



MEZZANINE RETAIL SPACE PROPERTY FOR LEASE

Mezzanine Retail Space

301 S KINGS HWY MYRTLE BEACH, SC 29577



CURRY MARTIN

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4706 Oleander Drive, Myrtle Beach, SC 29577-5742

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PROPERTY DESCRIPTION

Endless opportunities with this second floor mezzanine with up to 7,686± square foot space available. The space has dedicated bathrooms, and both elevator/escalator access. Possible uses include retail and experiential concepts, as well as event space. Please do not disturb tenants.

PROPERTY HIGHLIGHTS

- Prime location near Myrtle Beach
- Modern, well-maintained building
- Ample parking for customers and employees
- Plenty of natural light throughout space
- Average Daily Traffic Count – 19,100 South Kings Highway (Source: SCDOT 2024)
- TMS#: 1811039007 & PIN#: 44305040002
- Please do not disturb tenants

OFFERING SUMMARY

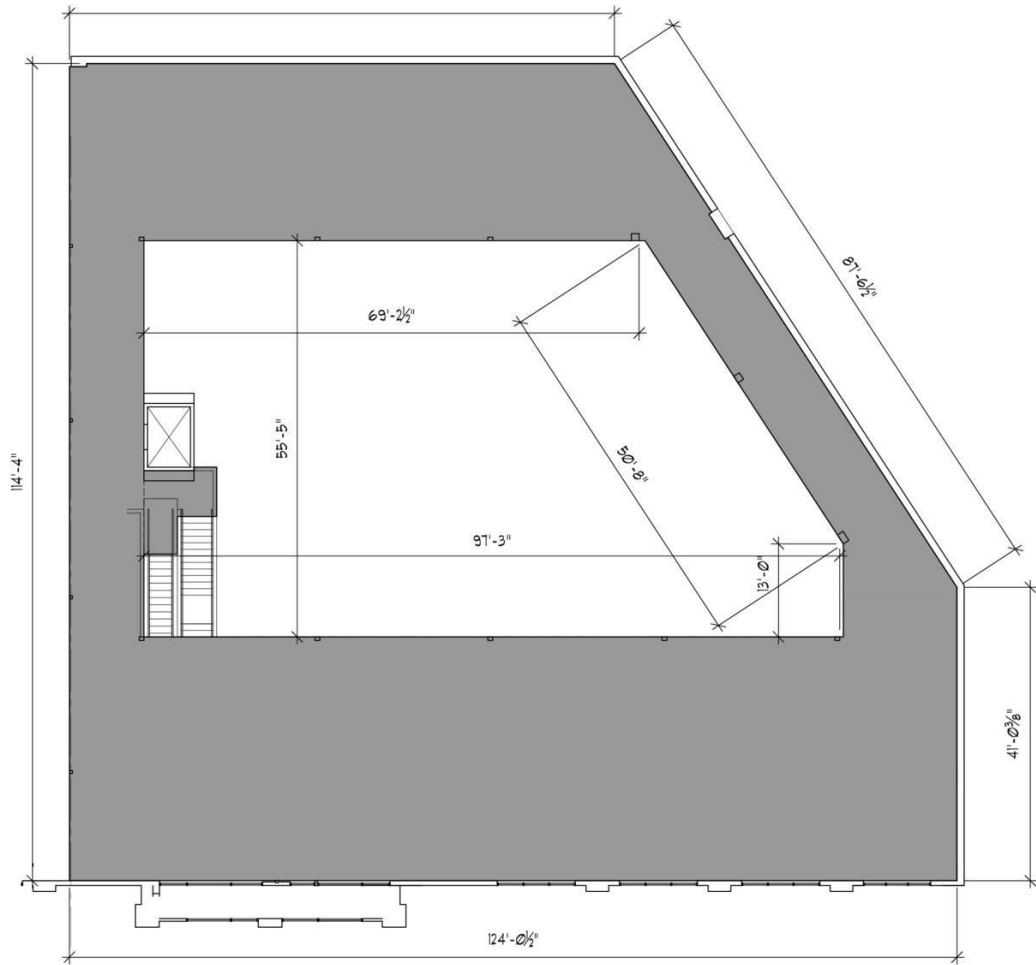
Lease Rate:	\$12 SF/yr (NNN)
Available SF:	7,686± SF
Lot Size:	98,201± SF
Building Size:	20,538± SF

