

FORMER GANDER MOUNTAIN BUILDING

1049 GLENFOREST RD. | MYRTLE BEACH, SC 29579

FOR SALE OR LEASE



GANDER MOUNTAIN[®]

PRESENTED BY:

THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

FORMER GANDER MOUNTAIN BUILDING

1049 GLENFOREST RD. | MYRTLE BEACH, SC 29579

FOR LEASE OFFERING
PRESENTED BY:



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PROPERTY DESCRIPTION

45,000 SF Box built in 2015 Near the intersection of SC HWY 501 and Carolina Bays Parkway (SC 31). The building has exceptional visibility, like new MEP systems and excellent interior clear height.

The site is adjacent to Tanger Outlet Mall in Myrtle Beach anchored by Nike, Gap, Coach, Under Armor, J Crew and more. Other notable nearby retailers include Publix, Kroger & Carmax.

In the heart of a sub-market loaded with shopping, dining and hotel destinations, the traffic counts in front of the site are over 56,000 cars per day. The site has tremendous visibility and signage opportunity along Hwy 501 and is easily accessible off the main road leading into Tanger Outlet Mall.

DEMOGRAPHICS (2016)

	1 MILE	3 MILE	5 MILE
Population	5,555	29,994	68,434
Average HH Income	\$78,828	\$69,665	\$61,826
Median HH Income	\$56,397	\$53,999	\$48,425
Business Establishments	209	1,110	2,681
Daytime Employment	1,945	11,527	27,061



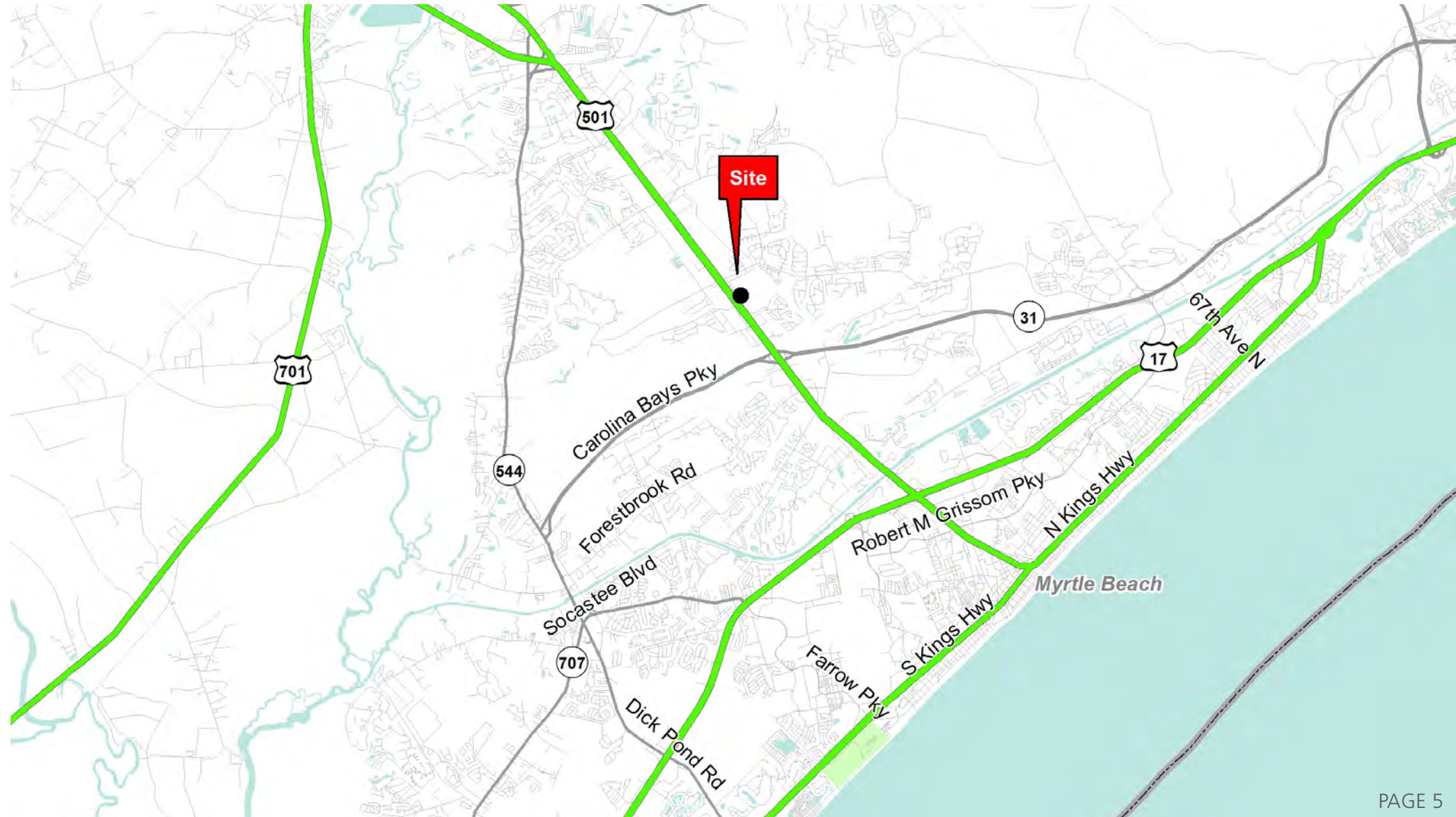
1616 Camden Road | Suite 550 | Charlotte, North Carolina 28203

