



FOR LEASE

10391 Ocean Highway

Pawleys Island, SC 29585

10391 Ocean Highway Highway 17 South Georgetown County, SC

For more information:

Chuck Cooper

+1 843 240 2912 chuckc@nai-lachicotte.com

Chip Abernethy

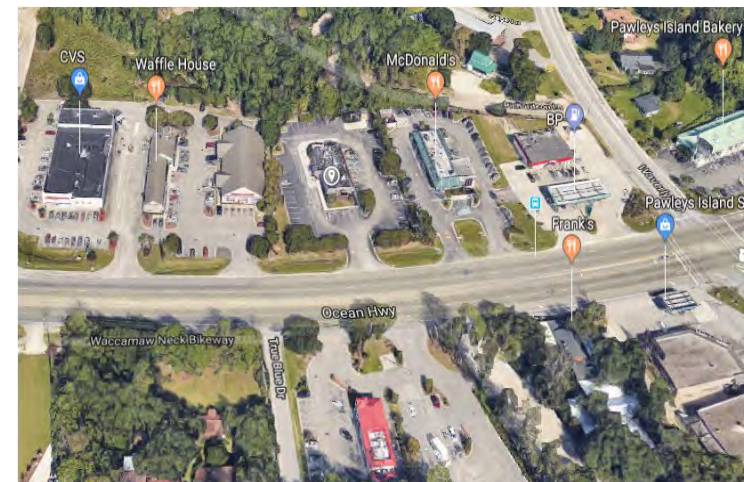
+1 843 241 2654 chipa@nai-lachicotte.com

Max Jones

+1 843 251 4053 maxj@nai-lachicotte.com

Property Features

- Former Hardee's Restaurant. Situated on 1.3 Acres with 200' of Hwy 17 Frontage and Rear Access.
- 3,513 sq ft Building. Drive Thru. All FF&E Included in Lease. Built in 2004.
- 65+ Parking Spaces
- Near Publix, Waffle House, and Newly Renovated McDonald's.
- Lease Rate of \$26.00 psf/NNN



NAI Lachicotte

10554 Ocean Highway

Pawleys Island, SC

+1 8439796754

nai-lachicotte.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

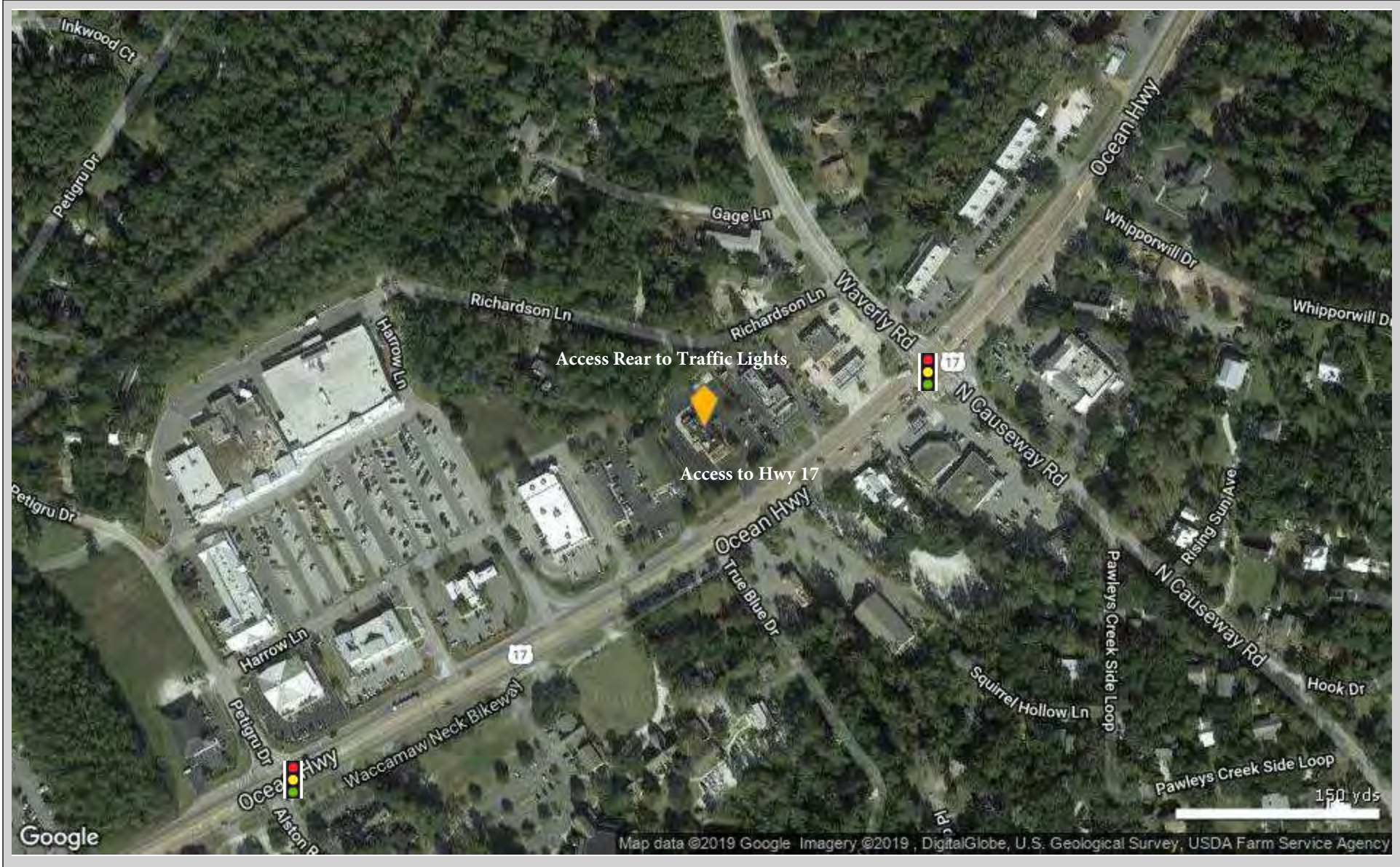
10391 Ocean Highway on Highway 17 South
Pawleys Island, SC in Georgetown County
TMS# 04-0161-010-03-00
Zoned General Commerical

