

Myrtle Beach Commerce Center

DISTRIBUTION - INDUSTRIAL SPACE AVAILABLE



500 Fantasy Harbour Blvd
Myrtle Beach, SC 29579

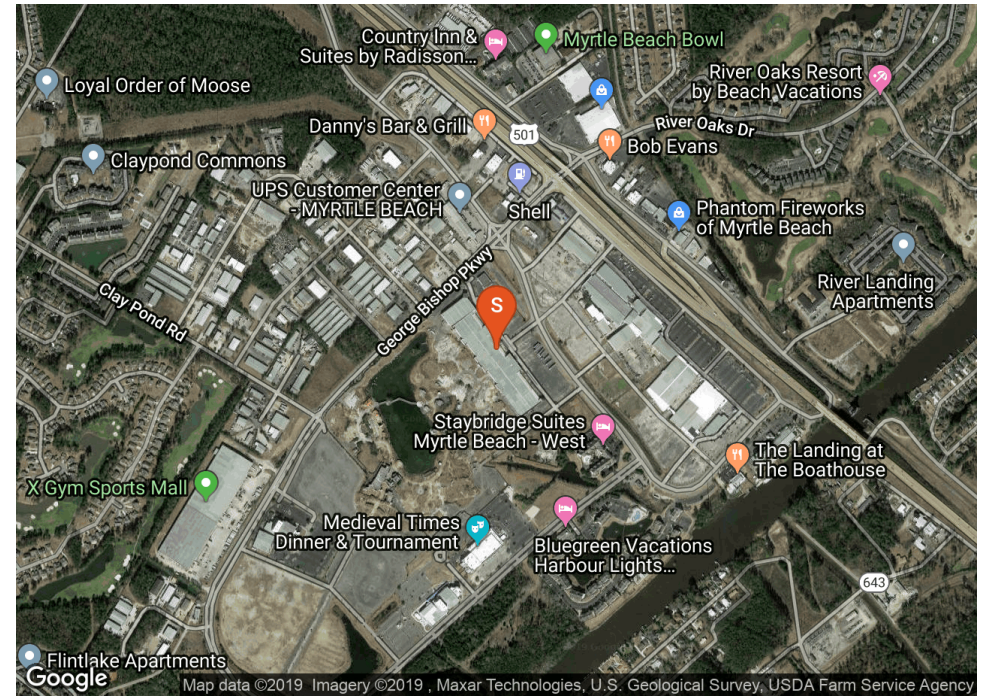


BUILDING HIGHLIGHTS

- 20,000 SF to 207,000 SF Contiguous Available
- Great North - South Grand Strand Access via Highway 31 & Highway 17
- 5 Minutes to Airport and Largest Mall in Myrtle Beach
- Existing Truck Docks - Additional Docks Proposed
- All Utilities Including Gas Available



Locator Map



Regional Map



PROPERTY DESCRIPTION

NUMBER OF UNITS	5
BUILDING SF	271,000
NET RENTABLE AREA (SF)	270,000
LAND SF	800,000
LAND ACRES	18.5
YEAR BUILT	1984
YEAR RENOVATED	2020
ZONING TYPE	PUD
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	435+
PARKING RATIO	1 per 1,000
CEILING HEIGHT	18-26
DOCK HIGH DOORS	12
GRADE LEVEL DOORS	4
COLUMN SPACING	50'
FENCED YARD	Available
OFFICE SF	5%
OFFICE TO WAREHOUSE RATIO	12:1

NEIGHBORING PROPERTIES

NORTH	UPS
SOUTH	Staybridge Suites
EAST	Waccamaw Pottery
WEST	Hard Rock Park

MECHANICAL

HVAC	HVAC for Office
FIRE SPRINKLERS	Wet Sprinklers
ELECTRICAL / POWER	3 Phase 220V
LIGHTING	TBD

CONSTRUCTION

FOUNDATION	4" Slab+Upgradeable
FRAMING	Metal
EXTERIOR	Metal, Stucco, Brick
PARKING SURFACE	Paved
ROOF	Single Slope Metal





