



RETAIL PROPERTY FOR LEASE

Indigo Crossing Buildings 1 & 2

GARDEN CITY CONNECTOR
MURRELLS INLET, SC 29576



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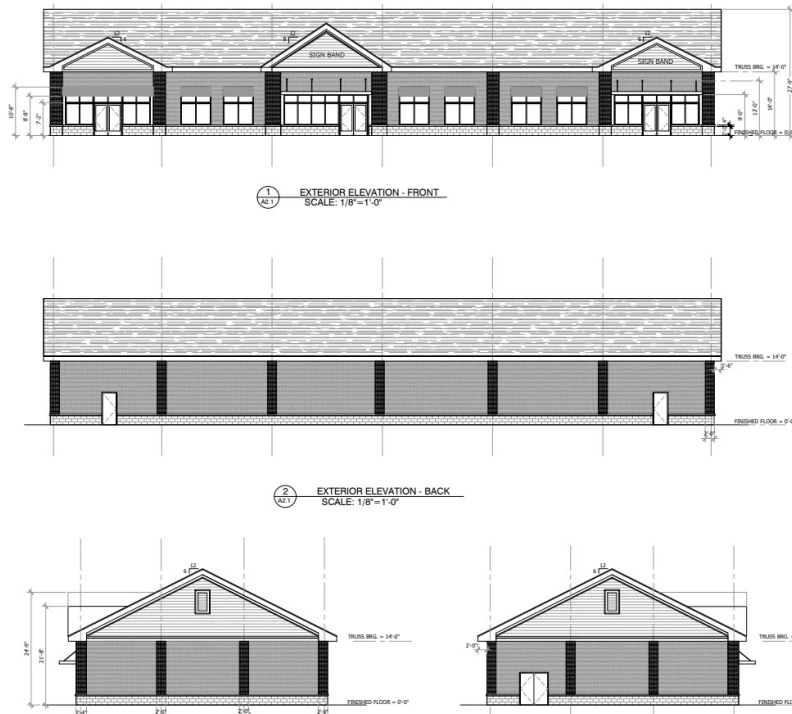
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Building 1 Elevation



OFFERING SUMMARY

Lease Rate:	\$20 - 28 SF/yr (NNN)
Available SF:	1,334 - 1,670± SF
Number Of Units:	7
Horry County Zoning:	Neighborhood Commercial (NC)

[CLICK HERE TO VIEW ZONING INFORMATION](#)

PROPERTY OVERVIEW

OFFERED FOR LEASE: This New Construction Retail Opportunity is located on the Garden City Connector between Highway 17 Business and Highway 17 Bypass, this new retail development provides convenient access to both local residents and visitors traveling throughout the South Strand. The property situated near Food Lion, Walmart, Garden City Pier, Inlet Square Mall, Ocean Lakes Family Campground, and established residential communities. With limited new commercial space available in the immediate area, this development offers businesses the opportunity to establish a presence in a growing market before completion.

PROPERTY HIGHLIGHTS

- New construction with anticipated delivery in Q2 2027.
- 1,334 - 9,837± SF remaining across two buildings.
- Approximately 72 shared parking spaces.
- Building and monument signage available.
- Pitched/shingle roof with metal awnings.
- Six (6) First Floor Units.
- One (1) Second Floor Unit.
- Delivery Condition: vanilla shell with required restrooms, poured concrete slab, open ceilings, and HVAC provided by Landlord.
- Located near a new 500+ unit residential development currently under construction.