- PRIME 3,513 sq ft Restaurant with drive-thru on 1.3 acres
- 65 surface car parking with a Ratio of 18.5/1000 SF
- Interior and Exterior Renovation in 2017
- Prominent and highly visible location along Highway 17
- 32,000+ traffic count with excellent Ingress/Egress.
- 200' Direct Frontage on Ocean Highway/Highway 17
- Parcel also connects with Richardson Ln for easy access with the adjacent McDonalds and the lighted intersection at Waverly/N. Causeway Rd.
- Major retail trade corridor situated between Georgetown and Myrtle Beach, 70 miles north of Charleston and 25 miles south of Myrtle Beach International Airport.
- Directly adjoins a high-grossing newly remodeled McDonalds and Advance Auto Parts. Adjacent to the recently completed Pawleys Island Plaza anchored by Publix Super Market, Petco and Tuesday Morning. Immediately neighboring retailers such as CVS, Walgreens, Dollar General, Bank of America, Jimmy Johns, Jersey Mikes Subs, Waffle House, Dunkin Donuts and new Starbucks!



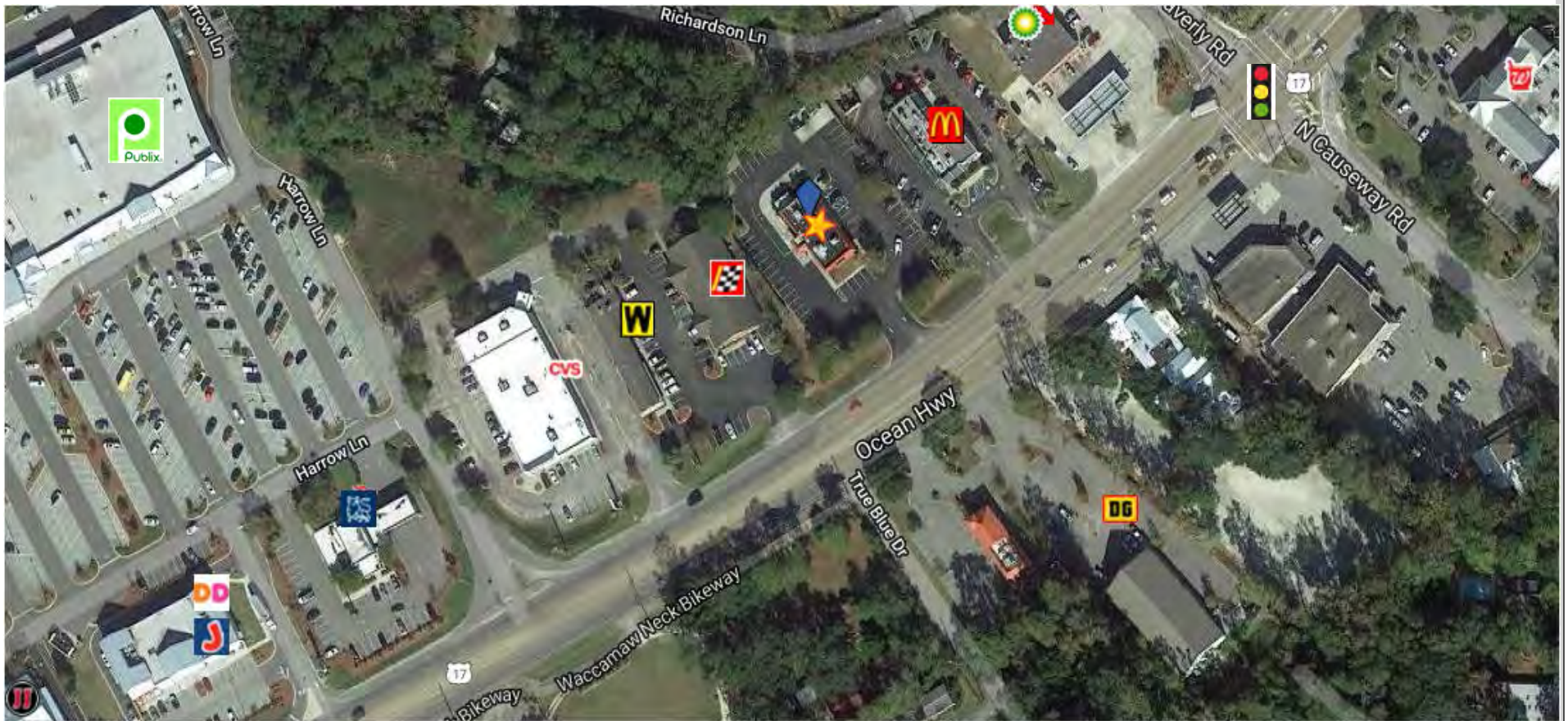
Aerial / Map Report

10391 Ocean Hwy - Pawleys Island, SC 29585



Aerial / Map Report

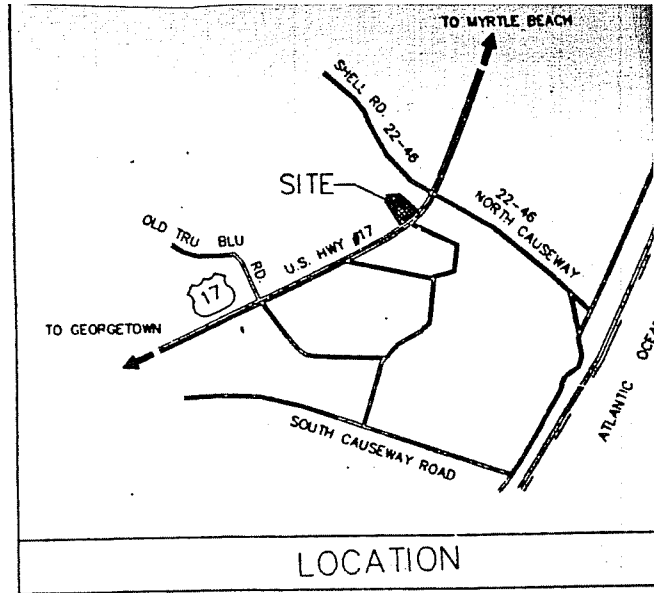
10391 Ocean Hwy - Pawleys Island, SC 29585



