

LEASE

1800-D HUSTED RD

1800 Husted Rd, Suite D, Conway, SC 29526



PROPERTY DESCRIPTION

3,718 SF office suite with reception area, 8 offices, conference room, two kitchenettes, work room, multiple storage closets, 2 restrooms, shower room, and large outdoor patio. Parking in front, rear and sides. Monument signage on Husted Rd. HI Zoning. Located with Atlantic Center across Hwy 501 from Coastal Carolina University, Horry Georgetown Technical College and Conway Medical Center.

LOCATION DESCRIPTION

Conway is the Horry County Seat. Atlantic Center is located near the the entrance into Coastal Carolina University and across the street from Horry Georgetown Technical College; in close proximity to Conway Medical Center (located 1/2 mile from property on Singleton Ridge Rd), with over 1,500 employees. Permanent population within a 5-mile radius is 60,446 (not including 20,000+ college students). Average Daily Traffic Count on Hwy 501 is 51,600.

OFFERING SUMMARY

Base Rent:	\$16.00/SF/yr
Estimated TICAM:	\$4.26/SF/yr
Available SF:	3,718 SF
Lot Size:	1.15 Acres
Building Size:	10,532 SF
Parking:	56 (5.32/1,000 SF)
Zoning:	HI (City of Conway)
Year Built:	2003

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,712	8,945	22,608
Total Population	6,388	28,391	59,985
Average HH Income	\$76,672	\$79,856	\$80,746

Drew Parks
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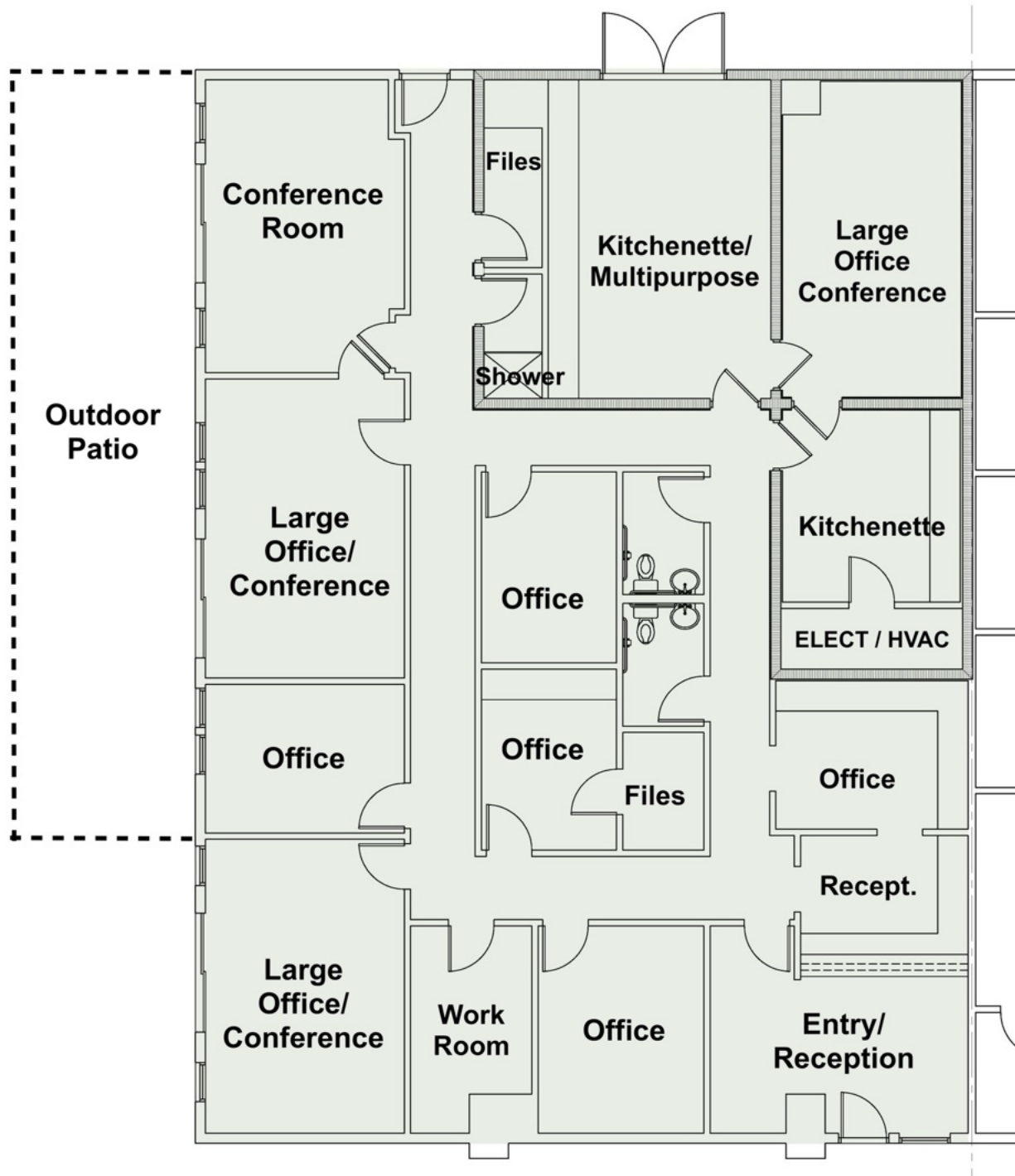


