THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

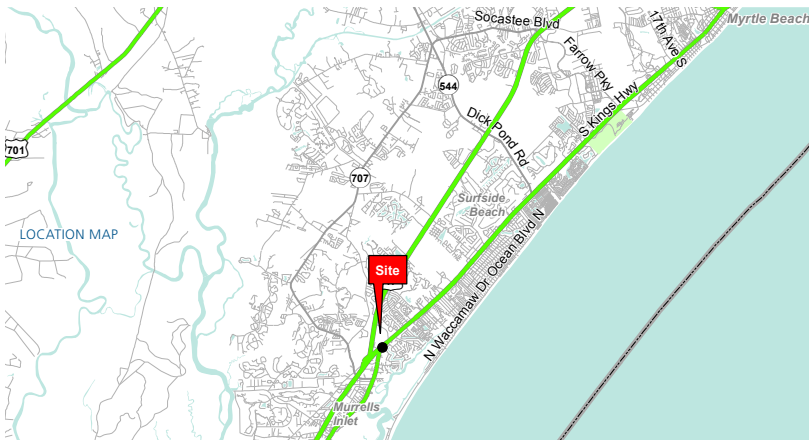## New Construction Outparcel Shop Buildings

INLET CROSSING OUTPARCEL SHOP SPACE OPPORTUNITY
3320 US-17 BUS | MURRELLS INLET, SC 29576

PROPERTY AERIAL

Aerial labels: OUTPARCEL A 4,800 SF (Can be demised); OUTPARCEL B 2,400 SF; FIVE GUYS BURGERS and FRIES; INLET SQUARE MALL; BOOKS-A-MILLION; planet fitness; belk; T-Mobile; West Marine; LIDL Coming Soon; Starbucks; MattressFirm; Dollar Tree; The Home Depot; Wendy's; Cracker Barrel Old Country Store; Mellow Mushroom; Outback Steakhouse; Applebee's; TGI Fridays; Rite Aid; Advance Auto Parts; Texas Roadhouse; 35,600VPD; 24,300VPD; 17

PROPERTY INFORMATION

- **OUTPARCEL A:**
  Up to 4,800 SF (can be demised)
  Outdoor seating opportunity

