



**FORMER BOJANGLES RESTAURANT
2301 S. KINGS HIGHWAY
MYRTLE BEACH, S.C. 29577**

OFFERED FOR LEASE this Free-Standing Restaurant Building located at a Signalized Intersection of Highway 17 Business and Harrelson Boulevard. Harrelson Boulevard leads directly to the new Myrtle Beach Airport. The site offers excellent visibility and access. There are two NEW Large Beachwear Stores at this intersection.

GENERAL SITE INFORMATION:

- Signalized Intersection of Highway 17 Business and Harrelson Boulevard
- PIN #4431504006, County of Horry, SC.
- Approximately 1.080 Acres, (47,045 Square Feet)
- Parcel A-1 is 0.54 Acres and A-2 is 0.46 Acres, See attached Site Plan
- Approximately 180 Feet Frontage on Highway 17 Business, 365 Feet Frontage on 22nd Avenue South
- Deceleration Lane for Southbound Traffic with a Median Cut on Highway 17 Business
- Two Curb Cuts on Highway 17 Business, One Curb Cut on 22nd Avenue South (William Street)
- Utilities Available to Site: Electricity, Water, Sewer, and Cable
- Annual Property Taxes for 2016 Calendar Year – \$11,017.18
- Traffic Count: 26,900 (Source: SCDOT 2015)

IMPROVEMENTS:

- Approximately 2,590 SF Brick Building on Concrete Slab
- Drive Through Window
- Walk-In Cooler & Freezer, 2 Restrooms, Hood System
- Covered Picnic Area with Outside Seating
- Cross-Easement Parking with contiguous Beachwear Store
- Large Fluorescent Road Sign
- Storage Building, Dumpster Pad

ZONING:

- Zoned Highway Commercial District (HC), City of Myrtle Beach, SC.

OFFERING:

- Offered for Lease at Five Thousand Five Hundred Dollars (\$5,500) per Month
- NNN, Tenant pays Taxes, Insurance, and Maintenance

CONTACT:

**B.W. "Rusty" Helm
Listing Agent**

Keystone Commercial Realty, LLC, has prepared this document in order to market the sale of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is specifically urged to perform his/her own investigation of the information contained herein.

**608 16th Avenue North, Suite G * Myrtle Beach, SC 29577
Tel: (843)626-3400 * Fax: (843)626-9494
www.KeystoneCommercial.com**