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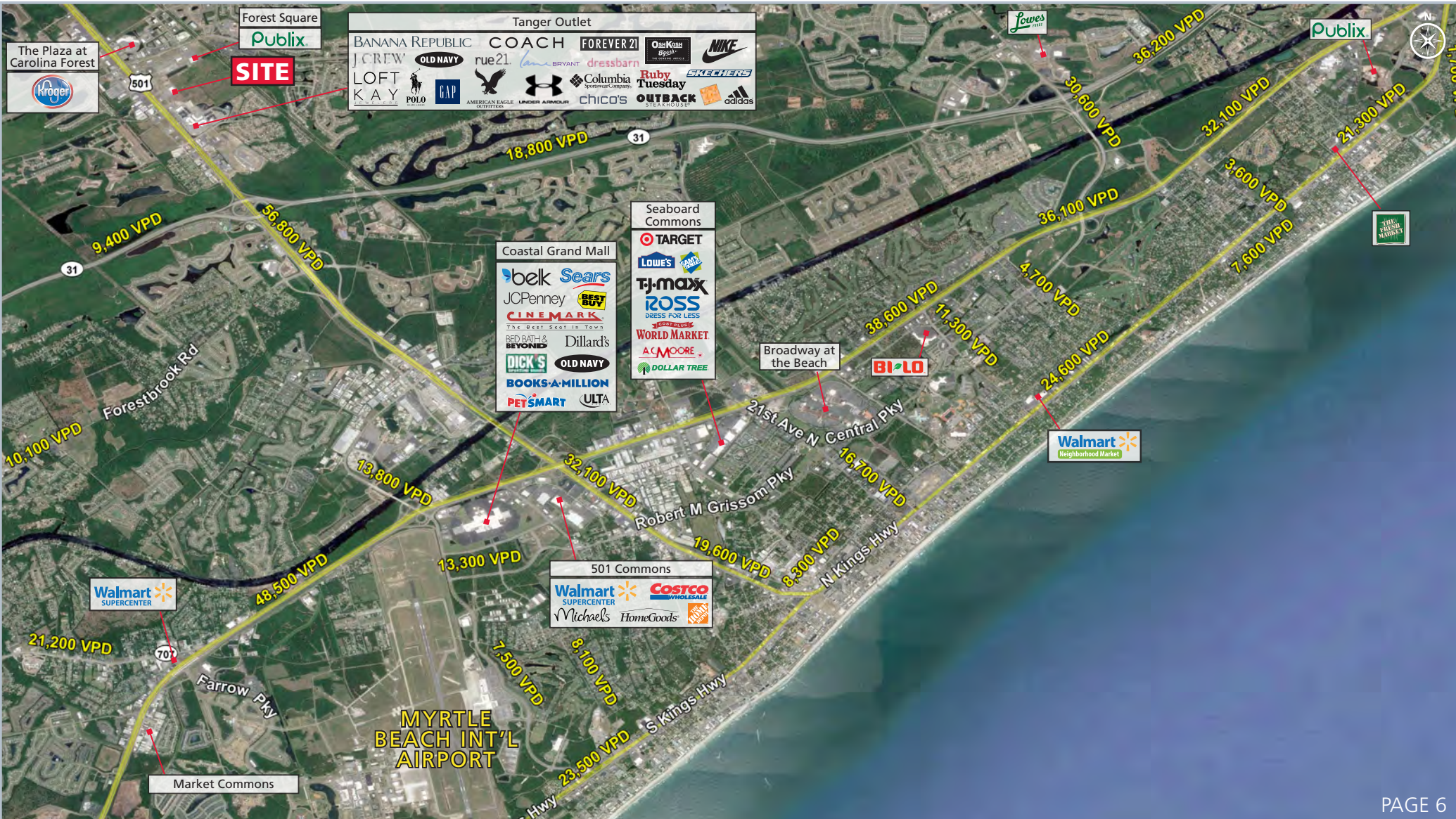
LOCATION MAP



