



RETAIL/OFFICE PROPERTY FOR LEASE

Shops At Hidden Village

9904 NORTH KINGS HIGHWAY MYRTLE BEACH, SC 29572



C.N. "NICK" SHERFESEE

843.626.3400 x1044

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4706 Oleander Drive, Myrtle Beach, SC 29577-3537

www.keystonecommercial.com



Shops At Hidden Village

9904 NORTH KINGS HIGHWAY
MYRTLE BEACH, SC 29572



LOCATION OVERVIEW

Shops at Hidden Village is near the area's most premiere residential locals, busy restaurant district, and one of the busiest visitor areas on The Grand Strand.

GENERAL SITE INFORMATION:

Boutique Specialty Retail Center Located in Prestigious North End of Myrtle Beach, SC.

Located on East Side of North Kings Highway (Business 17)

Ideally Located near most desirable neighborhoods of Grande Dunes, Dunes Section, and Briarcliffe Acres

Close Proximity to Beach and Ocean Front Hotels along Shore Drive

Approximately 400' of Highway Frontage for Retail 59,700 (Source: SCDOT 2019)

Identified as: PIN# 38913020002 Horry County, SC.

PROPERTY HIGHLIGHTS

- Boutique Specialty Retail Center Located in Prestigious North End of Myrtle Beach, SC.
- Located on East Side of North Kings Highway (Business 17)
- Ideally Located near most desirable neighborhoods of Grande Dunes, Dunes Section, and Briarcliffe Acres
- Close Proximity to Beach and Ocean Front Hotels along Shore Drive
- Approximately 400' of Highway Frontage for Retail Center
- High Traffic Area Average Daily Traffic Count-56,800 (Source: SCDOT 2018)
- IMPROVEMENTS:
- Retail/Office Space Available
- Restroom
- Covered Walkway with Front Access to all Shops in Center
- Common Tenant Monument Sign

OFFERING SUMMARY

Lease Rate:	\$1,000 per month (Gross)
Building Size:	14,500 SF
Available SF:	900 SF
Zoning:	Highway Commercial (HC) Horry County, SC.

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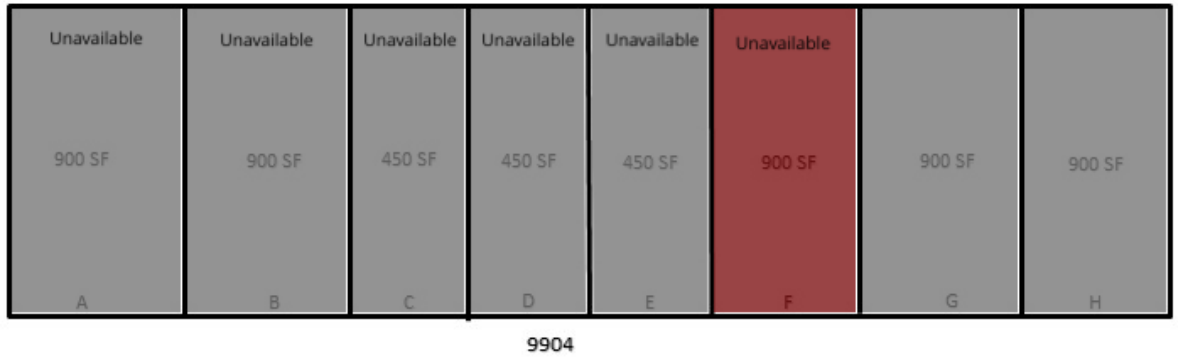
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit #9906	-	4,500 SF	Modified Gross	Unavailable	-
Unit #9902A	-	1,100 SF	Modified Gross	Unavailable	-
Unit APTA	-	1,100 SF	Modified Gross	Unavailable	-
APT B	-	1,100 SF	Gross	Unavailable	-
Unit #9902B	-	1,100 SF	Gross	Unavailable	-
Unit #9904A	-	900 SF	Gross	Unavailable	-
Unit #9904B	-	900 SF	Modified Gross	Unavailable	-
Unit #9904C	-	450 SF	Gross	Unavailable	-
Unit #9904D	-	450 SF	Gross	Unavailable	-
Unit 9904#E	-	450 SF	Gross	Unavailable	1 Office,Conference Room,Large Open Area,Storage Room,Restroom
Unit #9904F	Available	900 SF	Gross	\$1,000 per month	-
Unit #9904G	-	900 SF	Gross	Unavailable	1 Office,Conference Room,Large Open Area,Storage Room
Unit #9904H	-	900 SF	Gross	\$1,000 per month	1 Office,Conference Room,Large Open Area,Storage Room