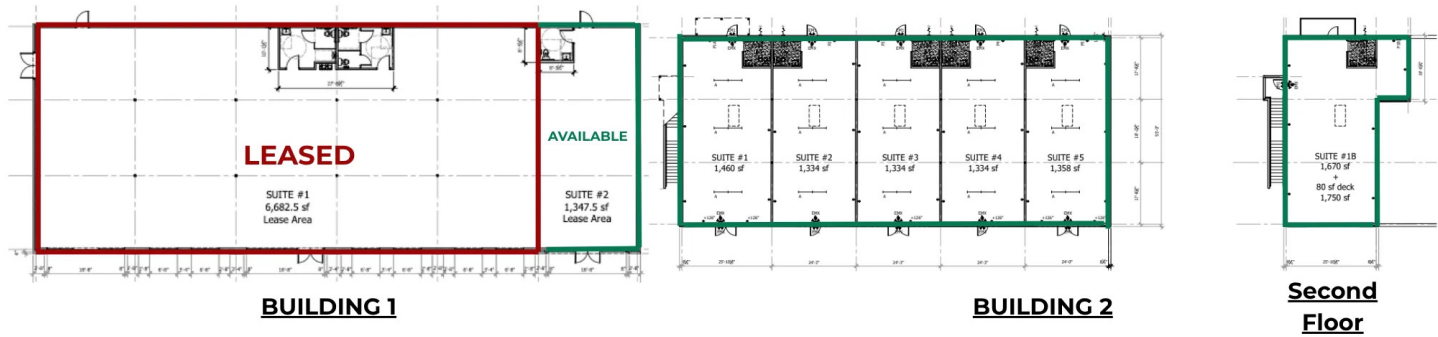
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,334 - 9,837± SF	Lease Rate:	\$20 - \$28 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1 Suite 1	-	6,683 SF	NNN	Leased	-
Building 1 Suite 2	Available	1,348 SF	NNN	\$28.00 SF/yr	-
Building 1 Suite 1	Available	1,460 SF	NNN	\$28.00 SF/yr	-
Building 2 Suite 1B	Available	1,670 SF	NNN	\$20.00 SF/yr	2nd Floor, Stair Access Only, No Elevator, Balcony
Building 2 Suite 2	Available	1,334 SF	NNN	\$28.00 SF/yr	-
Building 2 Suite 3	Available	1,334 SF	NNN	\$28.00 SF/yr	-
Building 2 Suite 4	Available	1,334 SF	NNN	\$28.00 SF/yr	-
Building 2 Suite 5	Available	1,358 SF	NNN	\$28.00 SF/yr	-