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MARKET AERIAL



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ZOOMED AERIAL



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DEMOGRAPHIC REPORT
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Lat/Lon: 33.75471-78.9619

33.754705 -78.961886	1 Mile	3 Miles	5 Miles
Population			
Estimated Population (2016)	5,555	29,994	68,434
Projected Population (2021)	6,641	35,638	82,305
Census Population (2010)	4,509	25,233	59,145
Census Population (2000)	1,272	10,144	31,472
Projected Annual Growth (2016 to 2021)	1,085 3.9%	5,644 3.8%	13,871 4.1%
Historical Annual Growth (2010 to 2016)	1,047 3.9%	4,761 3.1%	9,289 2.6%
Historical Annual Growth (2000 to 2010)	3,236 25.4%	15,089 14.9%	27,673 8.8%
Estimated Population Density (2016)	1,770 <i>psm</i>	1,061 <i>psm</i>	872 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.49 <i>sq mi</i>
Households			
Estimated Households (2016)	2,207	12,420	27,900
Projected Households (2021)	2,391	13,378	30,690
Census Households (2010)	1,719	10,023	23,049
Census Households (2000)	522	4,122	12,364
Estimated Households with Children (2016)	684 31.0%	3,423 27.6%	7,426 26.6%
Estimated Average Household Size (2016)	2.52	2.41	2.40
Average Household Income			
Estimated Average Household Income (2016)	\$78,828	\$69,665	\$61,826
Projected Average Household Income (2021)	\$91,317	\$79,957	\$70,578
Estimated Average Family Income (2016)	\$92,461	\$81,472	\$73,047
Median Household Income			
Estimated Median Household Income (2016)	\$56,397	\$53,999	\$48,425
Projected Median Household Income (2021)	\$61,056	\$58,924	\$52,846
Estimated Median Family Income (2016)	\$61,971	\$62,106	\$57,572
Per Capita Income			
Estimated Per Capita Income (2016)	\$31,320	\$28,850	\$25,284
Projected Per Capita Income (2021)	\$32,879	\$30,016	\$26,383
Estimated Per Capita Income 5 Year Growth	\$1,559 5.0%	\$1,167 4.0%	\$1,098 4.3%
Estimated Average Household Net Worth (2016)	\$503,323	\$404,896	\$335,834
Daytime Demos (2016)			
Total Businesses	209	1,110	2,681
Total Employees	1,945	11,527	27,061
Company Headquarter Businesses	- 0.1%	5 0.4%	9 0.3%
Company Headquarter Employees	17 0.9%	309 2.7%	426 1.6%
Employee Population per Business	9.3	10.4	10.1
Residential Population per Business	26.5	27.0	25.5

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DEMOGRAPHIC REPORT
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Lat/Lon: 33.75471-78.9619