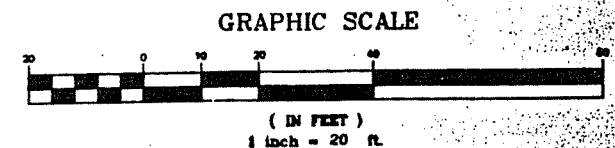
RUTH B. HARRIS
D.B. 119/25

N/F PACKAGE SUPPLY
& EQUIPMENT CO. INC.
D.B. 225/003

N/F DOWNTOWN
ASSOCIATES
D.B. 273/287



LEGEND		
○	IPF	IRON PIN FOUND
○	IPS	IRON PIN SET
●		SPOT ELEVATION
○	LP	LIGHT POLE
○		UTILITY POLE
○	GA	GUY ANCHOR
○	WV	WATER VALVE
○	WM	WATER METER
○	FH	FIRE HYDRANT
○	ET	ELECTRIC TRANSFORMER
○	EM	ELECTRIC METER
○	CB	CATCH BASIN
○	CI	CURB INLET
○	SSMH	SANITARY SEWER MANHOLE
○	GP	GREASE PIT
○	CO	CLEANOUT
○	OHP	OVERHEAD POWERLINE
○	STD	STORM DRAIN LINE
○	OHT	OVERHEAD TELEPHONE
○	SS	SANITARY SEWER LINE
○	W	WATERLINE
○	PCP	REINFORCED CONCRETE PIPE
○	CMP	CORRUGATED METAL PIPE
○	I.E.	INVERT ELEVATION



CERTIFIED TO BE A RESURVEY OF A PIECE OR LOT OF LAND SHOWN ON A MAP PREVIOUSLY RECORDED IN GEORGETOWN IN PLAT 880W-51/2E PAGE 2

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PLAT IS A RE-SURVEY OF AN EXISTING SURVEY