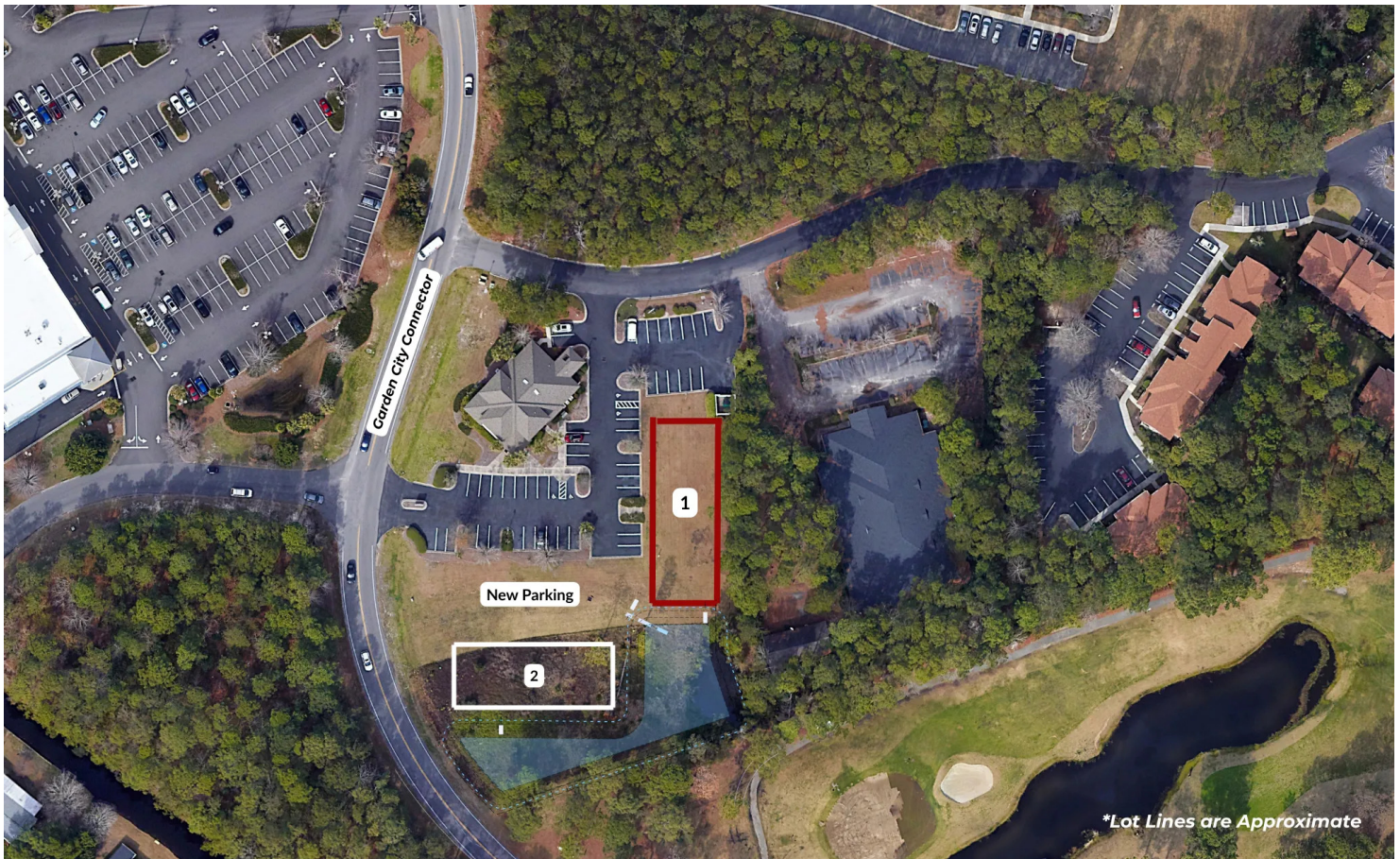
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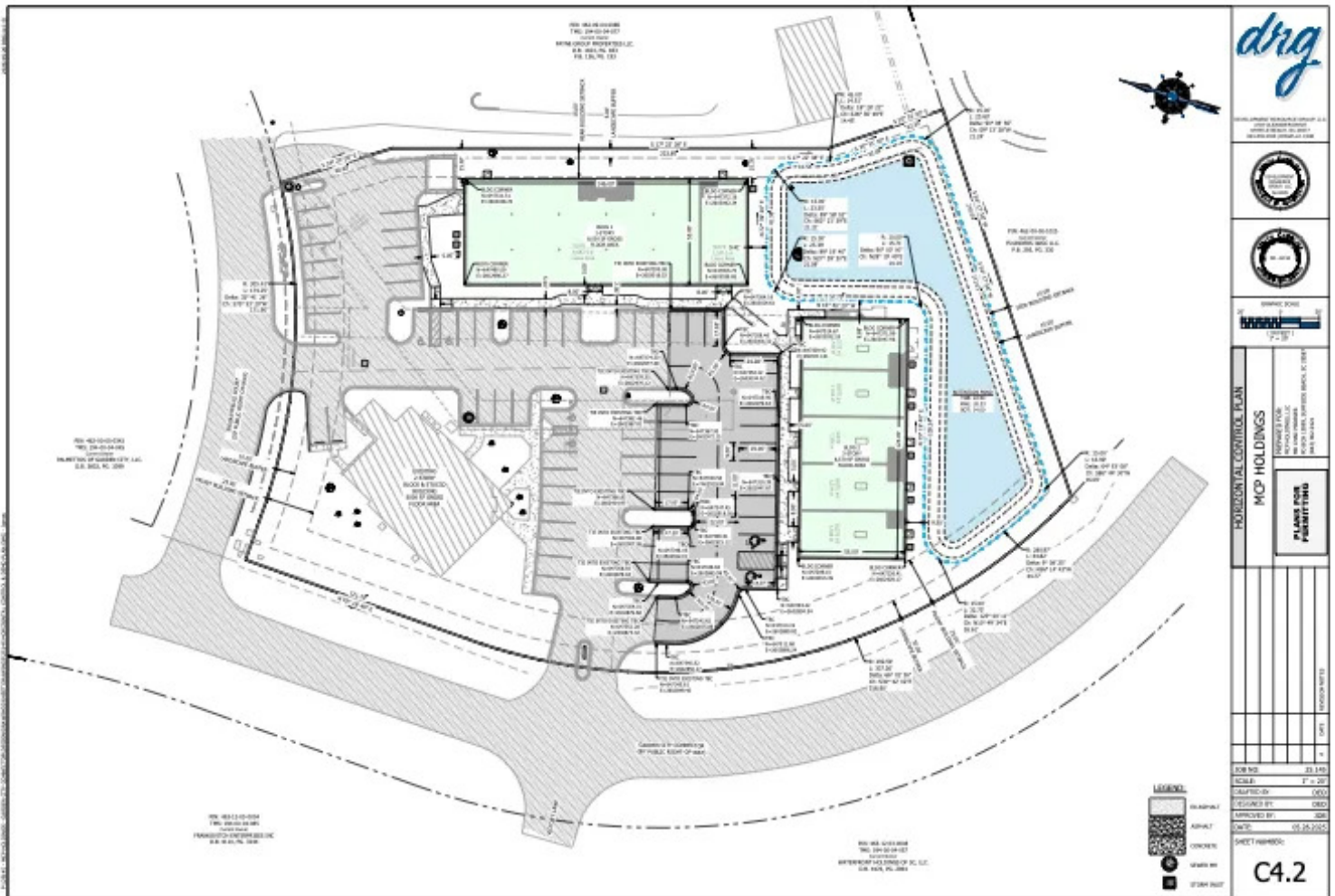


