



**RITE AID STRIP CENTER**  
**~For Lease~**  
**2903 North Kings Highway**  
**Excellent Retail Space Available**

Anchored by Rite Aid Pharmacy, this Strip Center is ideally located at the Signalized Corner of 29<sup>th</sup> Avenue North and Highway Business 17 (Kings Highway) within the Heart of Myrtle Beach. This Strip Center is within walking distance to multiple Oceanfront Resorts, Myrtle Beach Convention Center, Myrtle Beach Sports Complex, and the permanent Residences along the Golden Mile of Myrtle Beach. This center is well positioned to service permanent and transient population.

**GENERAL SITE INFORMATION**

- Located in the Rite Aid Retail Strip Center in Myrtle Beach, SC.
- Site Consist of Approximately 2.07 Acres, (90,169 Square Feet)
- Approximately 300' Frontage on Highway 17 Business
- Located on the West Side of Highway 17 Business in Myrtle Beach, SC.
- Signalized Corner with easy Accessibility For Both North and South Bound Traffic
- Average Daily Traffic Count 27,200 (Source: SCDOT 2014)
- Very Close Proximity to Oceanfront Resorts, High End Ocean Front Homes, Condos and Apartment Complexes

**IMPROVEMENTS:**

- 10,000 SF Available
- HVAC and Sprinkler System Installed
- 60' of Store Frontage
- Large front Display Windows w/Automatic Sliding Door
- 112 Parking Spaces for the Strip Center Common Parking
- Rear Loading Dock with Electric Roll-Up Door Access
- Signage Available on Highway Business 17

**ZONING:**

- Highway Commercial (HC), City of Myrtle Beach, SC.

**OFFERING:**

- For Lease at \$10.00 / SF, Plus \$2.50/CAM

**CONTACT:**

**Ryan Earnest**  
**Listing Agent**

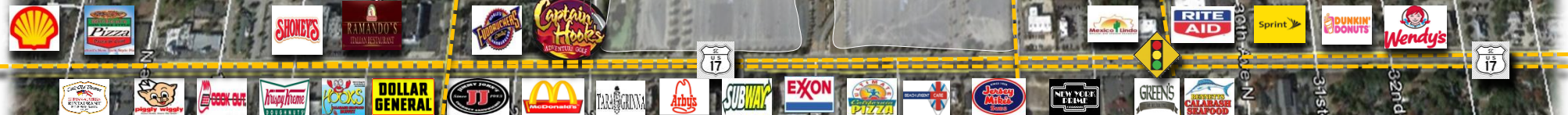
Keystone Commercial Realty, LLC, has prepared this document in order to market the sale of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is specifically urged to perform his/her own investigation of the information contained herein.

**608 16th Avenue North, Suite G \* Myrtle Beach, SC 29577**  
**Tel: (843)626-3400 \* Fax: (843)626-9494**  
**[www.KeystoneCommercial.com](http://www.KeystoneCommercial.com)**



Former Myrtle Square Mall

Oak Street



Ocean Boulevard





Google earth  
© 2015 Google





**Available**



Rear Loading Dock



Electric Roll Up Door