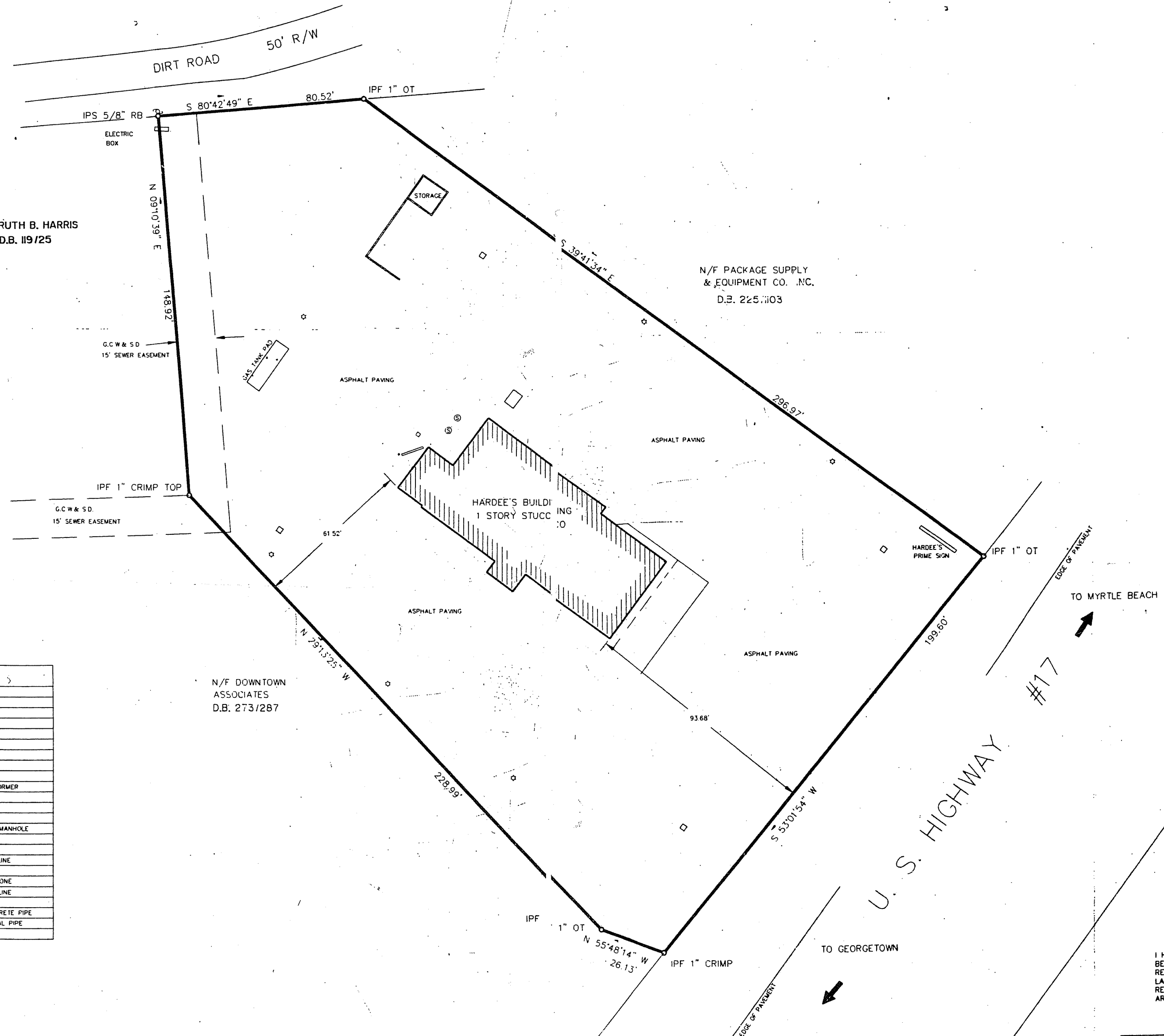
STATE OF SOUTH CAROLINA
GEORGETOWN COUNTY

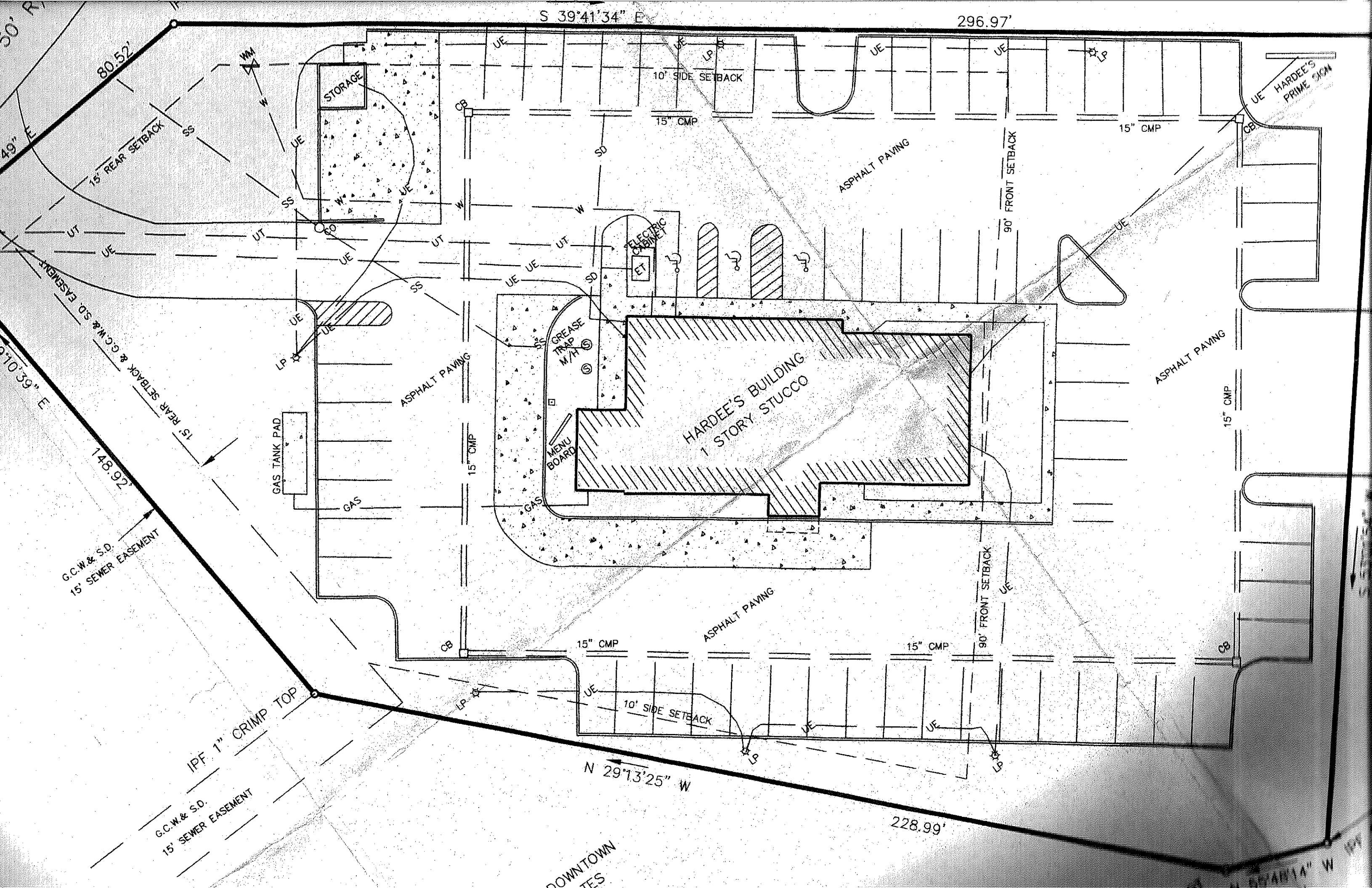
REGISTERED
LAND SURVEYOR
No. 5767

RECORD DRAWING
HARDEE'S PAWLEY'S ISLAND
U.S. HIGHWAY 17
PAWLEY'S ISLAND SC

PREPARED BY
F. K. CLARK & ASSOCIATES, INC.
No. 000430

DATE
11/1/87





Property Summary Report

10391 Ocean Hwy
Pawleys Island, SC 29585



BUILDING

Type:	Retail
Subtype:	Fast Food
Tenancy:	Single
Year Built:	2004
GLA:	3,513 SF
Floors:	1
Typical Floor:	3,450 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	1.30 AC
Zoning:	GC
Parcel	04-0161-010-03-00

EXPENSES PER SF

Taxes:	
--------	--

KEY TENANTS

Hardee's	3,513 SF
----------	----------

AMENITIES

Drive Thru, Pylon Sign, Signage

LEASING

Available Spaces: 3,513 SF Available in 1 Space

Availability: 100% Available; 0% Vacant; All FF&E Included

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	3,513	3,513	3,513	\$26.00 psf/NNN	Apr 2019	Negotiable

