



PROPERTY DESCRIPTION

Suite 300 at Arcadian Office Park is a 2,763 square foot professional office suite located on the first floor overlooking Arcadian Shores Golf Course. Ideal for legal and professional services, this unit is built out into two bullpen style work areas and a conference room, with common area restroom. Established co-tenants include Myrtle Beach Orthodontics and Myrtle Beach Endodontics. This office development is located at the interchange of Highway 22/Conway Bypass and Highway 17 Bypass, providing connectivity to Highway 31 and municipalities along the coast and inland within a 30 minute drive-time. Located in the Arcadian Shores area of Myrtle Beach, this office immediately services affluent residential populations in the Kingston Plantation, Dunes Club, Briarcliffe Acres, and Grande Dunes developments.

OFFERING SUMMARY

Lease Rate:	\$21 SF/yr (NNN)
Number of Units:	1
Available SF:	558 - 2,763 SF

DEMOGRAPHICS

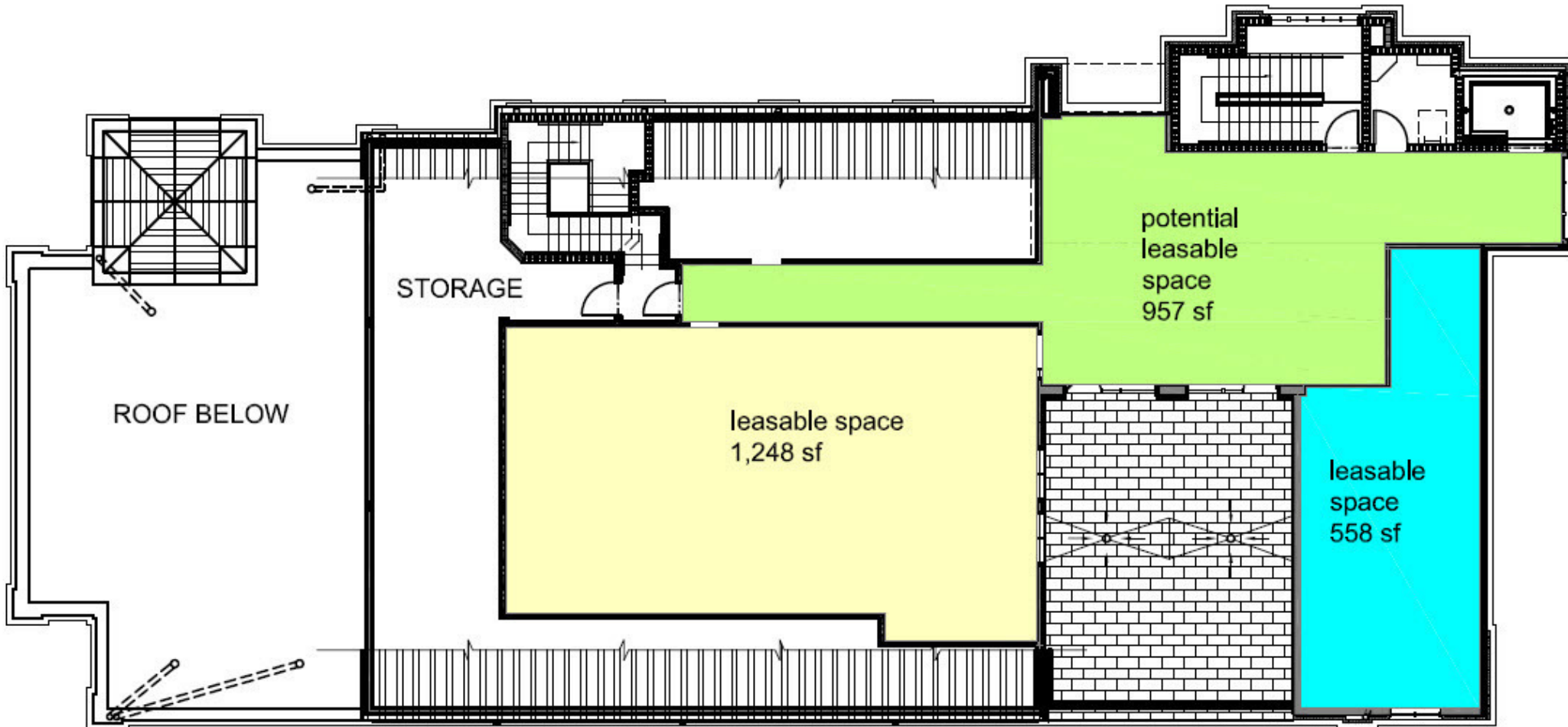
	0.3 MILES	0.5 MILES	1 MILE
Total Households	72	245	1,038
Total Population	130	446	1,895
Average HH Income	\$97,436	\$98,116	\$110,368