33.754705 -78.961886		RFS			
	1 Mile	3 Miles	5 Miles		
Race & Ethnicity					
White (2016)	4,470 80.5%	25,303 84.4%	56,231 82.2%		
Black or African American (2016)	623 11.2%	2,532 8.4%	6,367 9.3%		
American Indian or Alaska Native (2016)	22 0.4%	98 0.3%	257 0.4%		
Asian (2016)	138 2.5%	673 2.2%	1,345 2.0%		
Hawaiian or Pacific Islander (2016)	1 -	22 0.1%	65 0.1%		
Other Race (2016)	151 2.7%	641 2.1%	2,485 3.6%		
Two or More Races (2016)	149 2.7%	725 2.4%	1,685 2.5%		
Not Hispanic or Latino Population (2016)	5,189 93.4%	28,306 94.4%	63,069 92.2%		
Hispanic or Latino Population (2016)	367 6.6%	1,688 5.6%	5,365 7.8%		
Not Hispanic or Latino Population (2021)	6,155 92.7%	33,383 93.7%	75,245 91.4%		
Hispanic or Latino Population (2021)	485 7.3%	2,256 6.3%	7,061 8.6%		
Not Hispanic or Latino Population (2010)	4,185 92.8%	23,738 94.1%	54,278 91.8%		
Hispanic or Latino Population (2010)	324 7.2%	1,496 5.9%	4,867 8.2%		
Not Hispanic or Latino Population (2000)	1,238 97.3%	9,894 97.5%	30,441 96.7%		
Hispanic or Latino Population (2000)	34 2.7%	251 2.5%	1,031 3.3%		
Projected Hispanic Annual Growth (2016 to 2021)	119 6.5%	567 6.7%	1,696 6.3%		
Historic Hispanic Annual Growth (2000 to 2016)	332 60.6%	1,437 35.8%	4,334 26.3%		
Age Distribution (2016)					
Age Under 5	334 6.0%	1,627 5.4%	3,729 5.4%		
Age 5 to 9 Years	354 6.4%	1,711 5.7%	3,786 5.5%		
Age 10 to 14 Years	362 6.5%	1,790 6.0%	3,839 5.6%		
Age 15 to 19 Years	334 6.0%	1,697 5.7%	5,248 7.7%		
Age 20 to 24 Years	452 8.1%	2,439 8.1%	6,182 9.0%		
Age 25 to 29 Years	430 7.7%	2,127 7.1%	4,957 7.2%		
Age 30 to 34 Years	386 7.0%	1,911 6.4%	4,329 6.3%		
Age 35 to 39 Years	351 6.3%	1,781 5.9%	4,057 5.9%		
Age 40 to 44 Years	369 6.6%	1,826 6.1%	4,081 6.0%		
Age 45 to 49 Years	341 6.1%	1,775 5.9%	3,971 5.8%		
Age 50 to 54 Years	353 6.4%	1,852 6.2%	4,174 6.1%		
Age 55 to 59 Years	325 5.9%	1,800 6.0%	3,989 5.8%		
Age 60 to 64 Years	361 6.5%	2,163 7.2%	4,512 6.6%		
Age 65 to 74 Years	591 10.6%	3,811 12.7%	7,857 11.5%		
Age 75 to 84 Years	166 3.0%	1,376 4.6%	2,965 4.3%		
Age 85 Years or Over	46 0.8%	308 1.0%	758 1.1%		
Median Age	35.9	39.3	37.2		
Gender Age Distribution (2016)					
Female Population	2,853 51.4%	15,372 51.3%	34,771 50.8%		
Age 0 to 19 Years	688 24.1%	3,381 22.0%	8,254 23.7%		
Age 20 to 64 Years	1,776 62.2%	9,210 59.9%	20,446 58.8%		
Age 65 Years or Over	390 13.7%	2,781 18.1%	6,072 17.5%		
Female Median Age	36.7	40.2	38.1		
Male Population	2,702 48.6%	14,622 48.7%	33,663 49.2%		
Age 0 to 19 Years	696 25.8%	3,443 23.5%	8,347 24.8%		
Age 20 to 64 Years	1,593 58.9%	8,465 57.9%	19,807 58.8%		
Age 65 Years or Over	413 15.3%	2,714 18.6%	5,509 16.4%		
Male Median Age	35.0	38.4	36.3		

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DEMOGRAPHIC REPORT (PAGE 3 OF 5)