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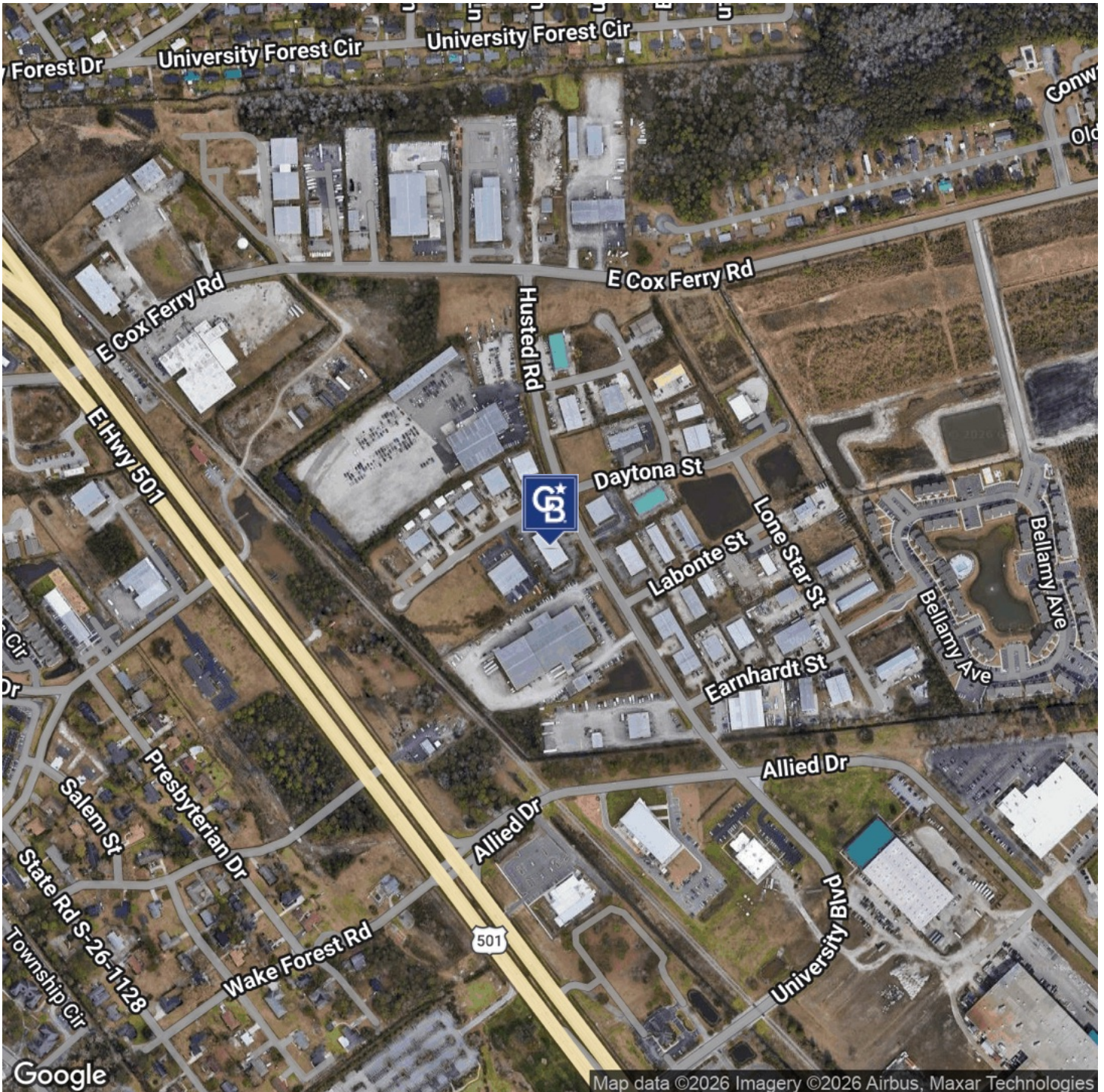
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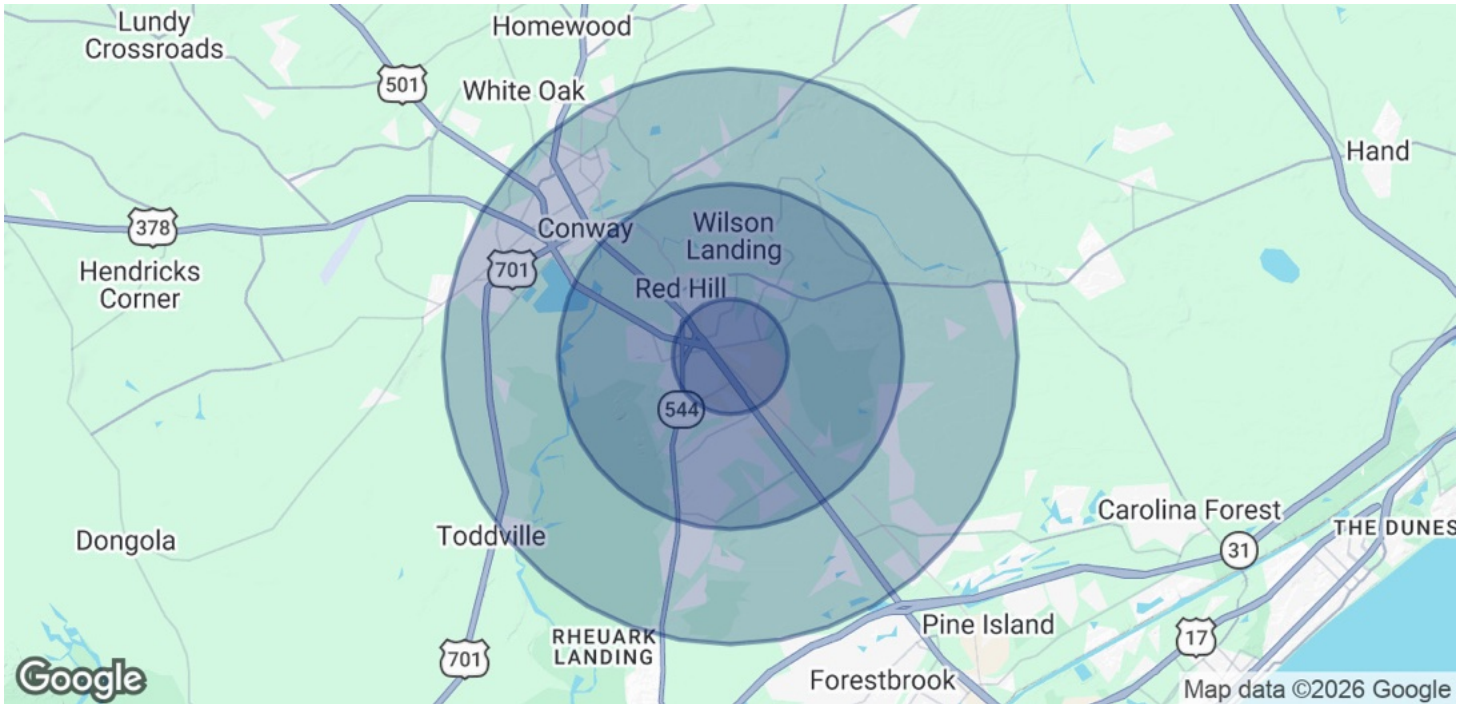


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,388	28,391	59,985
Average Age	33.2	40.2	42.5
Average Age (Male)	32.9	39.6	41.6
Average Age (Female)	33.4	40.8	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,712	8,945	22,608
# of Persons per HH	3.8	2.9	2.7
Average HH Income	\$76,672	\$79,856	\$80,746
Average House Value	\$301,159	\$327,839	\$326,897

Demographics data derived from AlphaMap

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