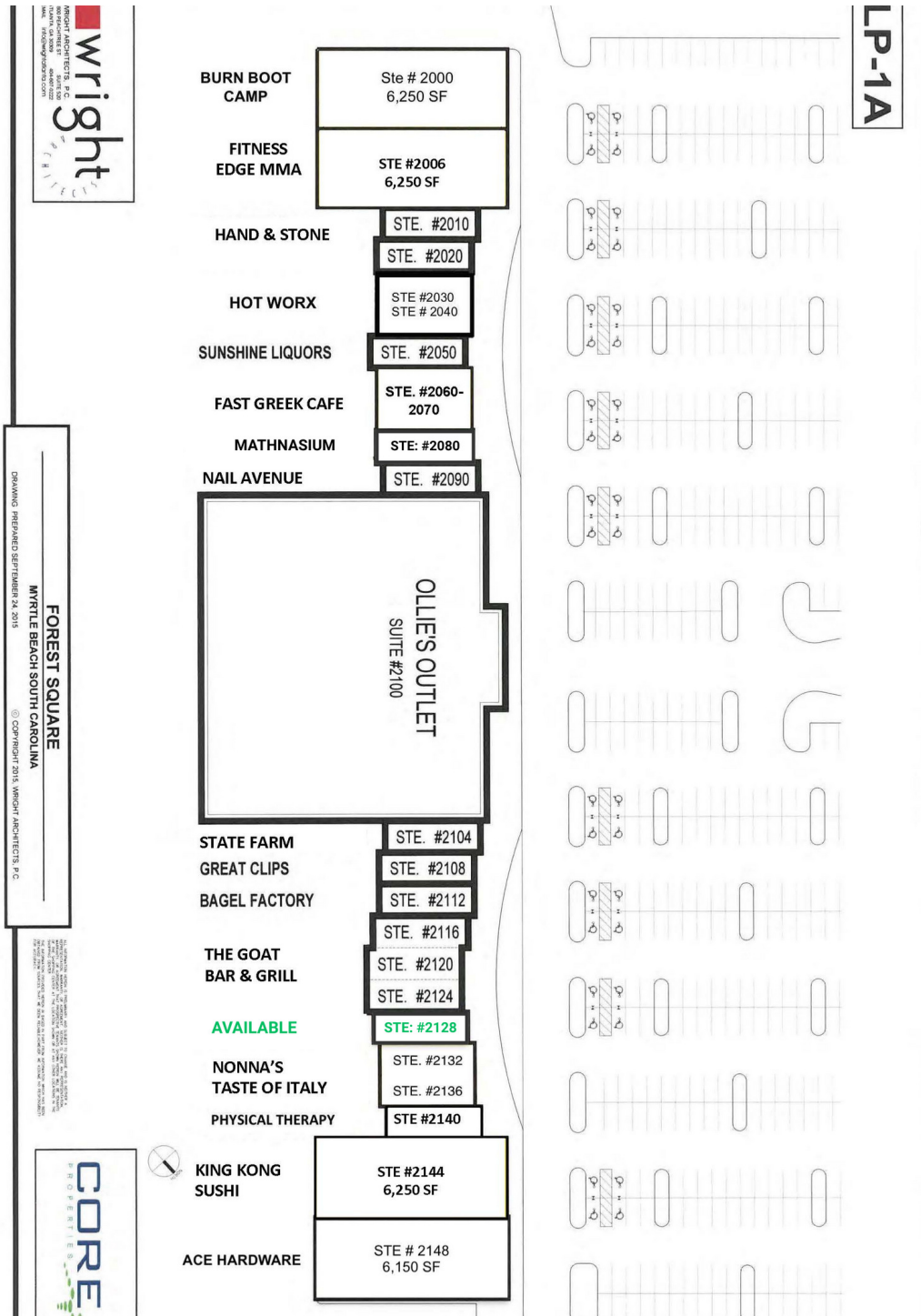


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● **Forest Square at Carolina Forest**
2100 Oakheart Rd, Myrtle Beach, SC 29579