SALE

Last Sale: Sold on Apr 26, 2013 for \$959,000 (\$277.97/SF) at 7.87% Cap

TRAFFIC & FRONTAGE

Traffic Volume: 32,000 on Ocean Hwy & Cedar Grove Ln (2017)

3,319 on Waverly Rd & Clearwater Dr (2012)

Frontage: 199' on Ocean Hwy (with 1 curb cut)

Made with TrafficMetrix® Products

Traffic Count Report

10391 Ocean Hwy, Pawleys Island, SC 29585

Building Type: **General Retail**

Secondary: **Fast Food**

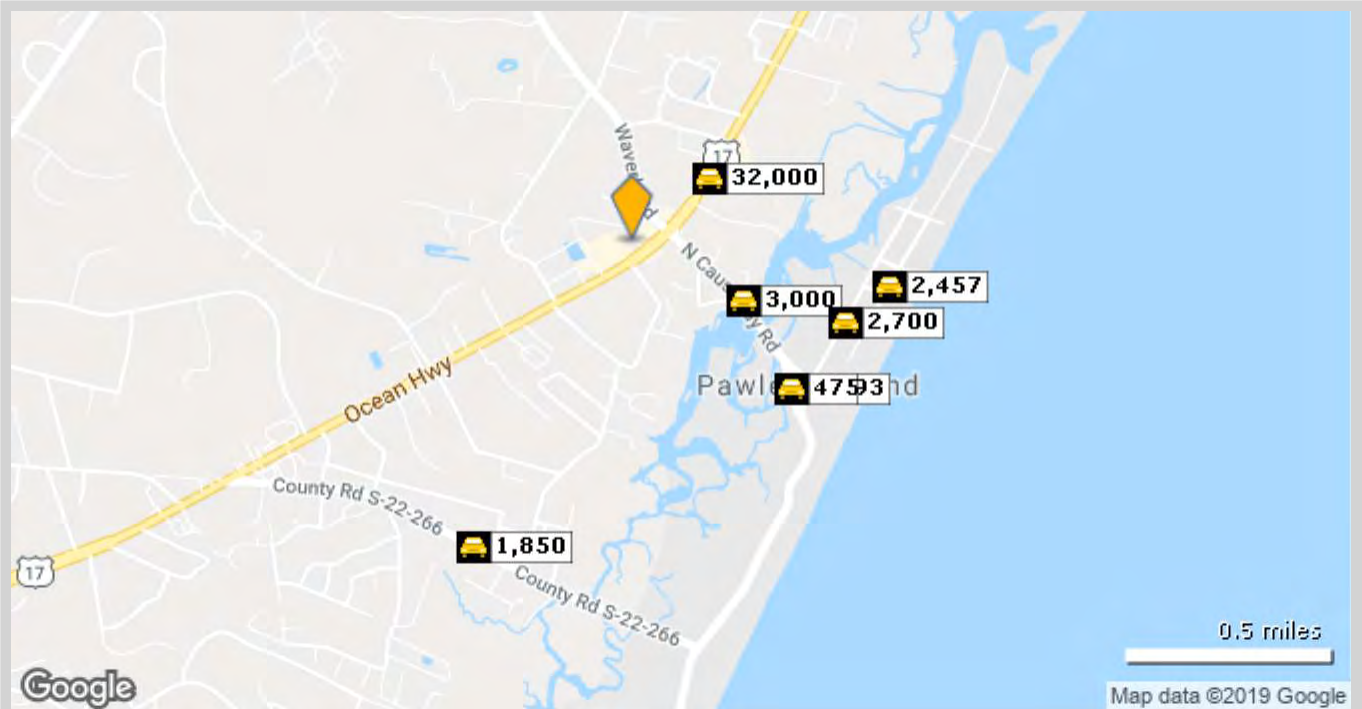
GLA: **3,513 SF**

Year Built: **2004**

Total Available: **3,513SF**

% Leased:

Rent/SF/Yr:



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Ocean Hwy	Cedar Grove Ln	0.06 NE	2017	32,000	MPSI	.26
2	Waverly Rd	Clearwater Dr	0.85 NW	2012	3,319	MPSI	.31
3	N Causeway Rd	Pawleys Creekside Loop	0.01 NW	2017	3,000	MPSI	.31
4	Pavilion Rd		0.00	2011	767	MPSI	.54
5	Pavilion Rd		0.00	2012	1,093	MPSI	.54
6	Pavilion Rd	Waverly Rd	0.07 N	2017	475	MPSI	.54
7	Myrtle Ave	1st St	0.01 NE	2017	2,700	MPSI	.57
8	Atlantic Ave	Pearce St	0.03 SW	2012	2,457	MPSI	.65
9	South Causeway Rd	Minnow Dr	0.06 SE	2012	1,538	MPSI	.84
10	S Causeway Rd	Green Cir	0.06 SE	2017	1,850	MPSI	.84

