



## PROPERTY DESCRIPTION

Move-in ready, 14,236SF of office warehouse flex space in Pawleys Island, SC. Located in the heart of the Resort Services Zoning district, the facility offers an expansive warehouse floor, 5 offices, 3 restrooms, 2 kitchenette/break areas, conference room and a second floor executive office. The warehouse has a 17.5 foot center height with 14 foot eave height and two 12'x12' roll-up doors. Santee Cooper provides 460v of three phase power and water and sewer service from Georgetown Water and Sewer District. Six striped parking spaces line the front with an additional pad at the rear of the building allow for ample on-site parking and vehicle storage. Tiller Drive gives direct access to Highway 17, connecting users to the City of Georgetown to the south and the Murrells Inlet to the north.

## OFFERING SUMMARY

|                         |                   |
|-------------------------|-------------------|
| <b>Lease Rate:</b>      | Undisclosed (NNN) |
| <b>Number of Units:</b> | 1                 |
| <b>Available SF:</b>    | 1,200 - 14,236 SF |
| <b>Lot Size:</b>        | 45,688 SF         |
| <b>Building Size:</b>   | 14,236 SF         |

### ADAM CATES, CCIM, SIOR

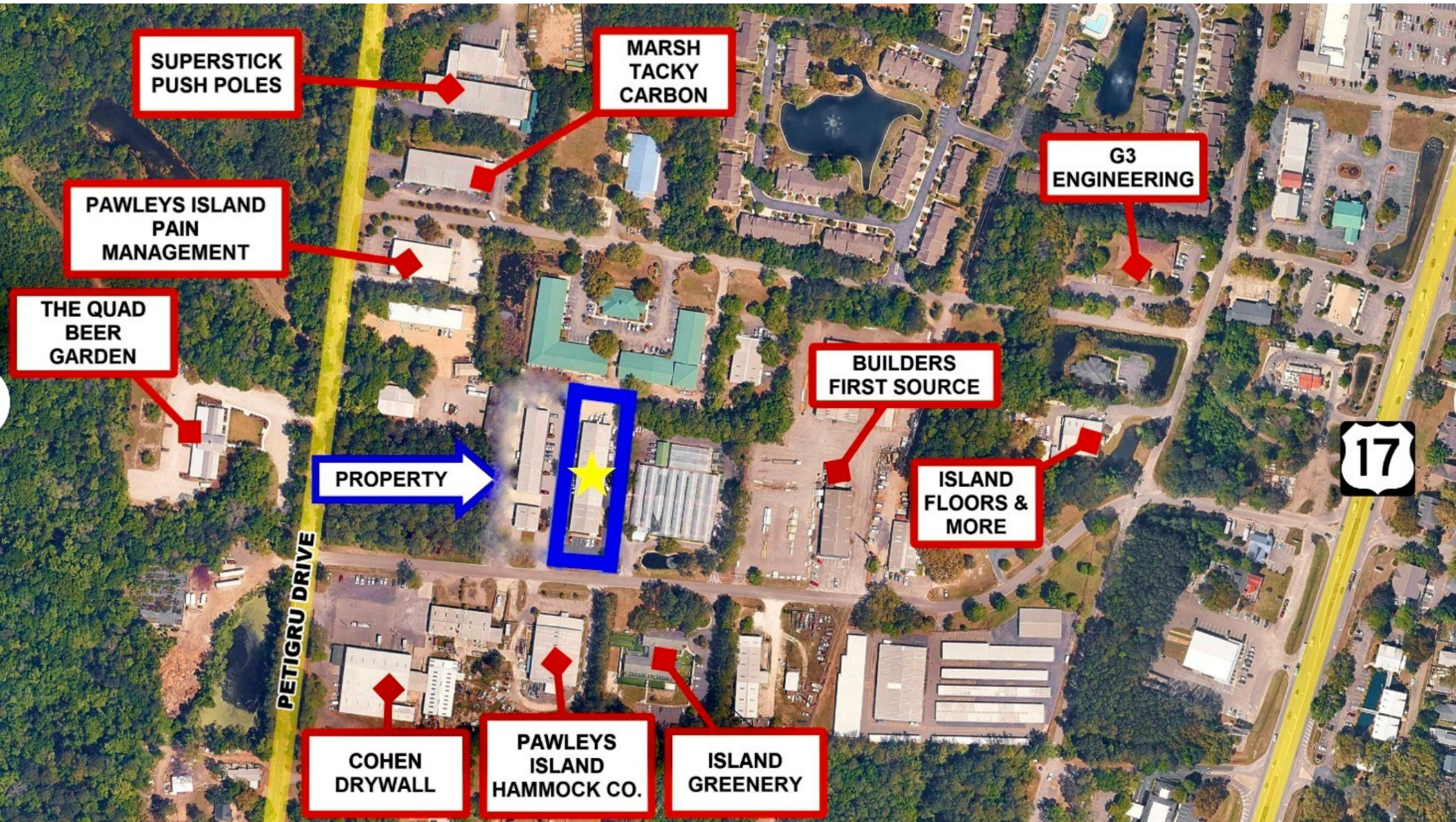
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SC #134696