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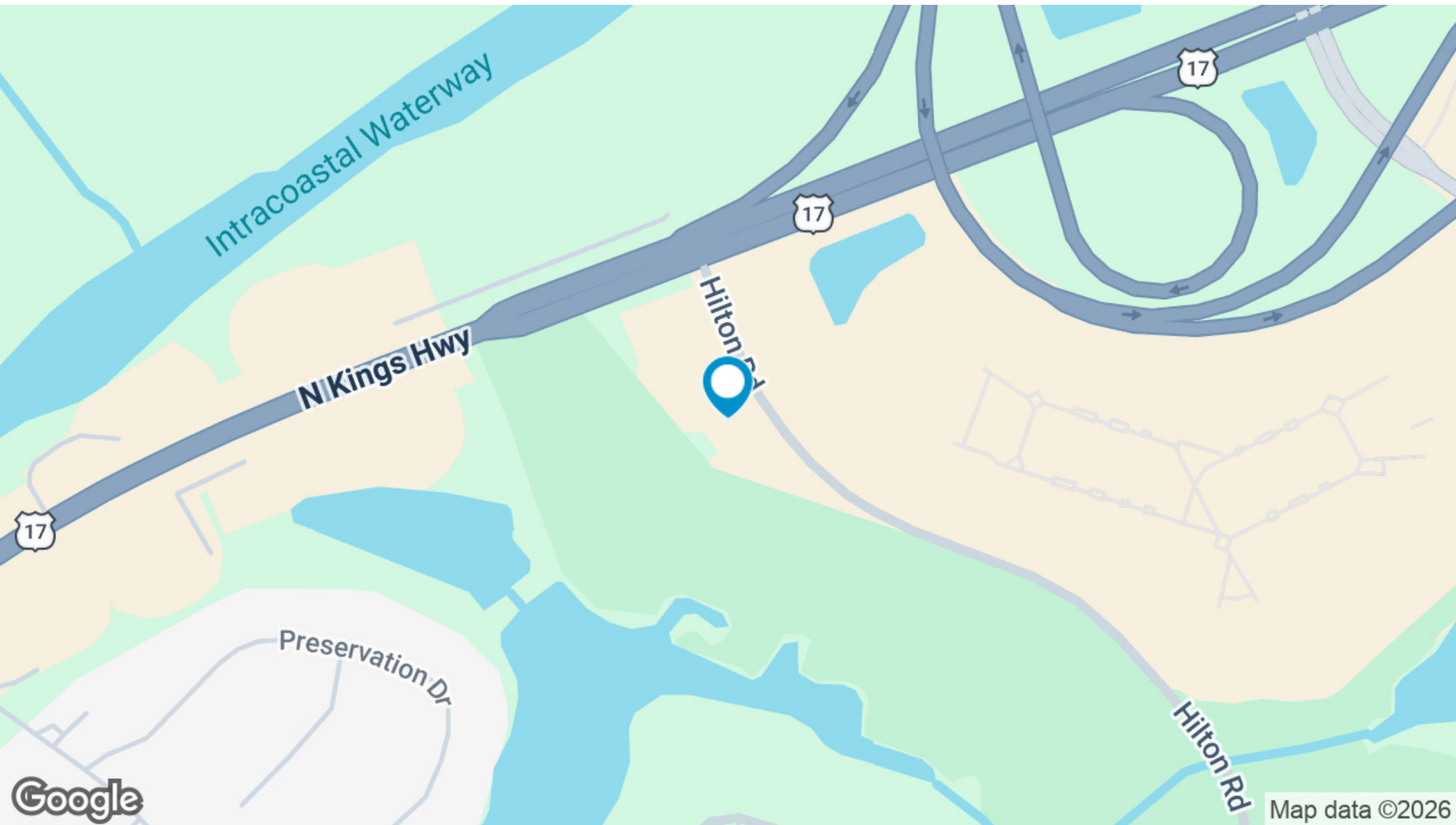
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OFFICE BUILDING FOR LEASE

