



LOCATION:

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

FACTS:

Parcel Size: 2.8 acres

GLA: Up to 8,000 SF

Year Built: New construction

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

DEMOGRAPHICS:

2014 Estimates	5 Mile
Population	14,487
Avg. Household Income	\$75,663
Growth 2000 – 2010	37%



SITE PLAN:



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