

For Sale or Ground Lease



1946 10th Avenue N, Myrtle Beach, SC

+/- 0.8 Acre Outparcel Available



Seaboard Commons

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Julie Gardner
Principal

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Property Highlights

- Terrific opportunity on Highway 17 at the Main & Main intersection in the trade area
- Neighboring retailers include Target, TJ Maxx, Lowe's, Ross Dress for Less, Sam's Club, Office Max, and Chick-fil-A
- High traffic count on Highway 17
- Excellent visibility

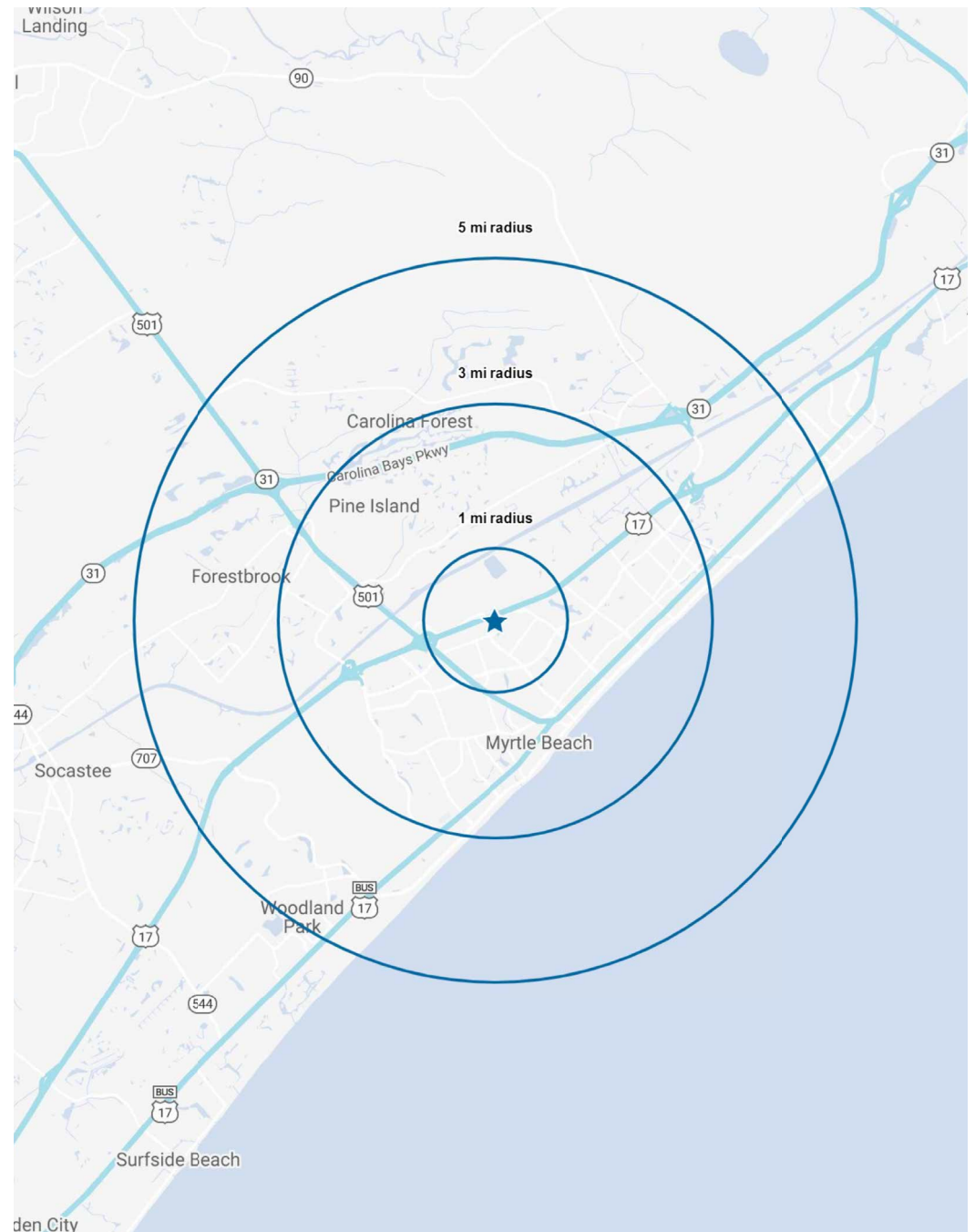
Demographics

	1 Mile	3 Miles	5 Miles
Population	4,189	38,446	89,618
Households	1,554	17,978	40,734
Employees	5,608	28,946	43,262
Average HH Income	\$57,052	\$59,232	\$65,060

Traffic Counts

US-17	41,200 AADT
US-501	35,400 AADT

The proposed outlet area herein is not to be considered an accurate representation of any kind by Sam's Club, its affiliates, employees, agents or sub-agents and is subject to change or revocation. Any transaction is subject to Sam's Club approval and the parties' subsequent execution of a mutually acceptable Agreement of Sale.



1946 10th Avenue N | Executive Summary



Contact Agent

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