# 328 TILLER DRIVE OFFICE WAREHOUSE FLEX

328 Tiller Dr, Pawleys Island, SC 29585



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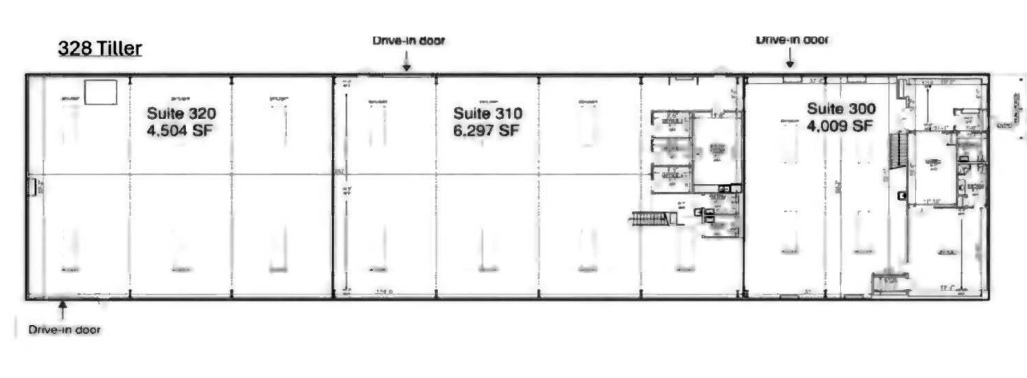
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## INDUSTRIAL PROPERTY FOR LEASE

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## POPULATION

|                      | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 536        | 2,129     | 14,007 |
| Average Age          | 62.8       | 54.5      | 56.5   |
| Average Age (Male)   | 63.0       | 53.5      | 54.6   |
| Average Age (Female) | 62.5       | 54.1      | 56.7   |