Lat/Lon: 33.75471-78.9619

33.754705 -78.961886	1 Mile	3 Miles	5 Miles
Household Income Distribution (2016)			
HH Income \$200,000 or More	139 6.3%	401 3.2%	659 2.4%
HH Income \$150,000 to \$199,999	109 5.0%	544 4.4%	909 3.3%
HH Income \$100,000 to \$149,999	281 12.7%	1,503 12.1%	2,676 9.6%
HH Income \$75,000 to \$99,999	255 11.6%	1,611 13.0%	3,420 12.3%
HH Income \$50,000 to \$74,999	414 18.7%	2,541 20.5%	5,462 19.6%
HH Income \$35,000 to \$49,999	360 16.3%	2,041 16.4%	4,820 17.3%
HH Income \$25,000 to \$34,999	220 10.0%	1,361 11.0%	3,464 12.4%
HH Income \$15,000 to \$24,999	291 13.2%	1,470 11.8%	3,564 12.8%
HH Income Under \$15,000	138 6.3%	949 7.6%	2,926 10.5%
HH Income \$35,000 or More	1,558 70.6%	8,641 69.6%	17,946 64.3%
HH Income \$75,000 or More	785 35.6%	4,060 32.7%	7,664 27.5%
Housing (2016)			
Total Housing Units	2,484	14,284	32,594
Housing Units Occupied	2,207 88.9%	12,420 87.0%	27,900 85.6%
Housing Units Owner-Occupied	1,464 66.3%	8,557 68.9%	17,819 63.9%
Housing Units, Renter-Occupied	743 33.7%	3,863 31.1%	10,081 36.1%
Housing Units, Vacant	277 11.1%	1,863 13.0%	4,694 14.4%
Marital Status (2016)			
Never Married	1,736 38.5%	8,769 35.3%	20,699 36.3%
Currently Married	1,953 43.3%	11,678 47.0%	25,788 45.2%
Separated	294 6.5%	1,137 4.6%	2,712 4.8%
Widowed	148 3.3%	1,026 4.1%	2,680 4.7%
Divorced	374 8.3%	2,257 9.1%	5,200 9.1%
Household Type (2016)			
Population Family	4,505 81.1%	23,790 79.3%	51,117 74.7%
Population Non-Family	1,049 18.9%	6,188 20.6%	15,914 23.3%
Population Group Quarters	2 -	17 0.1%	1,403 2.1%
Family Households	1,478 67.0%	8,165 65.7%	17,379 62.3%
Non-Family Households	729 33.0%	4,255 34.3%	10,521 37.7%
Married Couple with Children	459 23.5%	2,276 19.5%	4,574 17.7%
Average Family Household Size	3.0	2.9	2.9
Household Size (2016)			
1 Person Households	485 22.0%	2,831 22.8%	6,909 24.8%
2 Person Households	868 39.3%	5,224 42.1%	11,162 40.0%
3 Person Households	384 17.4%	2,059 16.6%	4,525 16.2%
4 Person Households	275 12.5%	1,426 11.5%	3,264 11.7%
5 Person Households	128 5.8%	573 4.6%	1,316 4.7%
6 or More Person Households	67 3.0%	306 2.5%	723 2.6%
Household Vehicles (2016)			
Households with 0 Vehicles Available	48 2.2%	254 2.0%	888 3.2%
Households with 1 Vehicles Available	684 31.0%	4,160 33.5%	9,915 35.5%
Households with 2 or More Vehicles Available	1,476 66.9%	8,007 64.5%	17,096 61.3%
Total Vehicles Available	4,161	22,965	50,679
Average Vehicles Per Household	1.9	1.8	1.8

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DEMOGRAPHIC REPORT
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Lat/Lon: 33.7547/-78.9619

