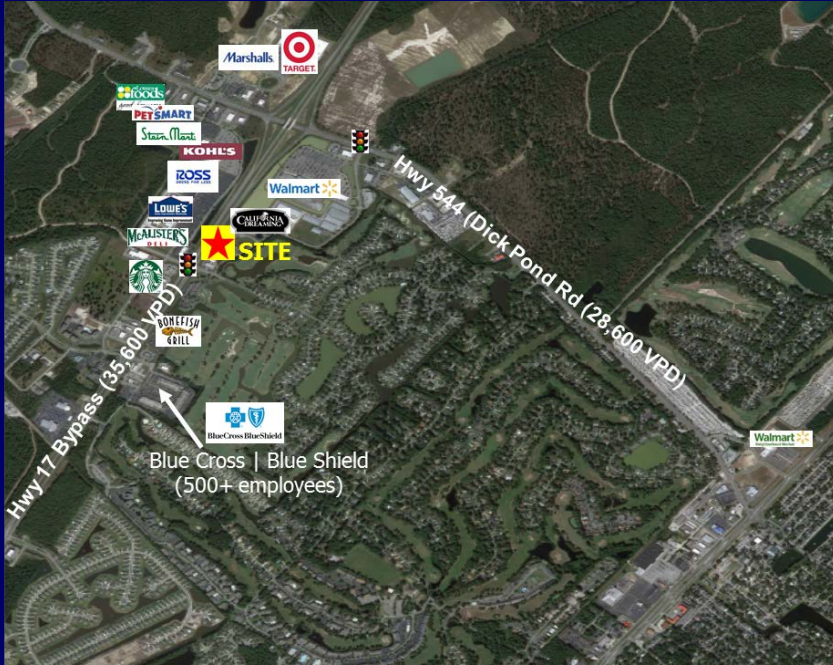


Highway 17 Bypass Surfside Beach, SC



LOCATION:

In the southern portion of the rapidly growing Myrtle Beach MSA. Located along the area's primary arterial at the signalized intersection of Hwy 17 Bypass and Coventry Road.

FACTS:

- Access: Highway 17 Bypass
 Highway 544 (via Beaver Run Road)
- Size: 2.6 Acres
- Space: Up to 10,000 SF
- Year Built: 2017 Delivery
- Traffic: Highway 17 Bypass 35,600 AADT
 Highway 544 28,600 AADT

COMMUNITY:

- The Myrtle Beach MSA was the **2nd fastest growing MSA** in the US from 2013-2014.
- Tourism had an estimated **\$8 billion impact** on the local economy.
- Horry County experienced **\$9 billion in retail sales** for 2014.
- **16 million travelers** visit the Myrtle Beach area annually.

NEIGHBORHOOD:

Lowes Foods	PetSmart	Stein Mart	Lowe's Home Improvement
Bonefish Grill	Kohl's	Starbucks	Ross Dress For Less
California Dreaming	Walmart	Office Depot	McAlister's Deli
Marshalls	Target		

DEMOGRAPHICS:

2016 Estimates	3 Mile Radius	5 Mile Radius	10 Mile Radius
Population	39,335	78,171	163,955
Household Growth '00-'16	56%	57%	63%
Avg. Household Income	\$56,149	\$55,340	\$58,636

