

**LOCATION:**

On Ocean Highway (US 17), adjacent to the new Publix development

**FACTS:**

Parcel Size: 2.8 acres

Year Built: New construction  
Delivery 2014

Traffic: Ocean Hwy (US 17)  
28,400 AADT

**COMMUNITY:**

- **Ocean Highway (US 17) is the major arterial** for the greater Pawleys Island/Georgetown community as well as the beachfront communities that make up the Grand Strand (a 60-mile span of beaches from North Myrtle Beach to Pawleys Island.)
- Pawleys Island is **exploding with retail growth**. Two grocery-anchored centers (Publix and Lowes Foods) are under construction with opening dates in 2014.
- The Grand Strand, of which Pawleys Island is the southernmost component, has long been one of the country's top tourist destinations, receiving more than **14.5 million visitors annually**.
- There are **thirteen championship golf courses within 7 miles** of the subject property. Two of the top ten public courses in the state of South Carolina are located within 4 miles of the subject property.
- The site is easily accessible for upper-end, residential communities located on the southern end of Pawleys Island, including DeBordieu Colony, Prince George, and the Hagley communities.

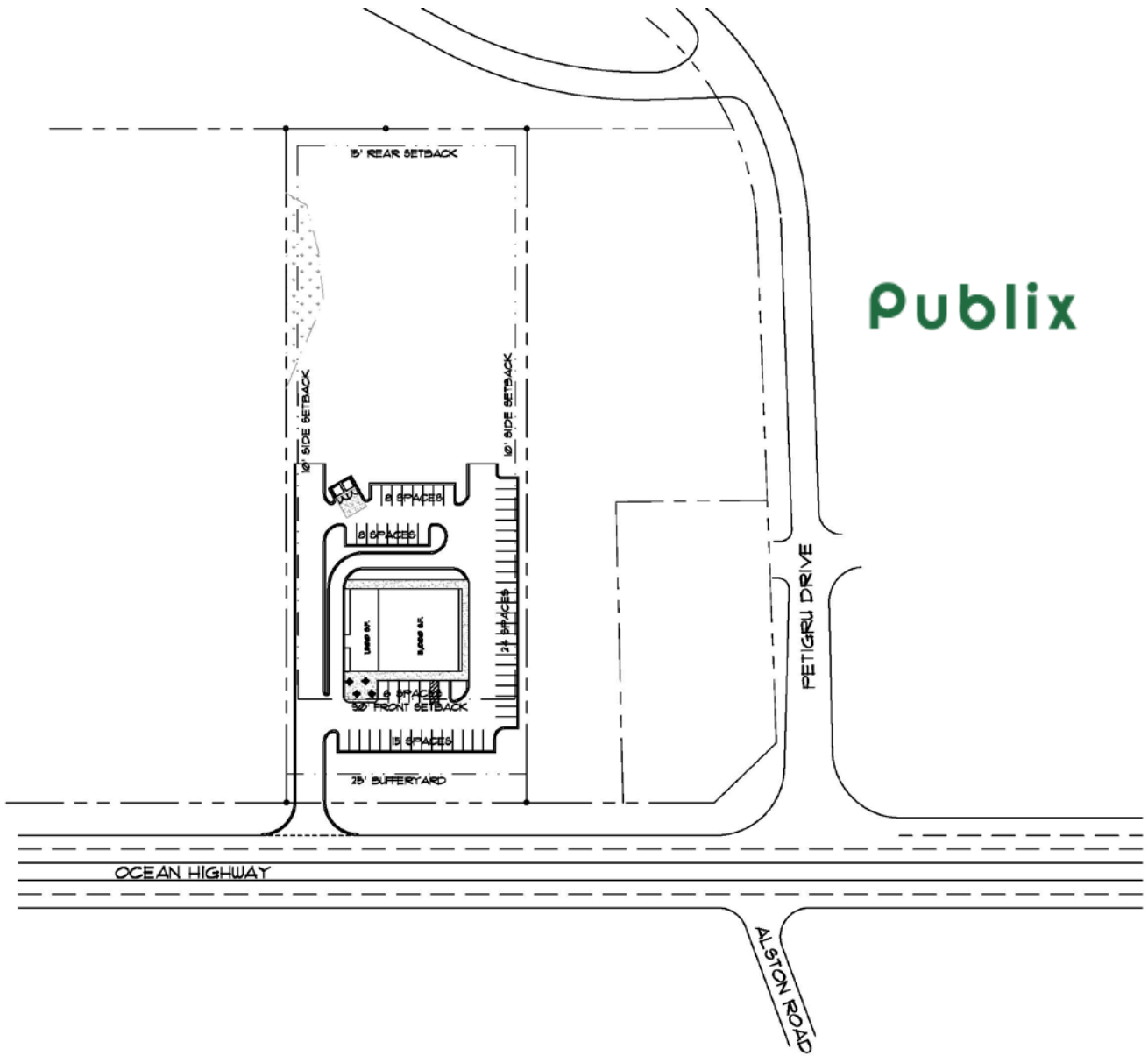
**NEIGHBORHOOD:**

Lowes Foods ( <i>new!</i> )	Food Lion	Pawleys Island Marine	ACE Hardware
CVS Pharmacy	Walgreens	McDonalds	Hardees
Publix ( <i>new!</i> )	The Fresh Market ( <i>new!</i> )	Tidelands Auto Dealership	Sonic

**DEMOGRAPHICS:**

<b>2013 Estimates</b>	<b>5 Mile</b>
Population	14,487
Avg. Household Income	\$75,663
Growth 2000 – 2014	40%

**SITE PLAN:**



**For information, contact:**

Bill Misiaveg  
864-272-0088  
bill.misiaveg@choldings.com