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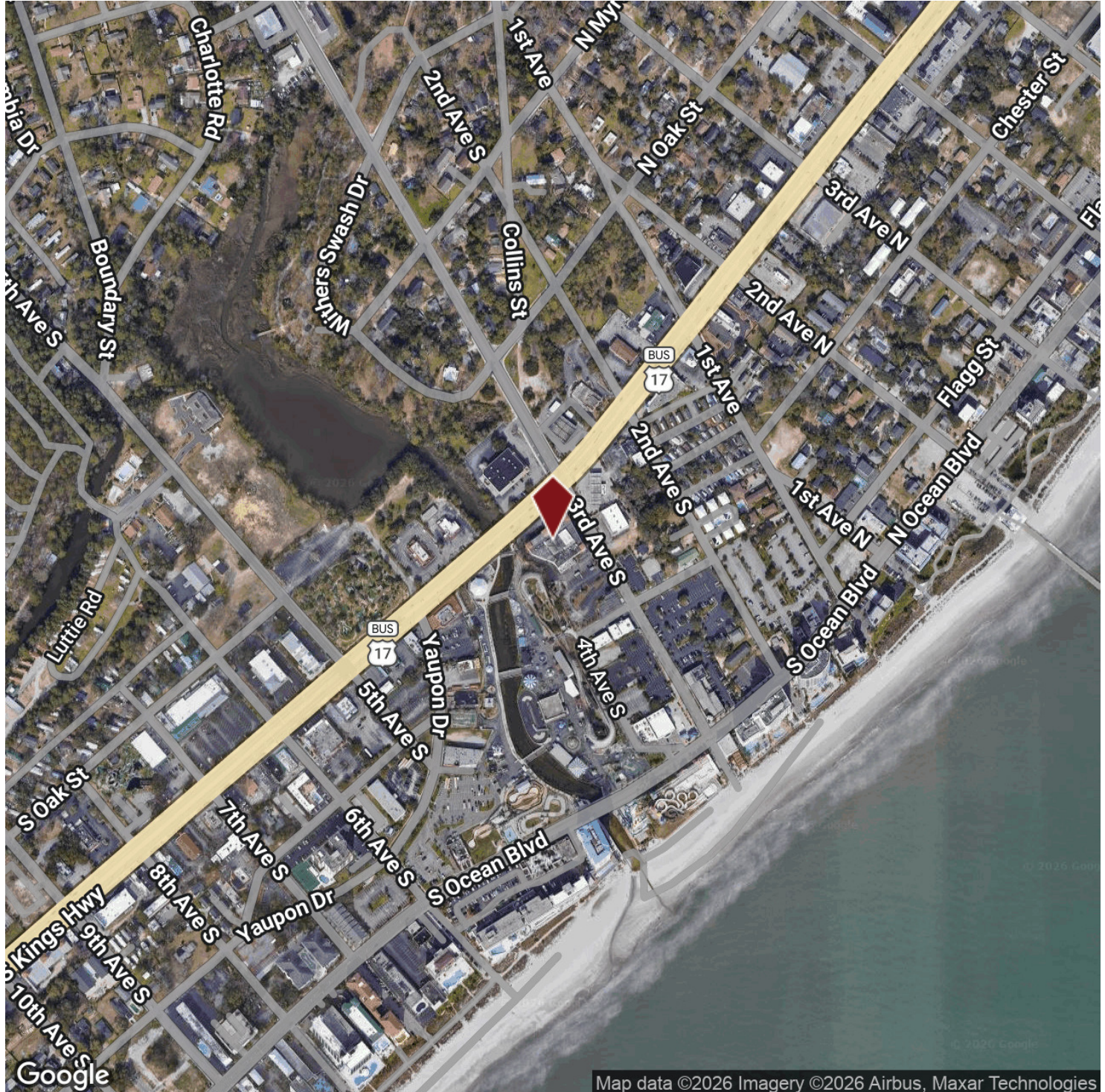
1 UPPER FLOOR LEASABLE AREA 1686 SF
A102 NTS

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	689	1,527	6,049
Average Age	43	43	43
Average Age (Male)	43	43	43
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	329	710	2,715
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$50,877	\$51,366	\$51,062
Average House Value	\$236,483	\$232,106	\$215,013

2020 American Community Survey (ACS)

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