



**GATEWAY RETAIL
608 North Kings Highway
Myrtle Beach, SC. 29577**

OFFERED FOR LEASE this Free-Standing Retail Building located along Kings Highway. The site offers excellent visibility and access. A close walk from the Beach, the Boardwalk, Entertainment, Hotels and Motels.

GENERAL SITE INFORMATION:

- Near the Intersection of Highway 17 Business and 7th Avenue North
- TMS #181-06-30-003, PIN 44401040012, County of Horry, SC.
- Approximately 0.23Acres
- Approximately 60 Feet Frontage on Highway 17 Business (Kings Highway)
- Utilities Available to Site: Electricity, Gas, Water, Sewer, and Cable
- Annual Property Taxes for 2017 Calendar Year – \$3,471.60
- Average Daily Traffic Count: 26,400 (Source: SCDOT 2017)

IMPROVEMENTS:

- Approximately 3,100 SF (2,100 -1st Floor, 1,000 – 2nd Floor)
- Retail Showroom, Office, Upstairs Loft Storage Area
- Restroom
- 8 Parking Spaces on Asphalt Parking Lot

ZONING:

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

OFFERING:

- Offered for Lease at Two Thousand Two Hundred Dollars (\$2,200) per Month
- NNN, Tenant pays Taxes, Insurance, and Maintenance

CONTACT:

**Ryan M. Earnest/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.

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Myrtle Beach Boardwalk

Subject







