

LEASE

1639 HIGHWAY 17 SOUTH OFFICE SUITES

1639 Highway 17 South North Myrtle Beach, SC 29582



PROPERTY DESCRIPTION

2,000 SF office space on the second floor (stairwell access) of the Bargain Beachwear building in North Myrtle Beach at the signalized intersection of Hwy 17 S & 17th Ave S. Space is comprised of 4 private offices, 2 conference rooms, and 2 restrooms. Space can also be leased as two 1,000 SF units, each comprising two private offices, 1 conference room, and a restroom.

LOCATION DESCRIPTION

Located within the City of North Myrtle Beach at the signalized intersection of Hwy 17 and 17th Ave. In close proximity to retail and high-density residential. The permanent population within a 5-mile radius is 49,141. ADT on Hwy 17 is 39,000.

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (MG)
Available SF:	1,000-2,000 SF
Lot Size:	0.76 Acres
Parking:	47 spaces (3.91/1,000 SF)
Zoning:	HC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,379	11,543	23,713
Total Population	6,603	22,988	49,141
Average HH Income	\$89,453	\$91,538	\$86,232

Drew Parks

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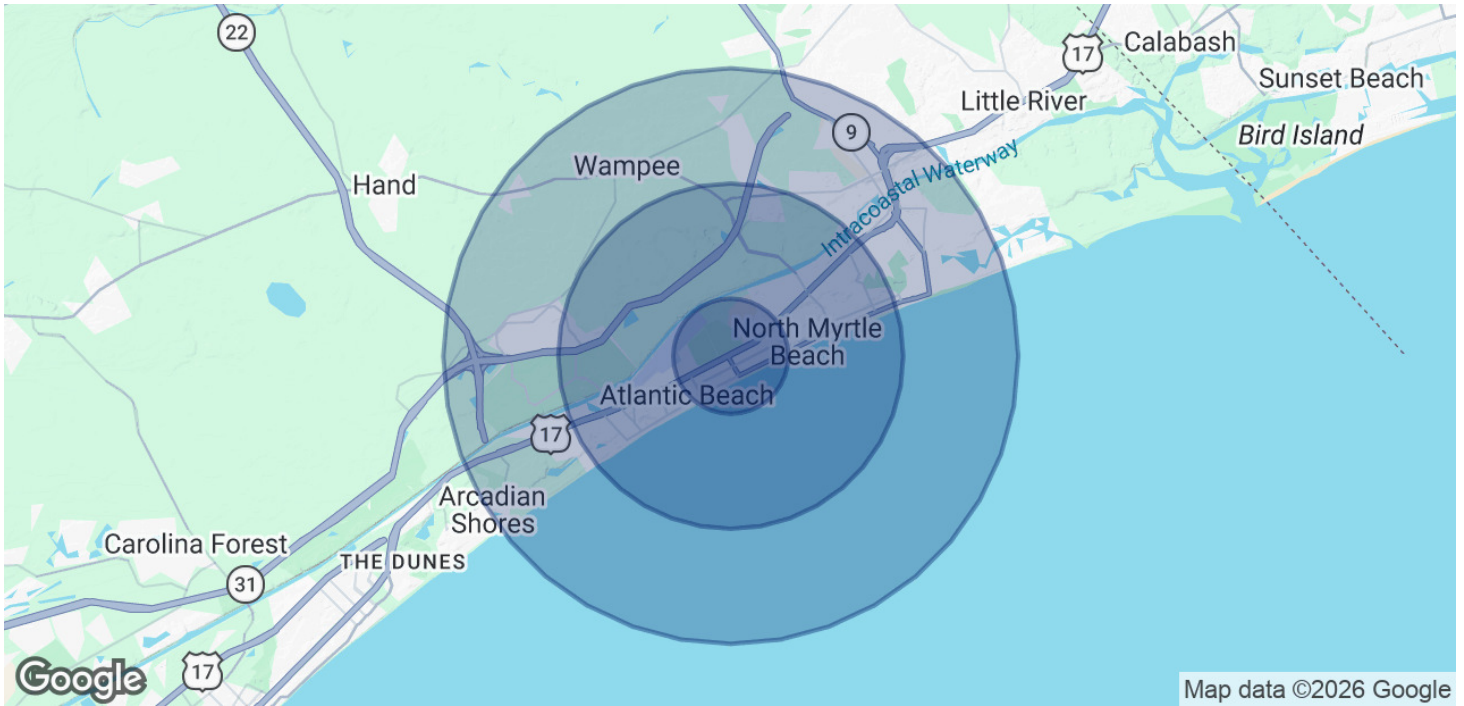


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,603	22,988	49,141
Average Age	51.4	54	53.5
Average Age (Male)	51	53.2	52.9
Average Age (Female)	51.8	54.7	54.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,379	11,543	23,713
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$89,453	\$91,538	\$86,232
Average House Value	\$298,397	\$310,944	\$288,894

Demographics data derived from AlphaMap

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