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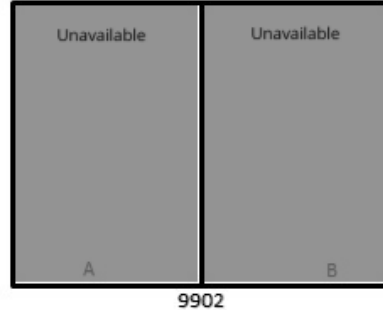


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Hidden Village



Highway 17 Business

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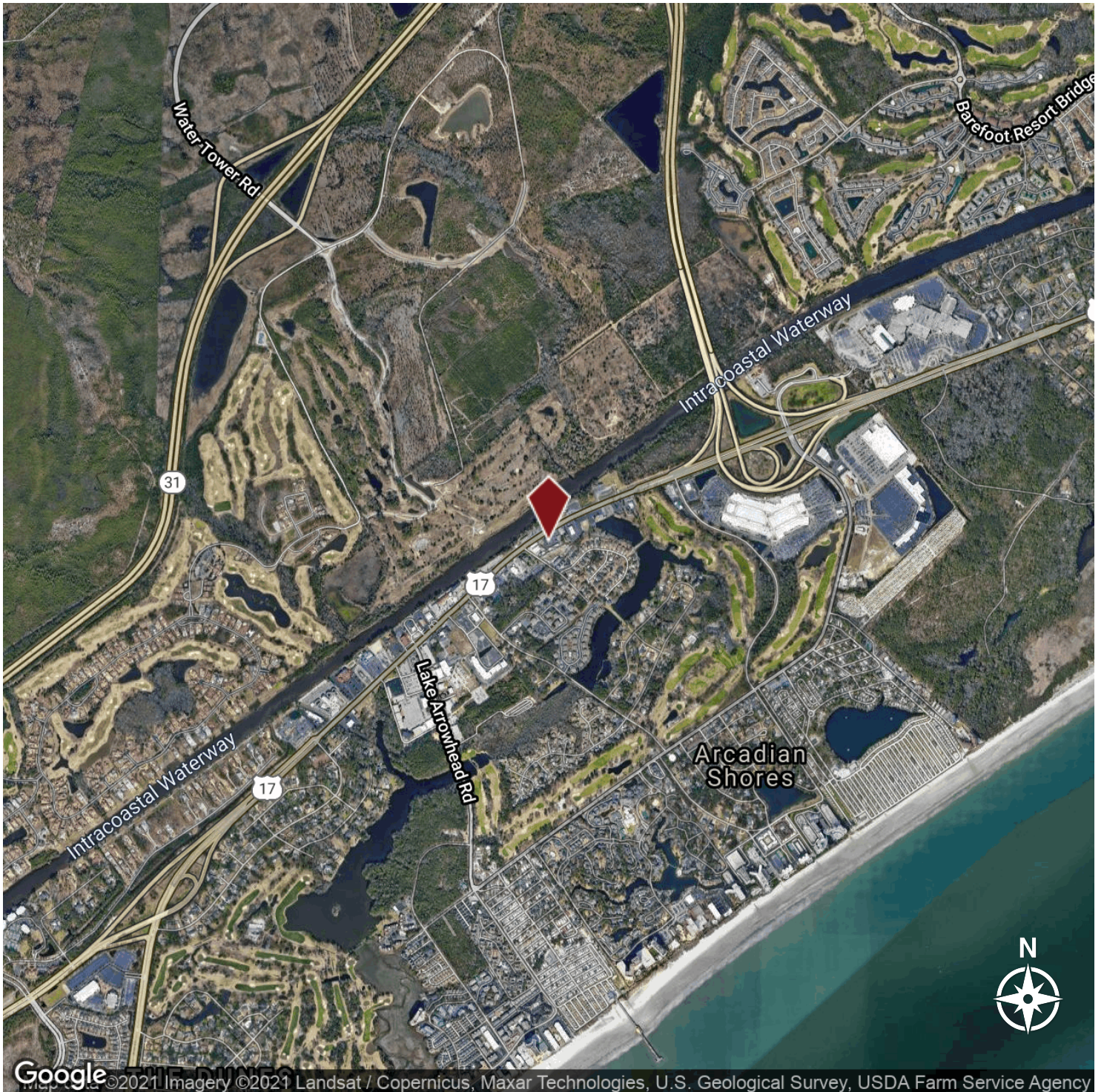