of Properties: 36

Rank	Name	Visits
1	Forest Square at Carolina Forest / 2100 Oakheart Rd, Myrtle Beach, SC 29579	2.27M
2	Arcadian Shores Commons / 10816 Kings Rd, Myrtle Beach, SC 29572-6070	1.67M
3	Pawleys Island Plaza / 10225 Ocean Hwy, Pawleys Island, SC 29585	1.57M
4	Bay Village / 2300 Church St, Conway, SC 29526	1.05M
5	Carolina Commons / 9869 Ocean Highway W, Calabash, NC 28467	918.7K
6	Deerfield Plaza / 1772 US-17 BUS, Surfside Beach, SC 29575	915.1K
7	Forest Village Shopping Center / 4026 River Oaks Dr, Myrtle Beach, SC 29579	857.2K
8	The Market at Murrell's Inlet / 760 Mink Ave, Murrells Inlet, SC 29576	733.3K
9	Gateway Plaza II / 2701 Church Street Suite I, Conway, SC 29526-4422	677.7K
10	Waccamaw Square Mall / 1641 Church St, Conway, SC 29526	656.9K
11	Surfside Center / 2292 Glenns Bay Rd, Surfside Beach, SC 29575	541.5K
12	North Village Center / 3336 Highway 17 S, North Myrtle Beach, SC 29582	523.3K
13	Center South / 6103 N Kings Hwy, Myrtle Beach, SC 29577	522.5K
14	Inlet Crossing Shopping Center / 3320 US-17 BUS, Murrells Inlet, SC 29576	521.2K
15	Socastee Commons / 5022 Dick Pond Rd, Myrtle Beach, SC 29588	486.1K

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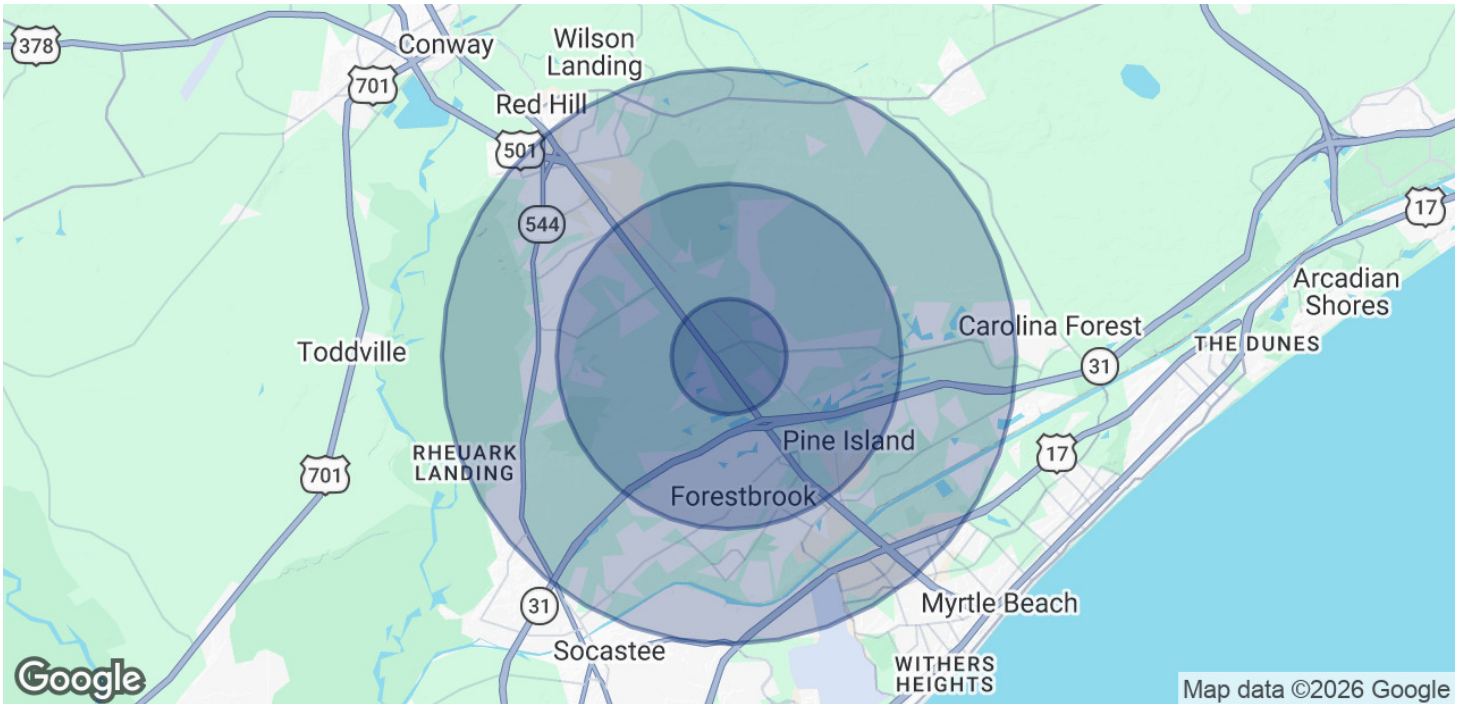


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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	4,456	41,394	98,336
Average Age	43.2	44.6	42.1
Average Age (Male)	42.4	43.8	41.4
Average Age (Female)	44.0	45.3	42.8

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,655	16,696	36,944
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$93,116	\$91,555	\$89,629
Average House Value	\$469,354	\$423,606	\$384,044

2020 American Community Survey (ACS)

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