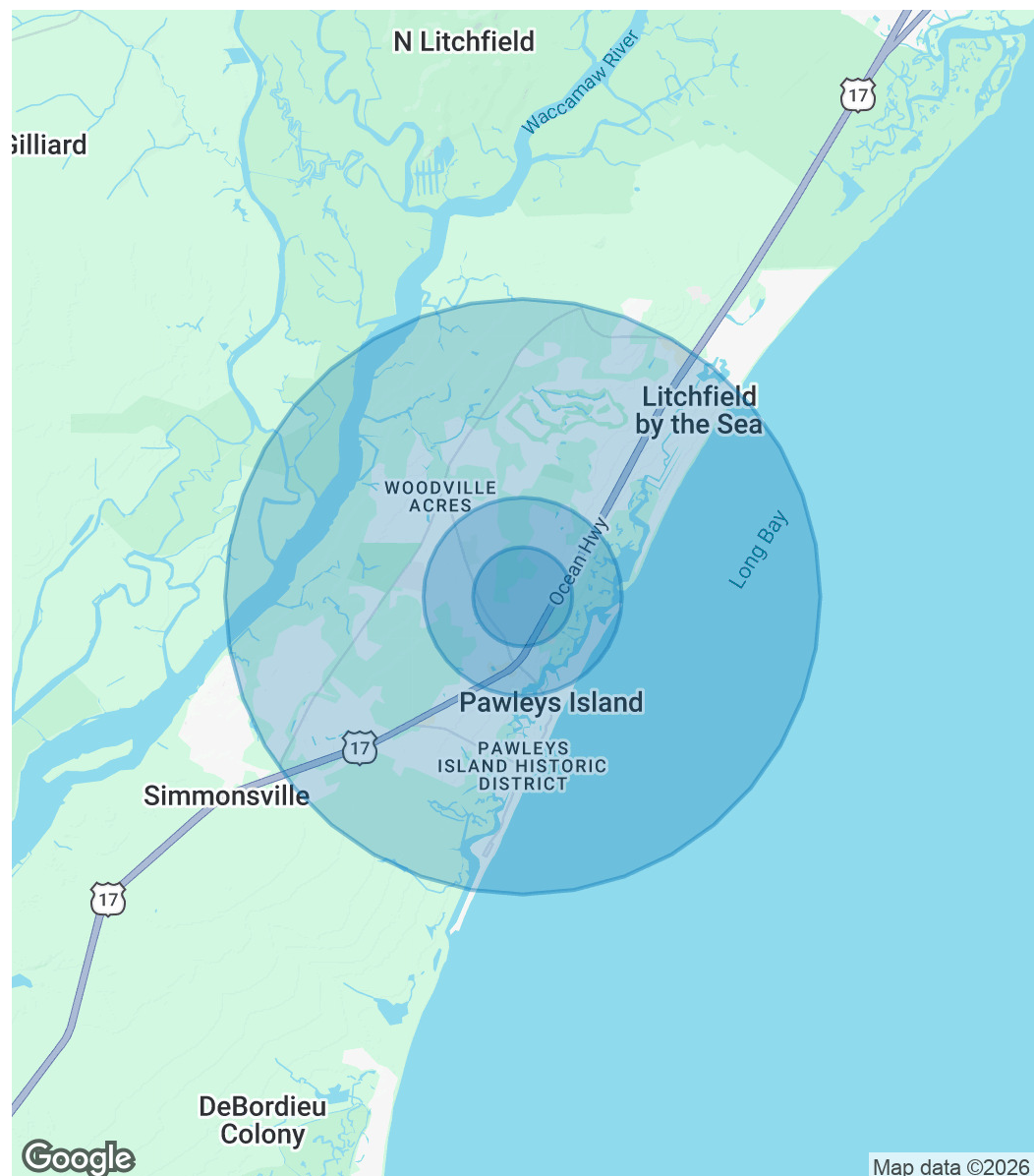
## HOUSEHOLDS & INCOME

|                     | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 298        | 973       | 6,156     |
| # of Persons per HH | 1.8        | 2.2       | 2.3       |
| Average HH Income   | \$61,302   | \$82,018  | \$115,260 |
| Average House Value | \$288,718  | \$371,230 | \$464,352 |

2023 American Community Survey (ACS)

## LOCATION DESCRIPTION

Tiller Drive in Pawleys Island serves as light industrial hub for service providers covering the Waccamaw Neck. Direct access to US-17 and Petigru Drive gives reach to an estimated 28,000 customers across the Pawleys Island and Litchfield area. This location also offers an opportunity for out-of-market users to establish a regional foothold for distribution between downtown Myrtle Beach (35 minute drive-time) and the city limits of Georgetown (15 minutes).



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