ARCADIAN OFFICE PARK

350 Hilton Dr, Myrtle Beach, SC 29572



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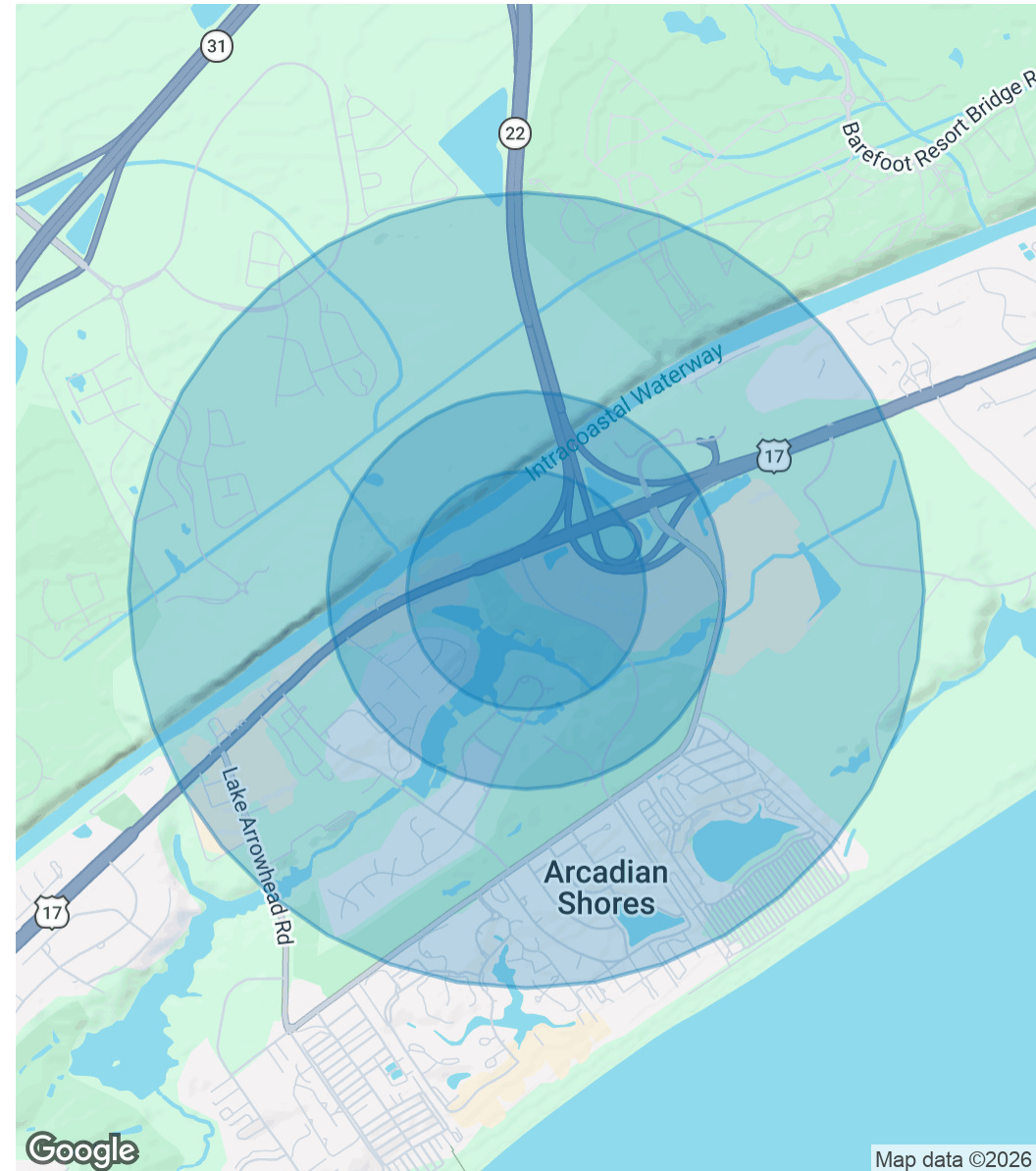
ARCADIAN OFFICE PARK

350 Hilton Dr, Myrtle Beach, SC 29572

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	130	446	1,895
Average Age	61	60	61
Average Age (Male)	61	61	61
Average Age (Female)	61	61	61

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	72	245	1,038
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$97,436	\$98,116	\$110,368
Average House Value	\$460,664	\$461,242	\$464,276

Demographics data derived from AlphaMap



Map data ©2026

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