 **KEYSTONE**
COMMERCIAL REALTY

(843) 626-3400

www.KeystoneCommercial.com

RUSTY HELM





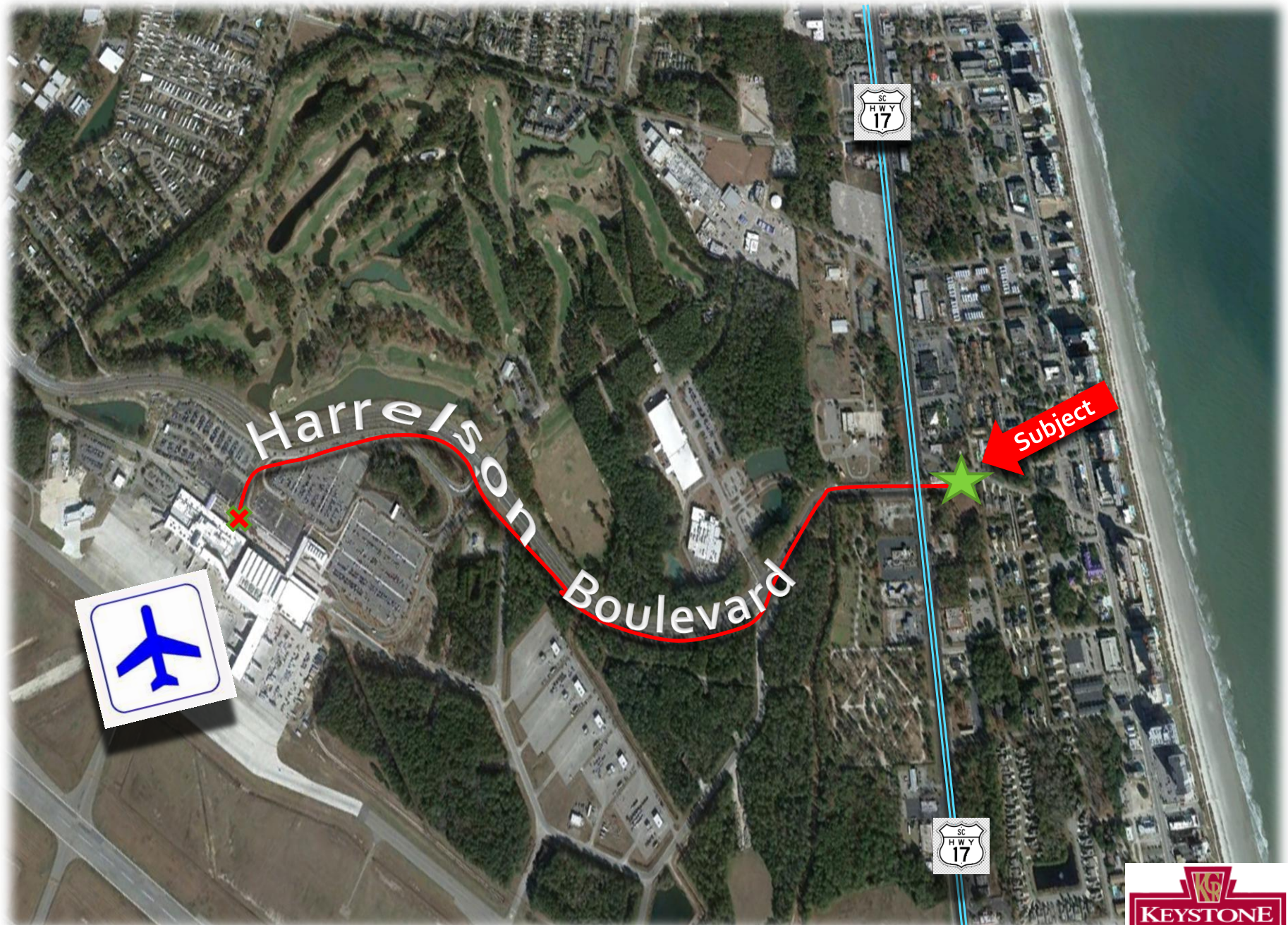
Subject

BUSINESS

HIGHWAY 17

HARRELSON BLVD





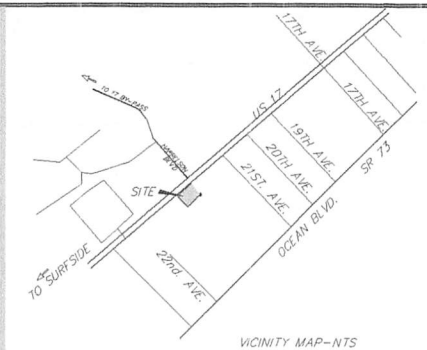
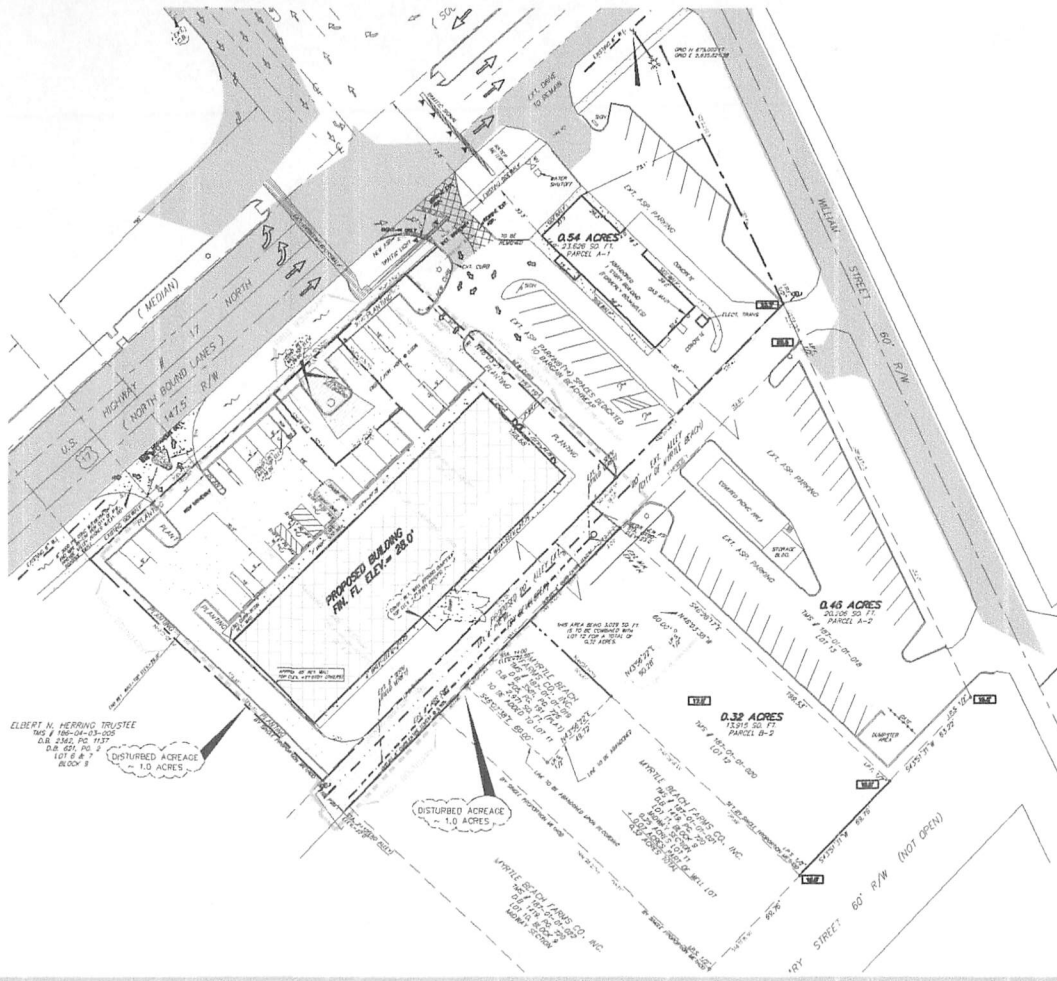
Harrelson Boulevard



Subject

Image © 2013 TerraMetrics





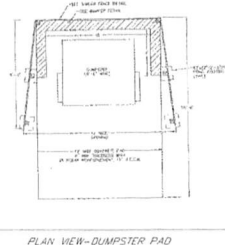
HANDICAP SIGN

- NOTES:
- 1) THIS PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL NO. 45052C008 H DATED AUGUST 23, 1989 - FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS.
 - 2) PARENT TAX MAP NO.: TMS # 187-01-01-018, TMS # 187-01-01-020, TMS # 187-01-01-019, TMS # 188-04-03-001, TMS # 188-04-03-002 & TMS # 188-04-03-003
 - 3) DATE OF FIELD SURVEY: MAY 7, 2012
 - 4) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.
 - 5) OWNER OF RECORD: MYRTLE BEACH FARMS CO., INC
 - 6) ZONING AT TIME OF THIS SURVEY: ZONED C-2
 - 7) TOTAL ACREAGE: 2.19 ACRES
 - 8) HORIZONTAL COORDINATES ARE SC ORD NAD 1983 (VRS)
 - 9) REFERENCE: DEED BOOK 1418, PAGE 700, DEED BOOK 3581, PAGE 726
 - 10) NO TITLE SEARCH OR EASEMENT SEARCH WAS SUPPLIED BY THE PROPOSED BUYER OR THE SELLER(S) LAWYERS FOR THE PURPOSE OF TITLE COMMITMENT. FOR THIS SURVEY SHOWN, THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD.
 - 11) OWNER RECORD ADDRESS: 8802 MARINA PARKWAY MYRTLE BEACH, S.C. 29572
 - 12) MYRTLE BEACH FARMS CO., INC. IS TO RETAIN AN ACCESS EASEMENT AS SHOWN BEING TO ON ALL SIDES OF THE BILLBOARD SIGN SHOWN.

