

LEASE

SOUTH PARK CENTER

8703 Hwy 17 Byp Surfside Beach, SC 29575



PROPERTY DESCRIPTION

South Park Center is an established retail strip center anchored by Bonefish Grill, located at the signalized intersection of Hwy 17 Bypass & Queens Harbour Blvd, just south of the Hwy 544 interchange. Unit A is a 2,000 SF end cap. Units F & G is a 3,250 SF in-line restaurant space with outdoor seating. Tenants include Bonefish Grill, Dunkin' Donuts, T-Mobile, Edward Jones, Wild Birds Unlimited, Corning Credit Union, Hair Salon, Chiropractor, etc. Behind the subject property is a new 324-unit apartment complex (Sunscares) with an internal road providing connectivity to the traffic signal to the north (Coventry Rd).

LOCATION DESCRIPTION

Located near the Hwy 17 Byp/Hwy 544 Interchange, one of the hottest retail areas in the Myrtle Beach MSA. In close proximity to Sayebrook Town Center (Trader Joe's, Target, Marshall's, Petco, Ulta, plus 1,800+ residential units), South Strand Commons (Lowe's Home Improvement, Kohl's, Lowe's Foods, etc.), and Walmart Supercenter. Permanent population (5-mile radius): 103,608. Average daily traffic count on Hwy 17 Business is 36,500.

OFFERING SUMMARY

Base Rent:	Unit A: \$30/SF/yr Units F & G: \$28/SF/yr
Estimated TICAM:	\$6.61 SF/yr
Available Units:	Unit A: 2,000 SF Units F & G: 3,250 SF
Parking:	222 (6.63/1,000 SF)
Building Size:	33,494 SF
Zoning:	HC
Traffic Count:	36,500 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,518	23,497	46,774
Total Population	5,469	51,798	103,608
Average HH Income	\$96,581	\$89,576	\$87,167

Drew Parks

Senior Broker Associate

(843) 455-0216

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**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

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UNIT	TENANT	SF
UNIT A	AVAILABLE	2,000
UNIT B	WILD BIRDS UNLIMITED	1,750
UNIT C	ORECK	1,500
UNIT D	EDWARD JONES	1,500
UNIT E	FOUNDATION	1,500
UNIT F & G	PENDING	3,250
UNIT H	SURFSIDE CHIROPRACTICS	2,024
UNIT I & J	YOUNG TALKERS	6,000
UNIT K	NAILS & HEAD SPA	2,108
UNIT L	MORE SPACE PLACE	2,040
UNIT M	CORNING CREDIT UNION	2,060
UNIT N	BONEFISH GRILL	5,581

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UNITS F & G_SOUTH PARK CENTER

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UNIT A (END CAP)_SOUTH PARK CENTER

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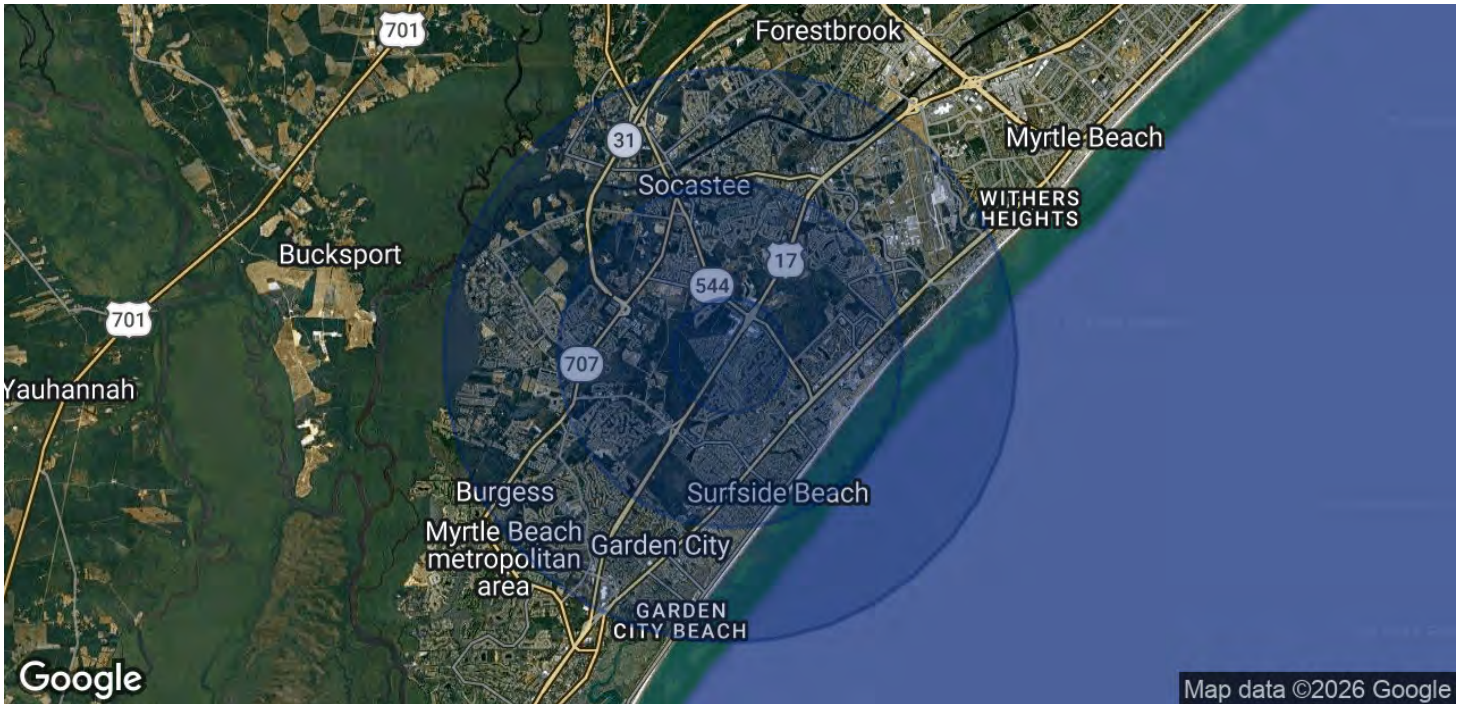


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,469	51,798	103,608
Average Age	52.3	49.0	49.0
Average Age (Male)	50.9	47.7	47.9
Average Age (Female)	53.5	50.3	50.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,518	23,497	46,774
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$96,581	\$89,576	\$87,167
Average House Value	\$361,574	\$369,691	\$359,639

2020 American Community Survey (ACS)

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