Demographic Summary Report

10391 Ocean Hwy, Pawleys Island, SC 29585

Building Type: **General Retail**

Secondary: **Fast Food**

GLA: **3,513 SF**

Year Built: **2004**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	2,089		11,768		17,120	
2018 Estimate	2,025		11,386		16,374	
2010 Census	1,887		10,502		14,065	
Growth 2018 - 2023	3.16%		3.35%		4.56%	
Growth 2010 - 2018	7.31%		8.42%		16.42%	
2018 Population by Hispanic Origin	49		183		213	
2018 Population	2,025		11,386		16,374	
White	1,569	77.48%	9,811	86.17%	14,587	89.09%
Black	428	21.14%	1,385	12.16%	1,538	9.39%
Am. Indian & Alaskan	4	0.20%	29	0.25%	34	0.21%
Asian	6	0.30%	32	0.28%	61	0.37%
Hawaiian & Pacific Island	0	0.00%	6	0.05%	11	0.07%
Other	19	0.94%	122	1.07%	143	0.87%
U.S. Armed Forces	0		0		0	
Households						
2023 Projection	954		5,181		7,717	
2018 Estimate	926		5,023		7,390	
2010 Census	871		4,670		6,376	
Growth 2018 - 2023	3.02%		3.15%		4.42%	
Growth 2010 - 2018	6.31%		7.56%		15.90%	
Owner Occupied	681	73.54%	4,153	82.68%	6,112	82.71%
Renter Occupied	246	26.57%	869	17.30%	1,278	17.29%
2018 Households by HH Income	926		5,023		7,389	
Income: <\$25,000	207	22.35%	809	16.11%	983	13.30%
Income: \$25,000 - \$50,000	203	21.92%	1,131	22.52%	1,453	19.66%
Income: \$50,000 - \$75,000	208	22.46%	1,301	25.90%	1,863	25.21%
Income: \$75,000 - \$100,000	45	4.86%	446	8.88%	888	12.02%
Income: \$100,000 - \$125,000	103	11.12%	330	6.57%	533	7.21%
Income: \$125,000 - \$150,000	72	7.78%	397	7.90%	595	8.05%
Income: \$150,000 - \$200,000	23	2.48%	248	4.94%	498	6.74%
Income: \$200,000+	65	7.02%	361	7.19%	576	7.80%
2018 Avg Household Income	\$78,724		\$83,513		\$90,572	
2018 Med Household Income	\$54,077		\$59,232		\$66,405	

Demographic Detail Report

10391 Ocean Hwy, Pawleys Island, SC 29585

Building Type: **General Retail**

Secondary: **Fast Food**

GLA: **3,513 SF**

Year Built: **2004**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	2,089		11,768		17,120	
2018 Estimate	2,025		11,386		16,374	
2010 Census	1,887		10,502		14,065	
Growth 2018 - 2023	3.16%		3.35%		4.56%	
Growth 2010 - 2018	7.31%		8.42%		16.42%	
2018 Population by Age	2,025		11,386		16,374	
Age 0 - 4	89	4.40%	412	3.62%	540	3.30%
Age 5 - 9	91	4.49%	459	4.03%	597	3.65%
Age 10 - 14	94	4.64%	534	4.69%	703	4.29%
Age 15 - 19	96	4.74%	570	5.01%	756	4.62%
Age 20 - 24	93	4.59%	515	4.52%	688	4.20%
Age 25 - 29	95	4.69%	446	3.92%	600	3.66%
Age 30 - 34	93	4.59%	388	3.41%	519	3.17%
Age 35 - 39	100	4.94%	433	3.80%	571	3.49%
Age 40 - 44	106	5.23%	524	4.60%	690	4.21%
Age 45 - 49	118	5.83%	622	5.46%	830	5.07%
Age 50 - 54	137	6.77%	726	6.38%	990	6.05%
Age 55 - 59	156	7.70%	843	7.40%	1,191	7.27%
Age 60 - 64	170	8.40%	1,008	8.85%	1,486	9.08%
Age 65 - 69	184	9.09%	1,181	10.37%	1,826	11.15%
Age 70 - 74	160	7.90%	1,073	9.42%	1,710	10.44%
Age 75 - 79	115	5.68%	781	6.86%	1,257	7.68%
Age 80 - 84	69	3.41%	482	4.23%	774	4.73%
Age 85+	59	2.91%	389	3.42%	644	3.93%
Age 65+	587	28.99%	3,906	34.31%	6,211	37.93%
Median Age	51.40		55.40		57.90	
Average Age	46.90		49.30		51.10	

Demographic Detail Report

10391 Ocean Hwy, Pawleys Island, SC 29585

Radius	1 Mile	3 Mile	5 Mile
2018 Population By Race	2,025	11,386	16,374
White	1,569 77.48%	9,811 86.17%	14,587 89.09%
Black	428 21.14%	1,385 12.16%	1,538 9.39%
Am. Indian & Alaskan	4 0.20%	29 0.25%	34 0.21%
Asian	6 0.30%	32 0.28%	61 0.37%
Hawaiian & Pacific Island	0 0.00%	6 0.05%	11 0.07%
Other	19 0.94%	122 1.07%	143 0.87%
Population by Hispanic Origin	2,025	11,386	16,374
Non-Hispanic Origin	1,976 97.58%	11,203 98.39%	16,162 98.71%
Hispanic Origin	49 2.42%	183 1.61%	213 1.30%
2018 Median Age, Male	48.60	53.30	56.40
2018 Average Age, Male	45.10	48.00	49.90
2018 Median Age, Female	53.50	56.90	59.10
2018 Average Age, Female	48.50	50.60	52.20
2018 Population by Occupation Classification	1,731	9,866	14,382
Civilian Employed	827 47.78%	4,774 48.39%	6,864 47.73%
Civilian Unemployed	14 0.81%	76 0.77%	119 0.83%
Civilian Non-Labor Force	890 51.42%	5,016 50.84%	7,399 51.45%
Armed Forces	0 0.00%	0 0.00%	0 0.00%
Households by Marital Status			
Married	422	2,974	4,530
Married No Children	320	2,277	3,590
Married w/Children	103	697	940
2018 Population by Education	1,711	9,960	14,353
Some High School, No Diploma	23 1.34%	357 3.58%	489 3.41%
High School Grad (Incl Equivalency)	406 23.73%	1,827 18.34%	2,441 17.01%
Some College, No Degree	465 27.18%	2,862 28.73%	3,902 27.19%
Associate Degree	150 8.77%	1,065 10.69%	1,264 8.81%
Bachelor Degree	450 26.30%	2,400 24.10%	3,744 26.09%
Advanced Degree	217 12.68%	1,449 14.55%	2,513 17.51%

