

LEASE

TOURNAMENT CROSSING OUTPARCEL

TBD Tournament Blvd Murrells Inlet, SC 29576



PROPERTY DESCRIPTION

0.8 acre pad site outparcel at Tournament Crossing Shopping Center anchored by Walmart Neighborhood Market. Utilities to site and off-site stormwater detention in place. Other tenants in the shopping center include Tropical Smoothie Cafe, Coastal Dental, Great Clips, AT&T, Edward Jones, etc. Prime location at the signalized intersection of Hwy 17 Bypass and Tournament Blvd, across from Inlet Square Mall redevelopment. Strong demographics show an affluent population base and a significant tourist population. ADT on Hwy 17 Bypass is 36,500. Permanent population within a 5 mile radius is approx. 73,396 and growing.

LOCATION DESCRIPTION

Located within the Murrells Inlet submarket in Horry County. The Myrtle Beach MSA has been one of fastest growing MSA's in the US for the past 3 years. Tournament Blvd is the gateway to Prince Creek on Hwy 707. Inlet Square Mall (across Hwy 17 Byp) is under redevelopment and will include a new Hobby Lobby, Home 2 Suites by Hilton, and Planet Fitness among other national retailers.

OFFERING SUMMARY

Lease Rate:	\$84,000.00 per year (Ground)
Lot Size:	0.8 Acre +/-
Frontage:	164'
Zoning:	HC (Horry County)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,352	19,481	34,634
Total Population	8,729	40,451	73,396
Average HH Income	\$85,417	\$108,333	\$105,909