- **OUTPARCEL B:**
  Up to 2,400 SF
  Outdoor seating opportunity

LOCATION MAP

Map labels: Socastee Blvd; Myrtle Beach; Farrow Pkwy; 17th Ave S; S Kings Hwy; Dick Pond Rd; 544; 707; 701; Surfside Beach; N Waccamaw Dr/Ocean Blvd N; Murrells Inlet; Site
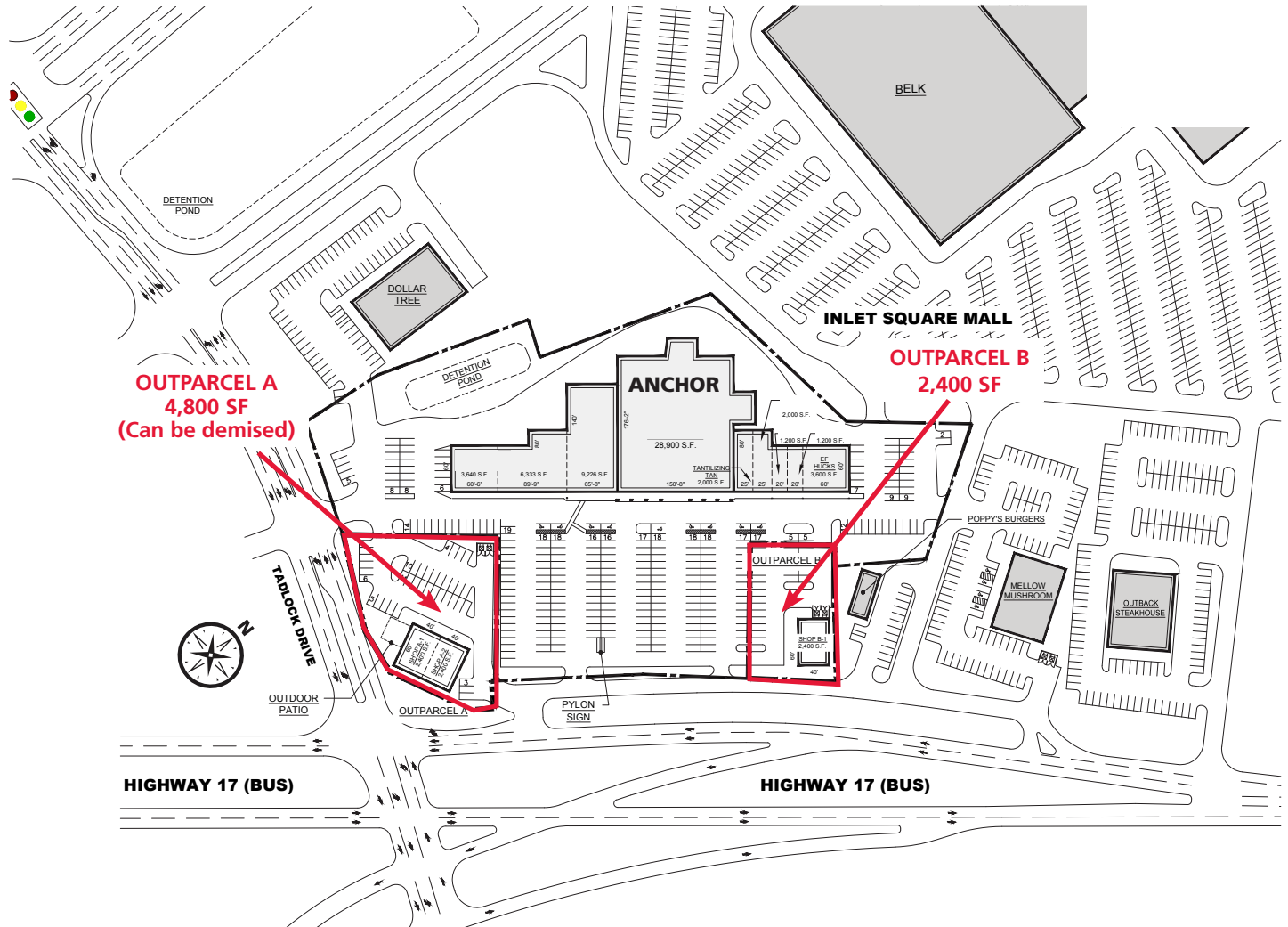
PROPERTY HIGHLIGHTS

- Great visibility at a high traffic intersection

- Large Pylon Sign

- Located along the primary north-south route U.S. Hwy 17 BUS connecting Murrells Inlet to Myrtle Beach, Charleston & Wilmington

- Adjacent to Inlet Square Mall (425K SF) anchored by Belk, Books-A-Million and Planet Fitness)

- 10 miles from Myrtle Beach International Airport

- Murrells Inlet, considered the "Seafood Capital of SC", is located 10 miles south of Myrtle Beach and is part of the "Grand Strand" - 60 miles of uninterrupted beaches and popular tourist attractions hosting 14+ million visitors annually.

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BELK

DETENTION POND

DOLLAR TREE

DETENTION POND

INLET SQUARE MALL

OUTPARCEL A 4,800 SF (Can be demised)

ANCHOR

28,900 S.F.

OUTPARCEL B 2,400 SF

2,000 S.F.

1,200 S.F. 1,200 S.F.

3,640 S.F. 6,333 S.F. 9,226 S.F.

TANTILIZING TAN 2,000 S.F.

EF HUCKS 3,600 S.F.

OUTPARCEL B

POPPY'S BURGERS

TADLOCK DRIVE

MELLOW MUSHROOM

OUTBACK STEAKHOUSE

SHOP B-1 2,400 S.F.

OUTDOOR PATIO

OUTPARCEL A

PYLON SIGN

HIGHWAY 17 (BUS)

HIGHWAY 17 (BUS)

TRAFFIC COUNTS 2016 (SCDOT)

- **24,300 VPD** on US HWY 17 BUS.
- **12,500** VPD on Tadlock Dr.

DEMOGRAPHICS (2016)

	1 MILE	3 MILE	5 MILE
POPULATION	5,755	48,085	155,855
AVERAGE HH INCOME	$72,478	$85,294	$88,484
DAYTIME EMPLOYMENT	11,088	31,566	52,720