Demographic Detail Report

10391 Ocean Hwy, Pawleys Island, SC 29585						
Radius	1 Mile		3 Mile		5 Mile	
2018 Population by Occupation	1,484		8,333		12,221	
Real Estate & Finance	61	4.11%	336	4.03%	597	4.89%
Professional & Management	493	33.22%	2,645	31.74%	4,145	33.92%
Public Administration	17	1.15%	109	1.31%	134	1.10%
Education & Health	219	14.76%	921	11.05%	1,229	10.06%
Services	230	15.50%	1,371	16.45%	1,668	13.65%
Information	13	0.88%	63	0.76%	115	0.94%
Sales	130	8.76%	979	11.75%	1,443	11.81%
Transportation	0	0.00%	0	0.00%	0	0.00%
Retail	95	6.40%	652	7.82%	955	7.81%
Wholesale	33	2.22%	83	1.00%	134	1.10%
Manufacturing	92	6.20%	440	5.28%	723	5.92%
Production	40	2.70%	231	2.77%	286	2.34%
Construction	16	1.08%	110	1.32%	227	1.86%
Utilities	25	1.68%	121	1.45%	164	1.34%
Agriculture & Mining	5	0.34%	98	1.18%	110	0.90%
Farming, Fishing, Forestry	2	0.13%	19	0.23%	22	0.18%
Other Services	13	0.88%	155	1.86%	269	2.20%
2018 Worker Travel Time to Job	785		4,494		6,342	
<30 Minutes	595	75.80%	3,406	75.79%	4,684	73.86%
30-60 Minutes	158	20.13%	877	19.51%	1,362	21.48%
60+ Minutes	32	4.08%	211	4.70%	296	4.67%
2010 Households by HH Size	870		4,671		6,377	
1-Person Households	283	32.53%	1,174	25.13%	1,594	25.00%
2-Person Households	359	41.26%	2,234	47.83%	3,198	50.15%
3-Person Households	107	12.30%	565	12.10%	723	11.34%
4-Person Households	72	8.28%	443	9.48%	554	8.69%
5-Person Households	32	3.68%	184	3.94%	228	3.58%
6-Person Households	11	1.26%	45	0.96%	51	0.80%
7 or more Person Households	6	0.69%	26	0.56%	29	0.45%
2018 Average Household Size	2.20		2.20		2.20	
Households						
2023 Projection	954		5,181		7,717	
2018 Estimate	926		5,023		7,390	
2010 Census	871		4,670		6,376	
Growth 2018 - 2023	3.02%		3.15%		4.42%	
Growth 2010 - 2018	6.31%		7.56%		15.90%	

Demographic Detail Report

10391 Ocean Hwy, Pawleys Island, SC 29585				
Radius	1 Mile		3 Mile	
2018 Households by HH Income	926		5,023	
<\$25,000	207	22.35%	809	16.11%
\$25,000 - \$50,000	203	21.92%	1,131	22.52%
\$50,000 - \$75,000	208	22.46%	1,301	25.90%
\$75,000 - \$100,000	45	4.86%	446	8.88%
\$100,000 - \$125,000	103	11.12%	330	6.57%
\$125,000 - \$150,000	72	7.78%	397	7.90%
\$150,000 - \$200,000	23	2.48%	248	4.94%
\$200,000+	65	7.02%	361	7.19%
2018 Avg Household Income	\$78,724		\$83,513	
2018 Med Household Income	\$54,077		\$59,232	
2018 Occupied Housing	927		5,022	
Owner Occupied	681	73.46%	4,153	82.70%
Renter Occupied	246	26.54%	869	17.30%
2010 Housing Units	1,552		7,023	
1 Unit	988	63.66%	5,003	71.24%
2 - 4 Units	172	11.08%	665	9.47%
5 - 19 Units	389	25.06%	1,192	16.97%
20+ Units	3	0.19%	163	2.32%
2018 Housing Value	680		4,154	
<\$100,000	80	11.76%	447	10.76%
\$100,000 - \$200,000	223	32.79%	672	16.18%
\$200,000 - \$300,000	153	22.50%	821	19.76%
\$300,000 - \$400,000	123	18.09%	1,048	25.23%
\$400,000 - \$500,000	45	6.62%	565	13.60%
\$500,000 - \$1,000,000	38	5.59%	505	12.16%
\$1,000,000+	18	2.65%	96	2.31%
2018 Median Home Value	\$224,183		\$313,072	
2018 Housing Units by Yr Built	1,678		7,487	
Built 2010+	54	3.22%	265	3.54%
Built 2000 - 2010	440	26.22%	1,950	26.05%
Built 1990 - 1999	686	40.88%	3,135	41.87%
Built 1980 - 1989	237	14.12%	1,116	14.91%
Built 1970 - 1979	146	8.70%	620	8.28%
Built 1960 - 1969	39	2.32%	142	1.90%
Built 1950 - 1959	28	1.67%	107	1.43%
Built <1949	48	2.86%	152	2.03%
2018 Median Year Built	1994		1994	