Drew Parks

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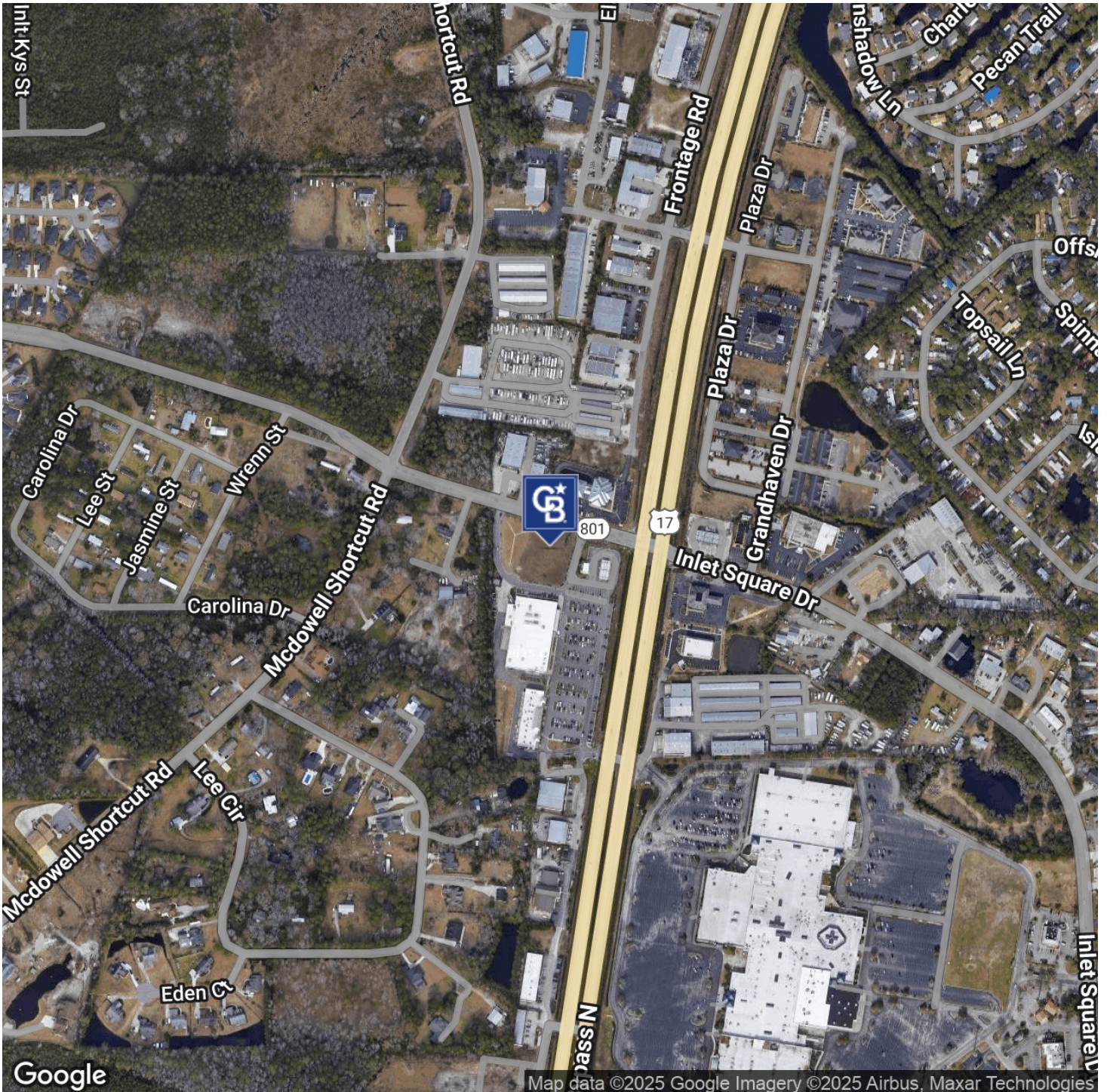
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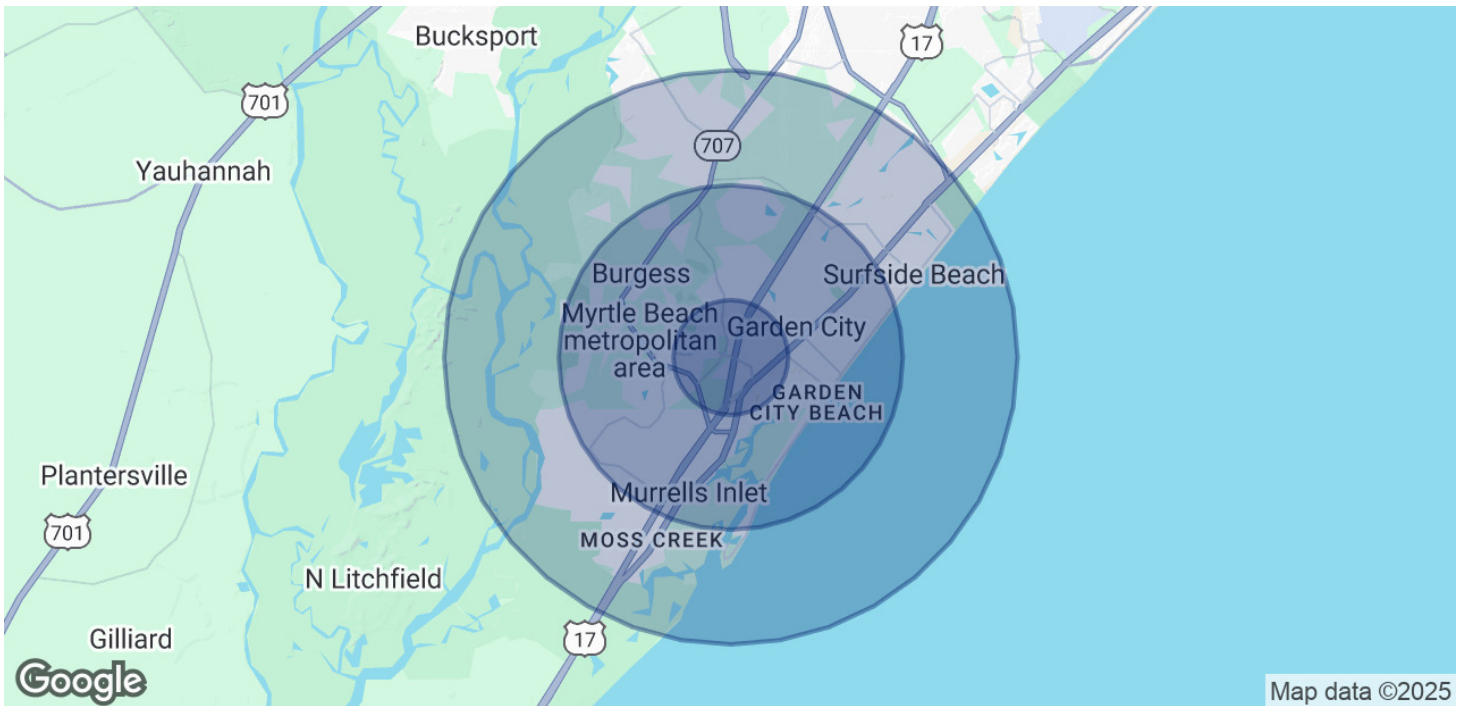


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,729	40,451	73,396
Average Age	56.8	54.8	52.8
Average Age (Male)	55.4	53.5	51.5
Average Age (Female)	58.0	56.0	53.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,352	19,481	34,634
# of Persons per HH	2	2.1	2.1
Average HH Income	\$85,417	\$108,333	\$105,909
Average House Value	\$359,555	\$434,375	\$403,501

Demographics data derived from AlphaMap

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