EASY ACCESS TO
MAJOR CORRIDORS

Intracoastal Waterway

Intracoastal Waterway

BY-PASS
17

BY-PASS
17

501

31

501

31



Subject

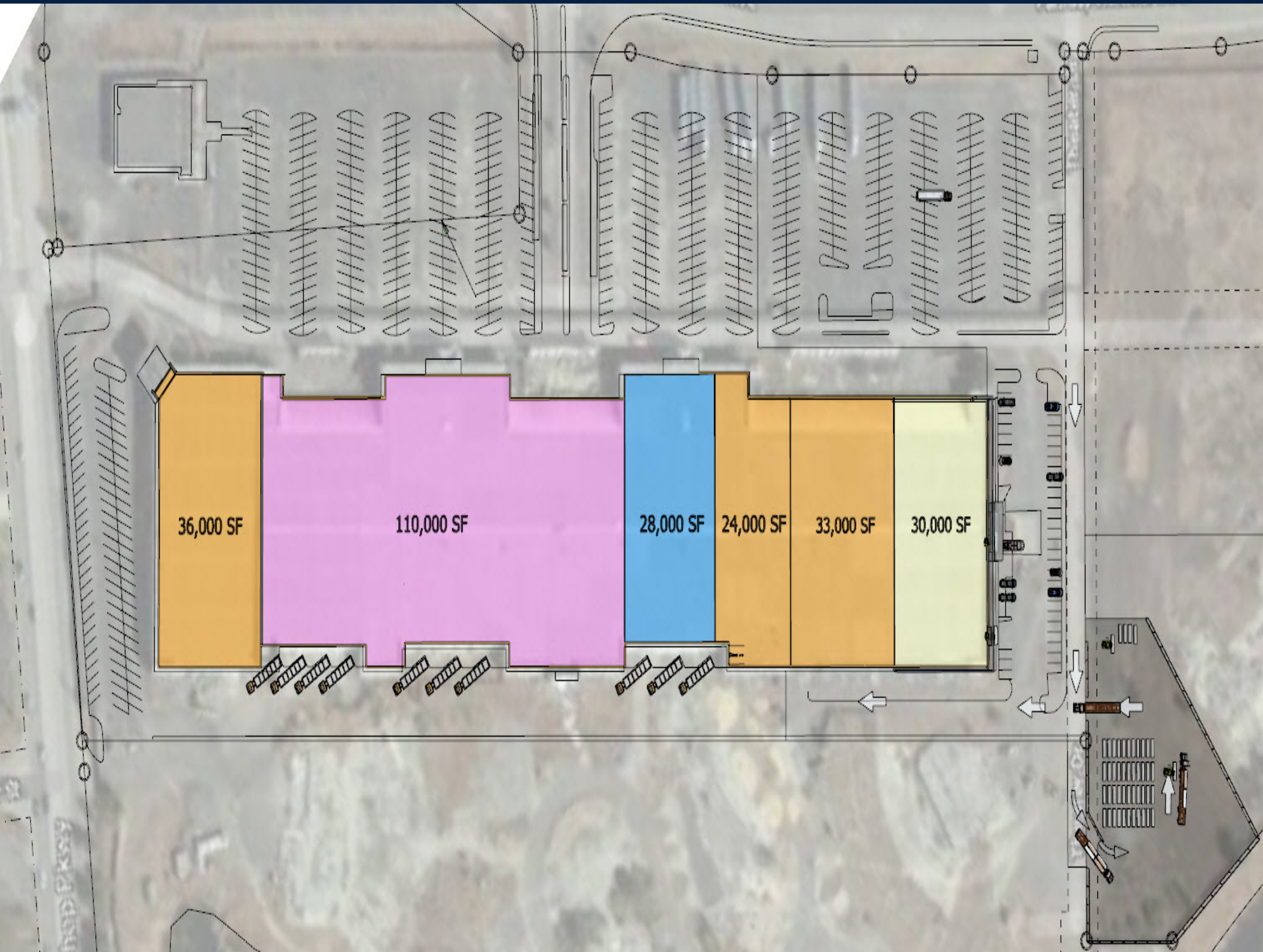
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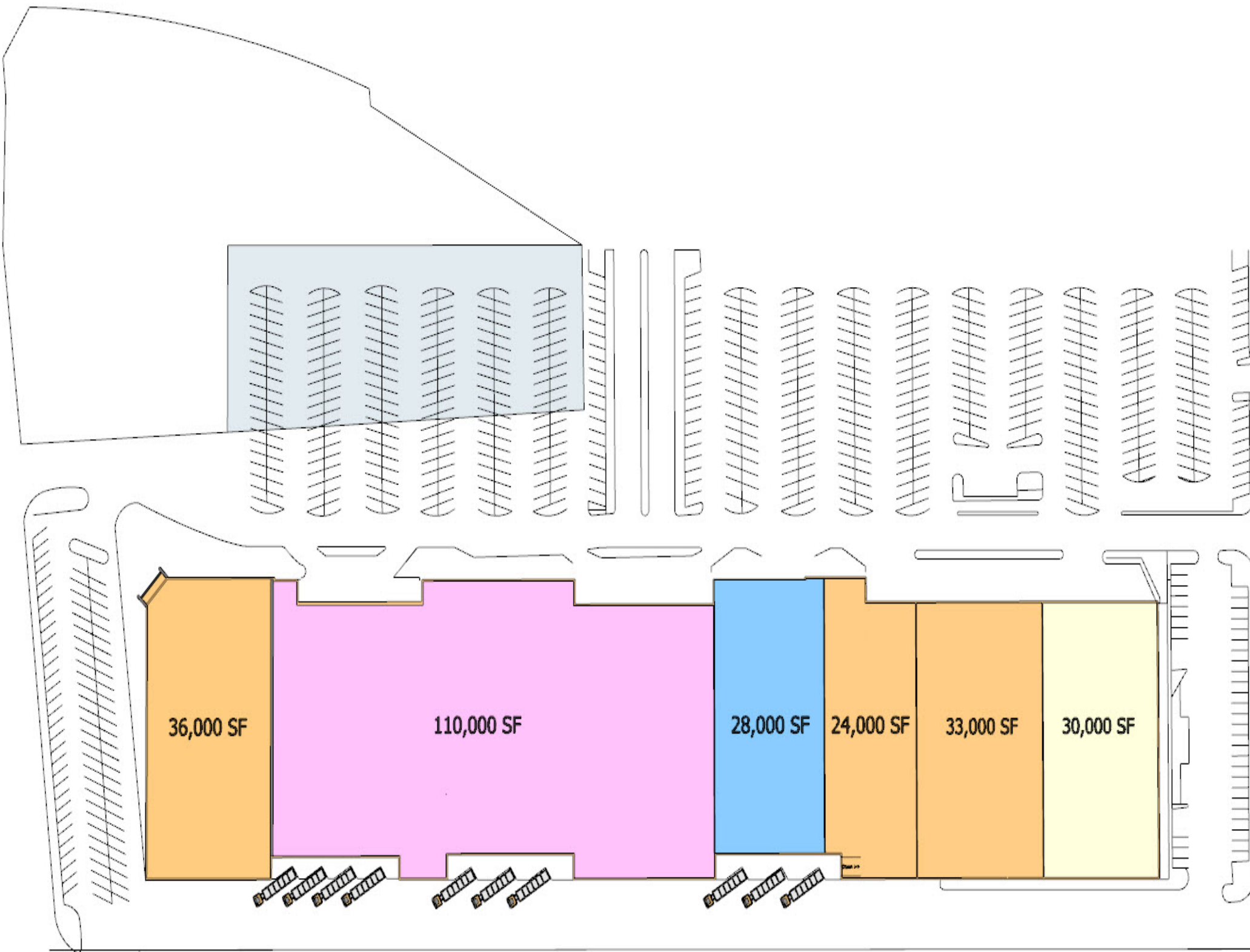
Intracoastal Waterway