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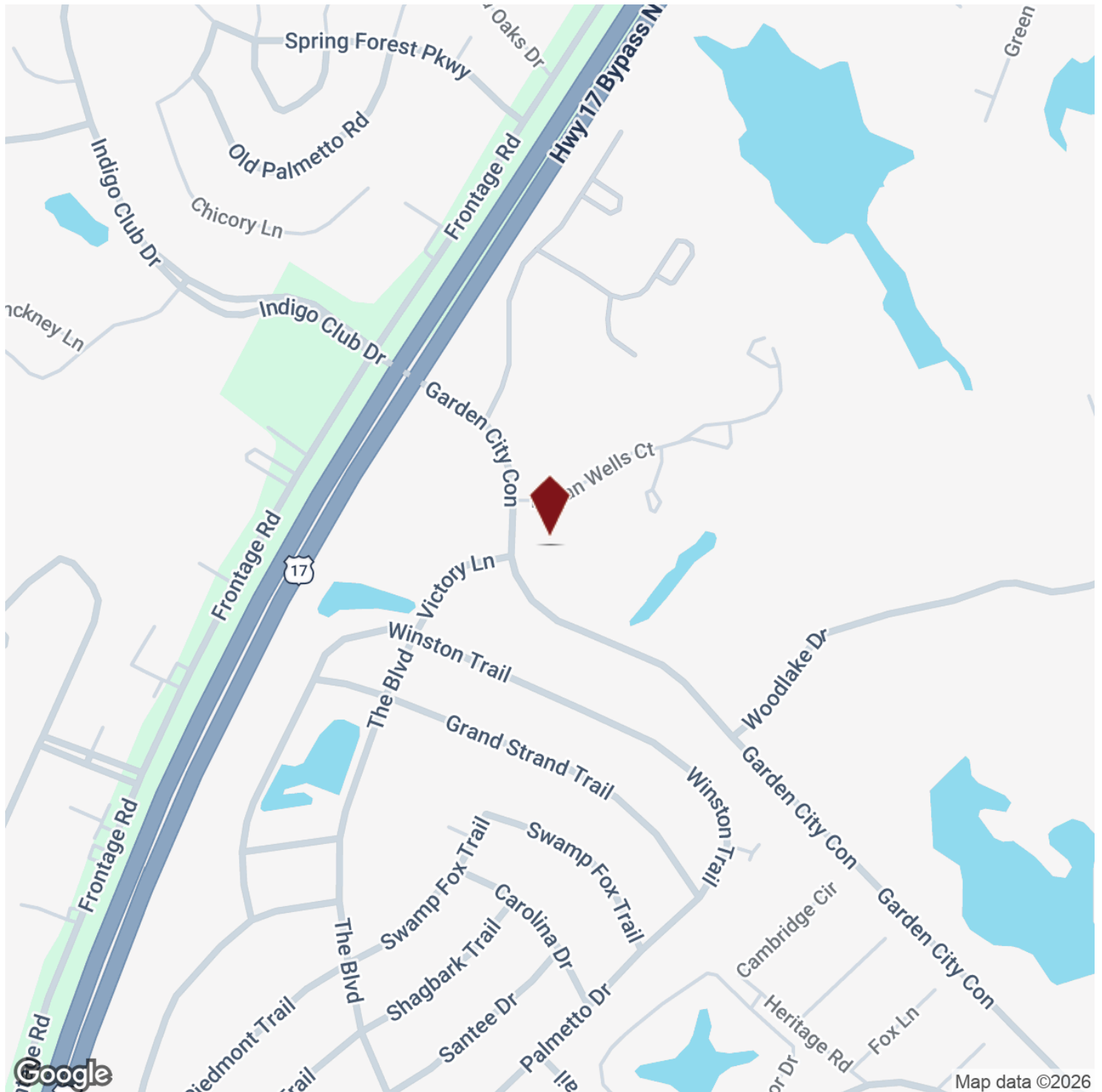
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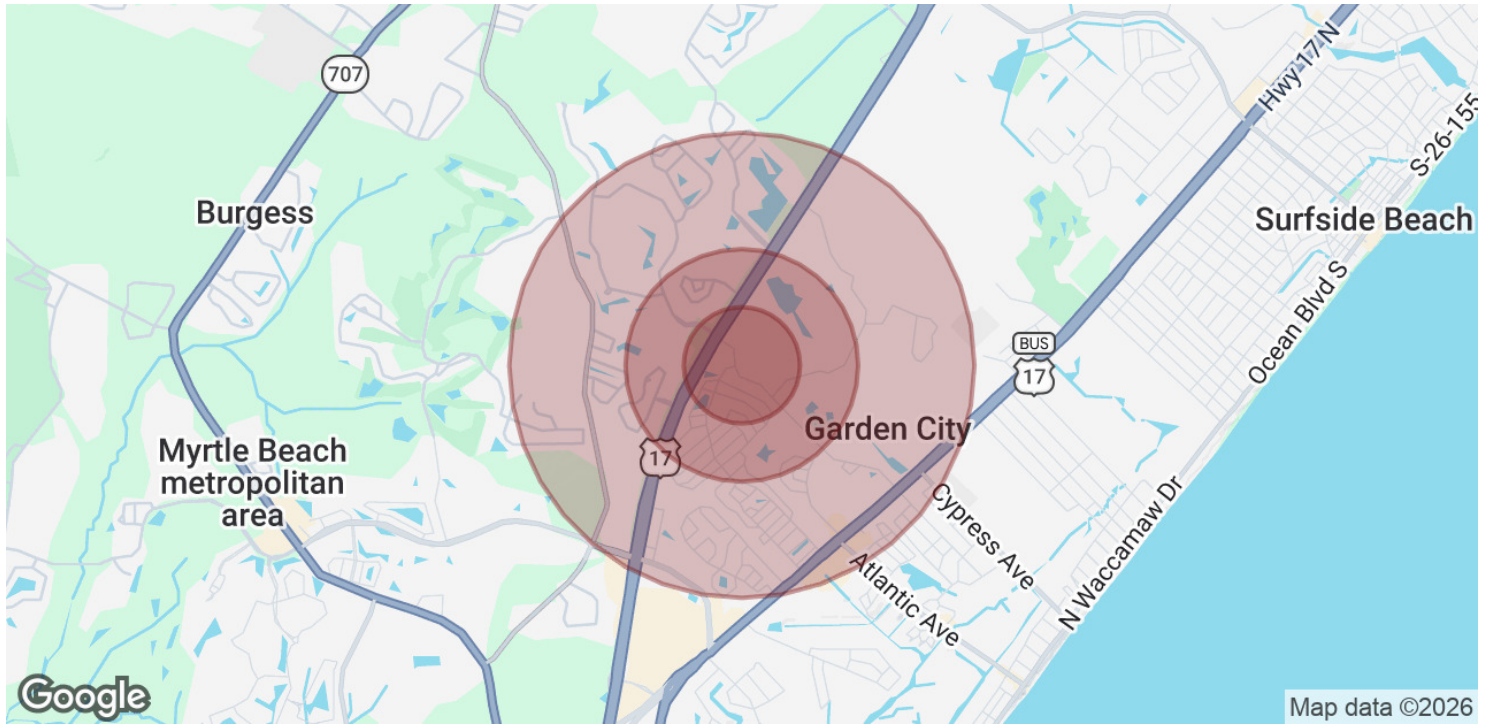
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	548	2,022	6,260
Average Age	65.8	64.9	60.9
Average Age (Male)	66.6	65.4	60.8
Average Age (Female)	64.1	63.5	60.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	323	1,171	3,315
# of Persons per HH	1.7	1.7	1.9
Average HH Income	\$50,668	\$53,379	\$68,002
Average House Value	\$171,974	\$173,944	\$216,638

2023 American Community Survey (ACS)

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