Demographic Market Comparison Report

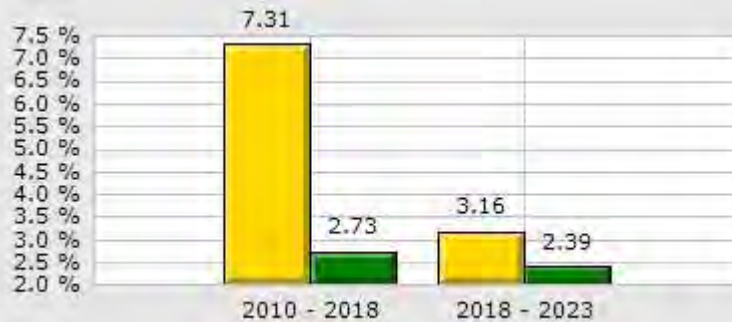
1 mile radius

10391 Ocean Hwy, Pawleys Island, SC 29585

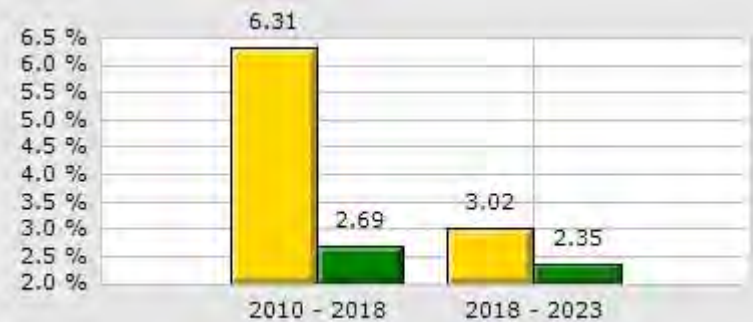
Type: **Retail/Fast Food**
County: **Georgetown**

■ 1 Mile
■ County

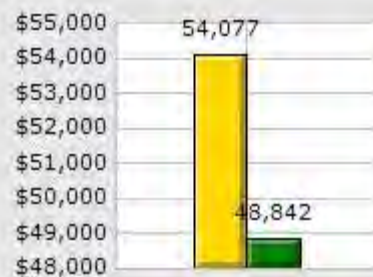
Population Growth



Household Growth



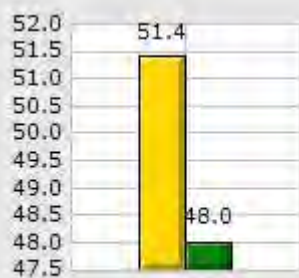
2018 Med Household Inc



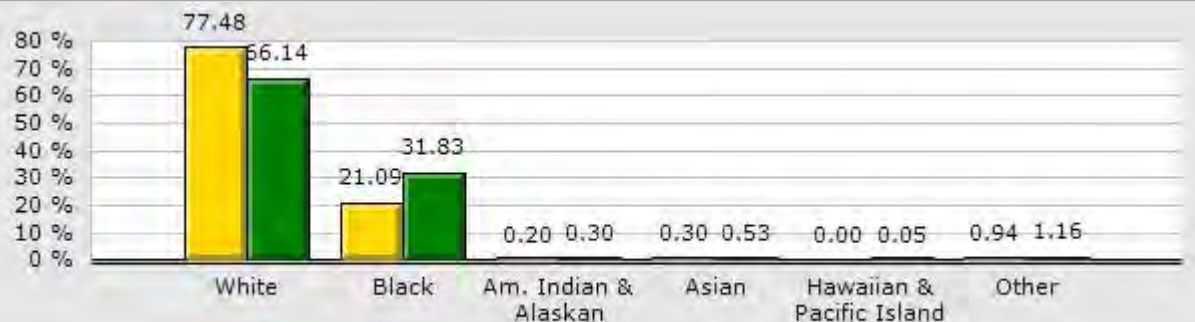
2018 Households by Household Income



2018 Median Age



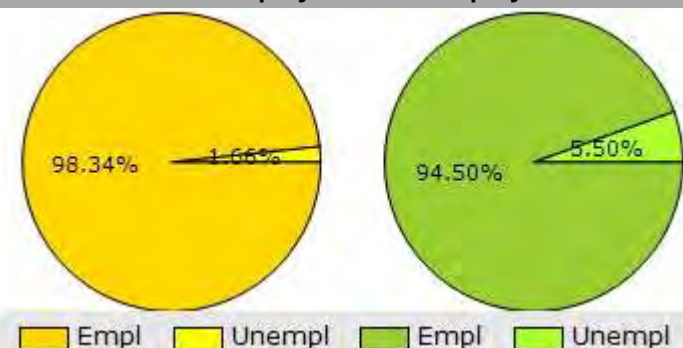
2018 Population by Race



2018 Renter vs. Owner



2018 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

10391 Ocean Hwy, Pawleys Island, SC 29585

Type: **Retail/Fast Food**
County: **Georgetown**

		1 Mile		County	
Population Growth					
Growth 2010 - 2018		7.31%		2.73%	
Growth 2018 - 2023		3.16%		2.39%	
Empl		827	98.34%	24,957	94.50%
Unempl		14	1.66%	1,453	5.50%
2018 Population by Race		2,025		61,799	
White		1,569	77.48%	40,872	66.14%
Black		427	21.09%	19,668	31.83%
Am. Indian & Alaskan		4	0.20%	183	0.30%
Asian		6	0.30%	325	0.53%
Hawaiian & Pacific Island		0	0.00%	33	0.05%
Other		19	0.94%	718	1.16%
Household Growth					
Growth 2010 - 2018		6.31%		2.69%	
Growth 2018 - 2023		3.02%		2.35%	
Renter Occupied		246	26.54%	5,536	21.98%
Owner Occupied		681	73.46%	19,647	78.02%
2018 Households by Household Income		926		25,183	
Income <\$25K		207	22.35%	7,196	28.57%
Income \$25K - \$50K		203	21.92%	5,608	22.27%
Income \$50K - \$75K		208	22.46%	4,861	19.30%
Income \$75K - \$100K		45	4.86%	2,814	11.17%
Income \$100K - \$125K		103	11.12%	1,736	6.89%
Income \$125K - \$150K		72	7.78%	1,060	4.21%
Income \$150K - \$200K		23	2.48%	865	3.43%
Income \$200K+		65	7.02%	1,043	4.14%
2018 Med Household Inc		\$54,077		\$48,842	
2018 Median Age		51.40		48.00	