17



Books-A-Million

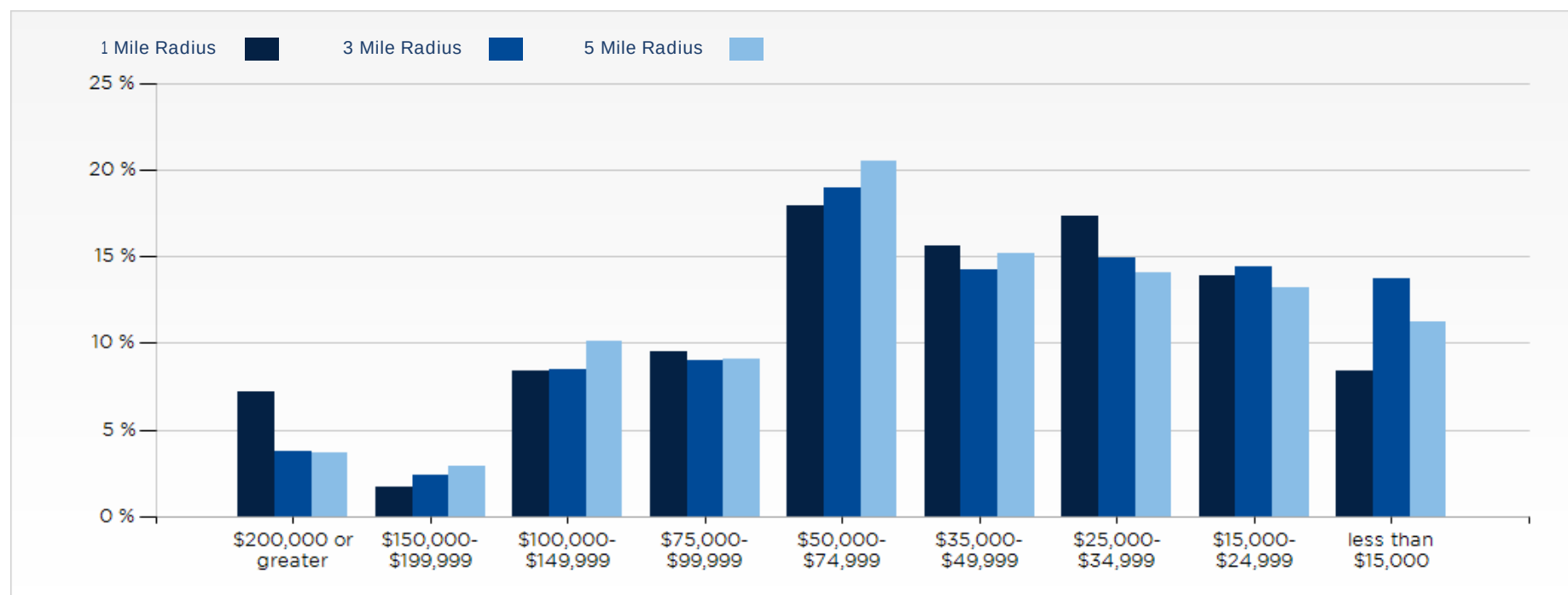




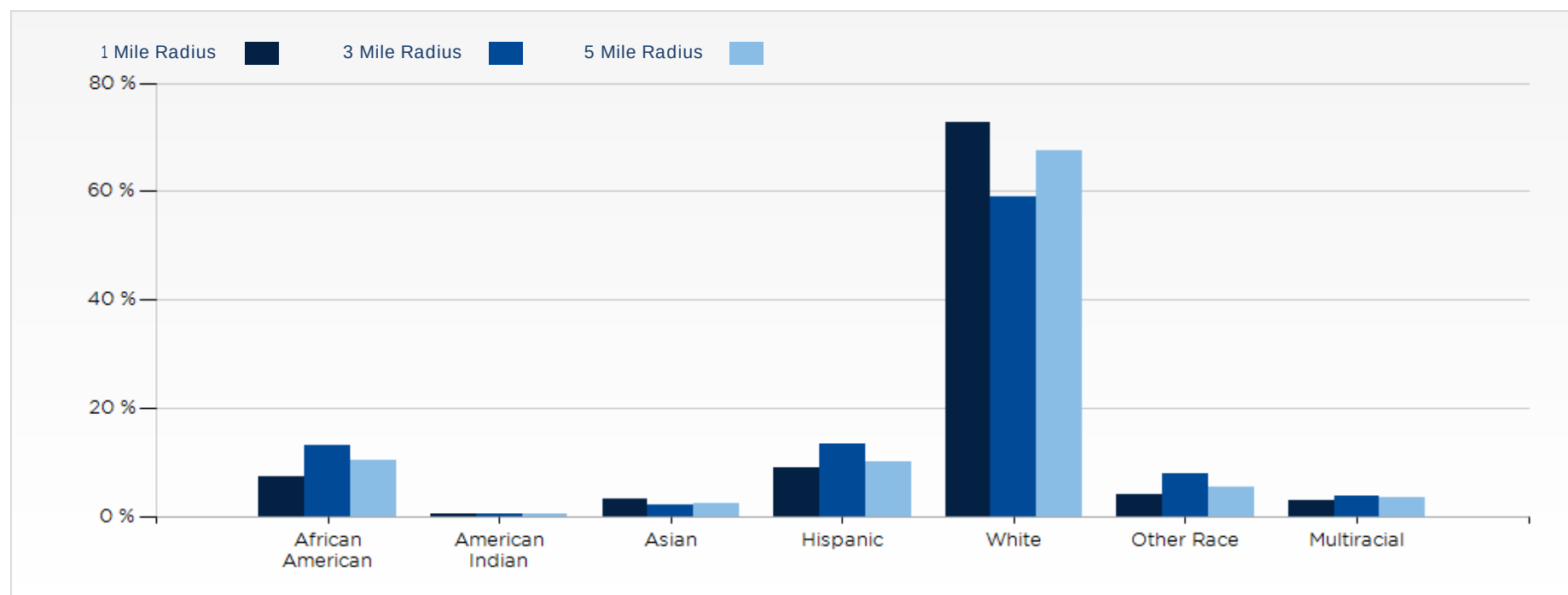
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	438	20,378	43,067
2010 Population	725	34,799	74,743
2019 Population	886	46,560	98,301
2024 Population	1,005	53,092	111,141
2019 African American	73	7,076	11,350
2019 American Indian	4	285	576
2019 Asian	32	1,201	2,690
2019 Hispanic	88	7,173	11,230
2019 White	706	31,662	73,710
2019 Other Race	39	4,218	6,023
2019 Multiracial	29	1,995	3,749
2019-2024: Population: Growth Rate	12.75 %	13.30 %	12.45 %
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	29	2,528	4,505
\$15,000-\$24,999	48	2,648	5,321
\$25,000-\$34,999	60	2,750	5,647
\$35,000-\$49,999	54	2,618	6,095
\$50,000-\$74,999	62	3,491	8,247
\$75,000-\$99,999	33	1,655	3,634
\$100,000-\$149,999	29	1,556	4,063
\$150,000-\$199,999	6	439	1,176
\$200,000 or greater	25	692	1,471
Median HH Income	\$43,857	\$41,042	\$45,383
Average HH Income	\$72,686	\$60,859	\$64,451

