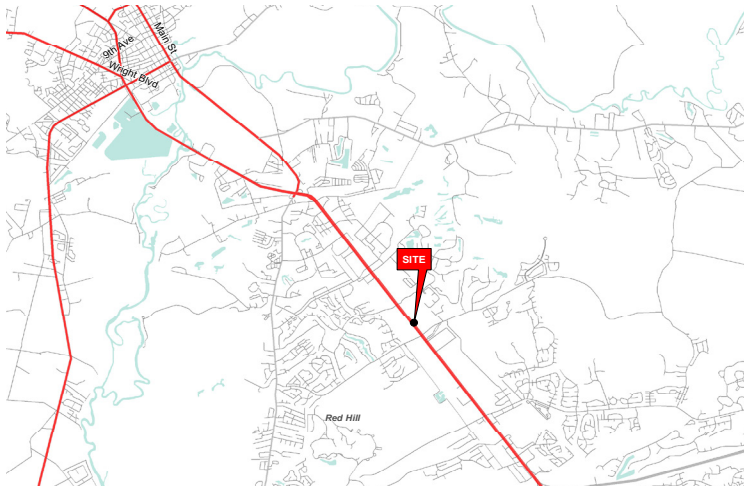




SHOPS AT MYRTLE RIDGE

152 MIDDLE RIDGE AVE | CONWAY, SC 29526



PROPERTY INFORMATION

INLINE SPACE AVAILABLE:	1,293 SF Existing
OUTPARCEL AVAILABLE:	± 0.81 Acre (1,200 - 5,000 SF)
LEASE RATE:	Please Call
PRICING:	Please Call
ZONING:	HC (Highway Commercial)

PROPERTY HIGHLIGHTS

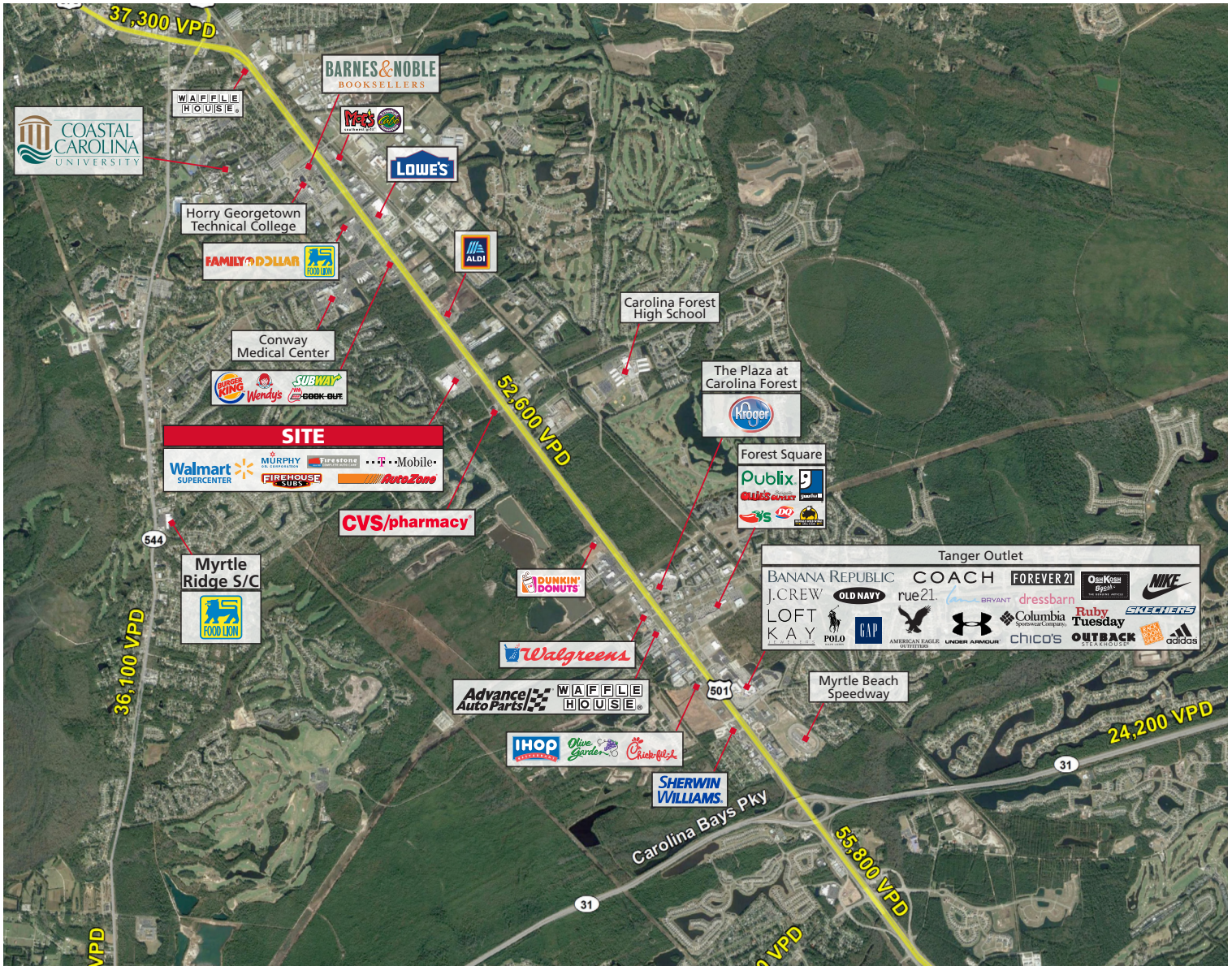
- Outparcel/Proposed shop space available in front of Walmart Supercenter in the heart of high growth Carolina Forest submarket of Myrtle Beach.
- Stormwater and utilities available.
- Excellent frontage and visibility on U.S. Highway 501 – Approx. 49,100 cars a day.
- Parcel is in close proximity to area's top three employers: Coastal Carolina University, Conway Medical Center and AVX Corporation.
- Carolina Forest is highlighted by a 12,000 acre master planned development that is one of the fastest growing residential areas of the Grand Strand.
- Population projections at full build out to reach 65,000 in nearby growth, which includes over 24 subdivisions in the immediate area.

DEMOGRAPHICS (2019)	1 MILE	3 MILE	5 MILE
POPULATION	2,415	30,296	57,238
AVERAGE HH INCOME	\$68,880	\$64,653	\$67,638
MEDIAN HH INCOME	\$54,561	\$50,010	\$51,111
BUSINESS ESTABLISHMENTS	148	1,043	1,500
DAYTIME EMPLOYMENT	2,949	15,679	19,828

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TRAFFIC COUNTS 2018 (SCDOT)

- 52,600 VPD on US Hwy 501

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