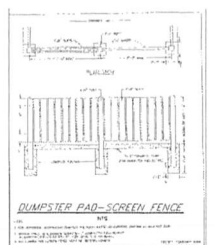
- REF:
1. MAP BY TIMOTHY L. DAVIS, P.L.S. ENTITLED "TREE SURVEY OF LOTS 1-5, 12, 13 BLOCK 9" LOCATED IN MYRTLE BEACH, Horry COUNTY, S.C. PREPARED FOR: JOSHUA LANIADOS/OSHE LANIADO, SAMUEL & MARGOCHAY LANIADO - DATED 5/7/12 - DWG FILE # 062-12
 2. MAP BY TIMOTHY L. DAVIS, P.L.S. ENTITLED "COMBINATION SURVEY OF LOTS 3-5 & 12 & RE-CONFIGURATION OF LOTS 1 & 2 & RE-SURVEY OF LOT 13, BLOCK 9 IN THE MURRAY SECTION OF MYRTLE BEACH, S.C. PREPARED FOR: JOSHUA LANIADOS/OSHE LANIADO, SAMUEL & MARGOCHAY LANIADO - DATED 5/7/12 - DWG FILE # 062-12, REV. AINE 11/2012
 3. MAP BY TIMOTHY L. DAVIS, P.L.S. ENTITLED "TOPOGRAPHICAL SURVEY OF LOTS 1-5 & 12, 13, BLOCK 9, CITY OF MYRTLE BEACH/SOCIETEE TOWNSHIP, Horry COUNTY, S.C. PREPARED FOR: JOSHUA LANIADOS/OSHE LANIADO, DATED 5/7/12 - DWG FILE # 062-12, TOPO
 4. SITE PLAN BY PALMETTO ARCHITECTURE, MYRTLE BEACH, S.C.
 5. MAP BY TIMOTHY L. DAVIS, P.L.S. ENTITLED "COMBINATION SURVEY OF LOTS 3-5 & 12 & RE-CONFIGURATION OF LOTS 1 & 2 & RE-SURVEY OF LOT 13, BLOCK 9 IN THE MURRAY SECTION OF MYRTLE BEACH, S.C. PREPARED FOR: JOSHUA LANIADOS/OSHE LANIADO, SAMUEL & MARGOCHAY LANIADO AND RECORDED AT Horry COUNTY P.M.C. OFFICE IN P.B. 255, P.291."

*THIS MAP INDICATES SHARED PARKING ON TMS # 187-01-01-018

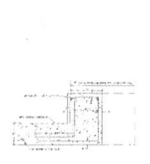
PROPERTY OWNER/DEVELOPER:
 JOSHUA LANIADO
 1616 EXECUTIVE AVE.
 MYRTLE BEACH, S.C. 29577
 (843) 626-9339



PLAN VIEW - DUMPSTER PAD



DUMPSTER PAD - SCREEN FENCE



DUMPSTER PAD - NO FENCE

FOR INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BARRY GREENE AT (843) 238-1142 barry@greene238.com

DATE	REVISION	DATE	REVISION	INITIAL
11-20-12	ADDED P.A. AT COR. OF WILLIAMS AND U.S. 17 PER M.B.F.D.	10-12-12	ADDED REF. NOTE RE: DAVIS PLAT INDICATING SHARED PARKING.	
	ADDED NOTE ON ADJACENT PARCEL RE: RECORDED PARKING PER ARCH.			
3-5-12	REV. ENTRANCE AT 180 JARVIS ST. FOR ENTRY ONLY PER S.C.D.O.T.	11-15-12	ADDED DUMP PAD DETAILS, EXT. WALKER REVIEW, REVISIONS MADE.	
		11-16-12	ADDED "HOT PANTS" IN FRONT BLDG. RE: ARCH. REVISIONS.	



NELSON L. HARDWICK, S.C. PROFESSIONAL ENGINEER NO. 7215
 1616 EXECUTIVE AVE. N. EXT. - SUITE 102
 SURF-SIDE BEACH, S.C. 29575 (843) 238-1142

BARGAIN BEACHWEAR-US 17 BUS. SOUTH
 SITE PLAN/UTILITY PLAN
 NELSON L. HARDWICK & ASSOCIATES
 1616 EXECUTIVE AVE. N. EXT. - SUITE 102
 SURF-SIDE BEACH, S.C. 29575 (843) 238-1142
 DATE: AUGUST, 2012 SCALE: 1"=30' SHEET 1 OF 4