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	313	10,323	23,831
2010 Total Households	284	13,818	30,765
2019 Total Households	346	18,378	40,159
2024 Total Households	392	20,922	45,335
2019 Average Household Size	2.56	2.52	2.44
2000 Owner Occupied Housing	121	4,828	10,718
2000 Renter Occupied Housing	62	3,614	7,629
2019 Owner Occupied Housing	182	9,350	22,604
2019 Renter Occupied Housing	164	9,028	17,555
2019 Vacant Housing	347	6,054	14,610
2019 Total Housing	693	24,432	54,769
2024 Owner Occupied Housing	208	10,700	25,725
2024 Renter Occupied Housing	183	10,222	19,610
2024 Vacant Housing	382	6,517	15,677
2024 Total Housing	774	27,439	61,012
2019-2024: Households: Growth Rate	12.65 %	13.15 %	12.25 %

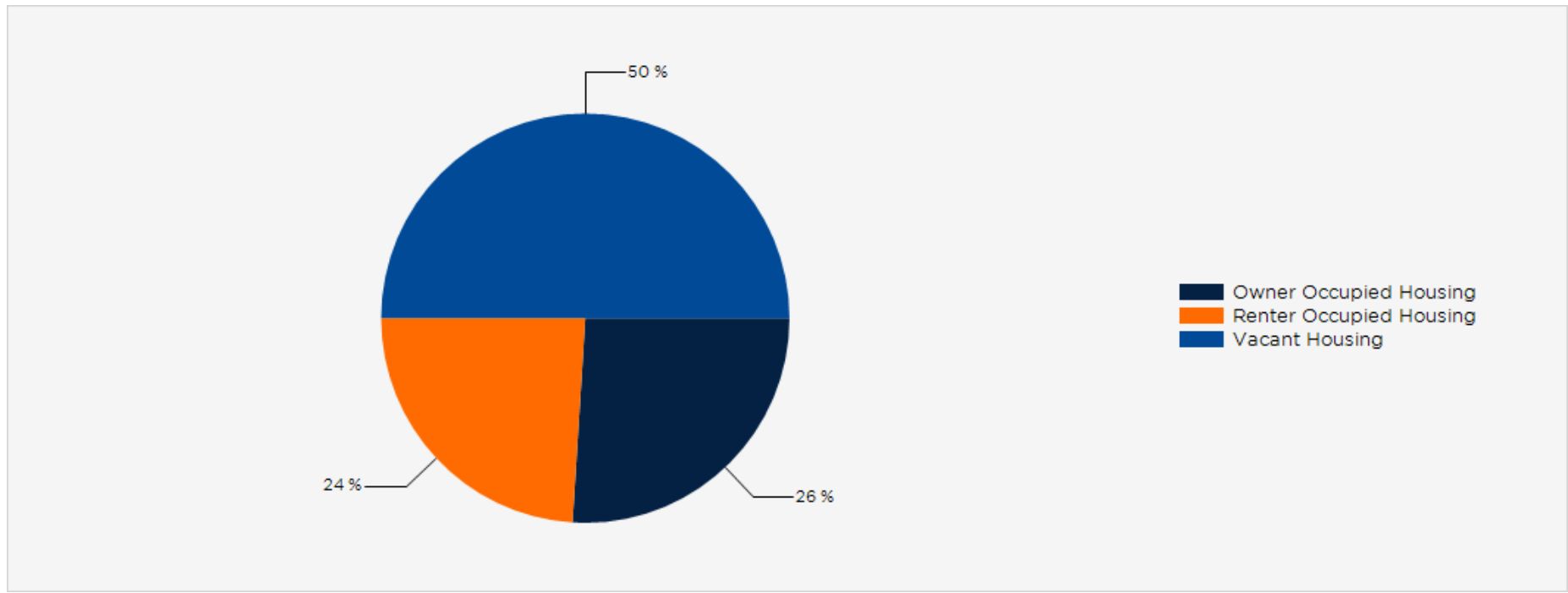
2019 Household Income



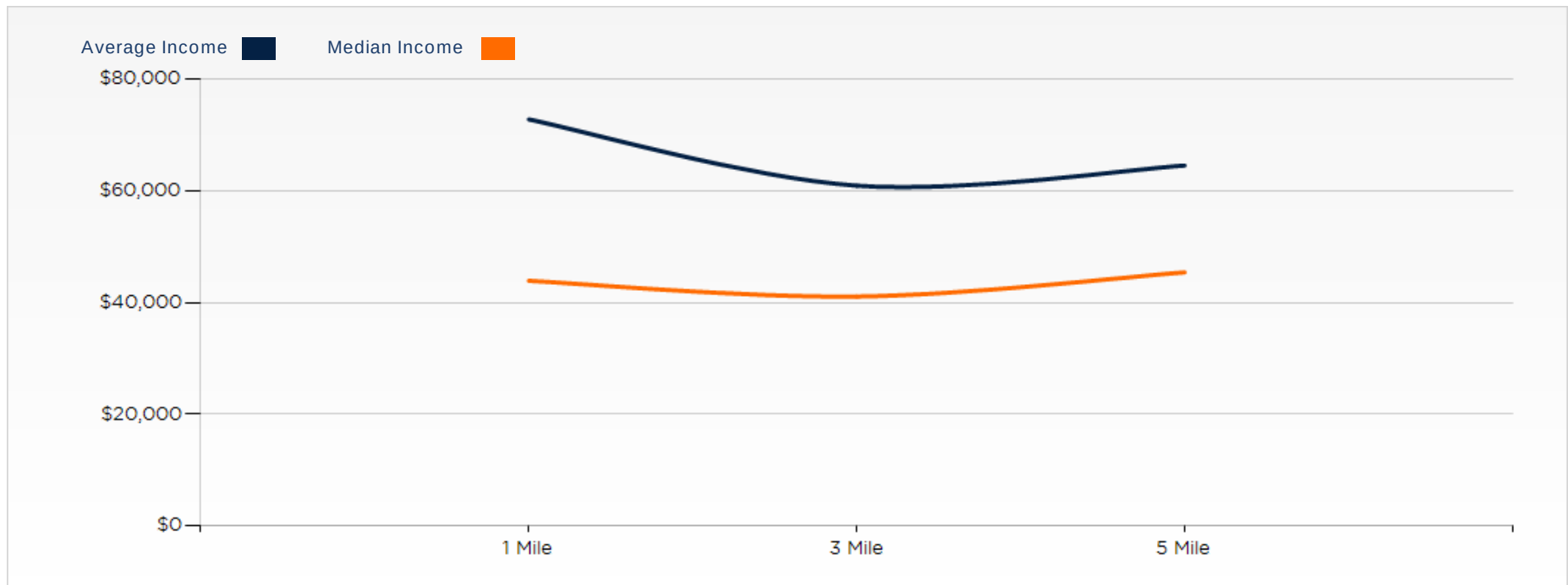
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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