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KEYSTONE
COMMERCIAL REALTY

THE REGION

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PEOPLE ARE
MOVING TO

US News & World Report, 2019

Ranked # 6

BEST AFFORDABLE
Family Vacation

US News & World Report, 2019

BEST FAMILY BEACH VACATION
RANKED #7

US News & World Report, 2019

**ONE OF THE
MOST EXCELLENT
CITIES FOR EXPERIENCES**

Trip Advisor, 2018

TOP DESTINATION
FOR RETIREES
RANKED #10

Where to Retire Magazine, 2018

MYRTLE BEACH, SC. Metropolitan Statistical Area

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

	2010	2018	2023
Population U.S. Census Bureau	376,722	467,292	533,198
Total Households U.S. Census Bureau	158,522	196,299	244,089
Avg. Household Income U.S. Census Bureau		\$68,058	\$77,206

EMPLOYMENT,
Bureau of Labor Statistics



MAY 2018:
3.6%

MAY 2019
4.1%

UNEMPLOYMENT RATE
Bureau of Labor Statistics



Myrtle Beach & the Grand Strand

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, and numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

Beaches

Hotels, condos, and resorts create a mini-skyline along downtown Myrtle Beach, where the sandy beaches are long and deep and the crowds are family-oriented. The Myrtle Beach State Park provides more than 300 acres of piney woods and access to a sandy beach; cast your line into the ocean water from a fishing pier.

Shopping

Specialty shops line the pathways of the shopping centers at Barefoot Landing and Broadway at the Beach, and fireworks in the summer lend a festive air. Bargain hunt for brands such as Reebok and Polo Ralph Lauren at Tanger Outlets. Urban critics applaud the work-play-live development at The Market Common, which offers restaurants, a movie theater, and residential homes atop upscale storefronts.

Eating and Drinking

Virtually every major chain and sports-celebrity restaurant is found here, whether it's the NASCAR Sports Grill, House of Blues, or Greg Norman's Australian Grill. Away from the chains, look for waterside spots serving fresh local seafood in unvarnished Low Country preparations. Or give decorum a rest and head to, Calvin Gilmore's Carolina Opry which packs in crowds nightly.

Attractions

Renowned for its thrilling entertainment venues and exciting attractions, Myrtle Beach is one of the nation's most sought after tourist destinations. Meet locals on the golf course -- there are more than 100 to choose from. Myrtle Beach Board Walk, 1.2 miles long, named the nation's #3 boardwalk by National Geographic. Myrtle Waves, one of the largest water parks on the east coast. Family Kingdom Amusement Park, a classic seaside amusement park, named #5 best amusement park in the country. Broadway at the Beach, a large entertainment festival complex including the Pavilion Nostalgia Park, Ripley's Aquarium, Magiquest, Hard Rock Cafe, and Jimmy Buffett's Margaritaville. Also, look for the Skywheel, NASCAR SpeedParks, Wild Water and Wheels, Ocean Water Sports, Alabama Theater, Medieval Times, and House of Blues. The list of exciting family friendly entertainment is abundant and is waiting just for you.