33.754705 -78.961886			
	1 Mile	3 Miles	5 Miles
Labor Force (2016)			
Estimated Labor Population Age 16 Years or Over	4,437	24,551	56,445
Estimated Civilian Employed	2,962 66.7%	14,953 60.9%	33,860 60.0%
Estimated Civilian Unemployed	140 3.1%	720 2.9%	1,872 3.3%
Estimated in Armed Forces	6 0.1%	13 0.1%	36 0.1%
Estimated Not in Labor Force	1,330 30.0%	8,865 36.1%	20,676 36.6%
Unemployment Rate	3.1%	2.9%	3.3%
Occupation (2010)			
Occupation: Population Age 16 Years or Over	2,255	12,048	27,610
Management, Business, Financial Operations	280 12.4%	1,655 13.7%	3,349 12.1%
Professional, Related	470 20.8%	2,283 18.9%	4,733 17.1%
Service	522 23.2%	2,740 22.7%	6,799 24.6%
Sales, Office	679 30.1%	3,761 31.2%	8,203 29.7%
Farming, Fishing, Forestry	3 0.1%	14 0.1%	53 0.2%
Construct, Extraction, Maintenance	220 9.8%	1,000 8.3%	2,699 9.8%
Production, Transport Material Moving	81 3.6%	596 4.9%	1,774 6.4%
White Collar Workers	1,429 63.4%	7,698 63.9%	16,285 59.0%
Blue Collar Workers	826 36.6%	4,350 36.1%	11,325 41.0%
Consumer Expenditure (2016)			
Total Household Expenditure	\$132 M	\$682 M	\$1.41 B
Total Non-Retail Expenditure	\$71.8 M 54.2%	\$369 M 54.1%	\$759 M 54.0%
Total Retail Expenditure	\$60.6 M 45.8%	\$313 M 45.9%	\$647 M 46.0%
Apparel	\$4.62 M 3.5%	\$23.6 M 3.5%	\$48.6 M 3.5%
Contributions	\$5.74 M 4.3%	\$28.4 M 4.2%	\$56.9 M 4.0%
Education	\$4.75 M 3.6%	\$23.3 M 3.4%	\$46.8 M 3.3%
Entertainment	\$7.42 M 5.6%	\$38.1 M 5.6%	\$78.2 M 5.6%
Food and Beverages	\$19.5 M 14.7%	\$101 M 14.8%	\$210 M 14.9%
Furnishings and Equipment	\$4.51 M 3.4%	\$23.1 M 3.4%	\$47.1 M 3.3%
Gifts	\$3.26 M 2.5%	\$16.3 M 2.4%	\$32.9 M 2.3%
Health Care	\$10.7 M 8.1%	\$56.1 M 8.2%	\$117 M 8.3%
Household Operations	\$3.73 M 2.8%	\$18.7 M 2.7%	\$37.8 M 2.7%
Miscellaneous Expenses	\$1.95 M 1.5%	\$10.2 M 1.5%	\$21.1 M 1.5%
Personal Care	\$1.71 M 1.3%	\$8.85 M 1.3%	\$18.3 M 1.3%
Personal Insurance	\$977 K 0.7%	\$4.89 M 0.7%	\$9.86 M 0.7%
Reading	\$293 K 0.2%	\$1.51 M 0.2%	\$3.11 M 0.2%
Shelter	\$27.2 M 20.6%	\$140 M 20.5%	\$289 M 20.5%
Tobacco	\$825 K 0.6%	\$4.40 M 0.6%	\$9.41 M 0.7%
Transportation	\$25.2 M 19.0%	\$131 M 19.2%	\$271 M 19.3%
Utilities	\$10.0 M 7.6%	\$52.2 M 7.7%	\$109 M 7.8%
Educational Attainment (2016)			
Adult Population Age 25 Years or Over	3,720	20,731	45,651
Elementary (Grade Level 0 to 8)	69 1.9%	415 2.0%	1,608 3.5%
Some High School (Grade Level 9 to 11)	195 5.2%	1,261 6.1%	3,106 6.8%
High School Graduate	949 25.5%	5,972 28.8%	13,927 30.5%
Some College	800 21.5%	4,582 22.1%	10,898 23.9%
Associate Degree Only	419 11.3%	2,301 11.1%	4,401 9.6%
Bachelor Degree Only	849 22.8%	4,114 19.8%	7,743 17.0%
Graduate Degree	440 11.8%	2,085 10.1%	3,967 8.7%

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DEMOGRAPHIC REPORT
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Lat/Lon: 33.7547-78.9619

33.754705 -78.961886		RFS		
	1 Mile	3 Miles	5 Miles	
Units In Structure (2010)				
1 Detached Unit	1,009 58.7%	6,576 65.6%	13,429 58.3%	
1 Attached Unit	53 3.1%	228 2.3%	481 2.1%	
2 to 4 Units	50 2.9%	346 3.5%	950 4.1%	
5 to 9 Units	90 5.2%	668 6.7%	1,754 7.6%	
10 to 19 Units	185 10.8%	827 8.2%	1,966 8.5%	
20 to 49 Units	99 5.7%	285 2.8%	720 3.1%	
50 or More Units	21 1.2%	76 0.8%	221 1.0%	
Mobile Home or Trailer	212 12.4%	1,017 10.1%	3,526 15.3%	
Other Structure	- -	1 -	2 -	
Homes Built By Year (2010)				
Homes Built 2005 or later	492 28.6%	2,450 24.4%	4,553 19.8%	
Homes Built 2000 to 2004	393 22.8%	2,166 21.6%	4,223 18.3%	
Homes Built 1990 to 1999	496 28.9%	2,759 27.5%	6,316 27.4%	
Homes Built 1980 to 1989	103 6.0%	1,083 10.8%	3,466 15.0%	
Homes Built 1970 to 1979	105 6.1%	729 7.3%	2,238 9.7%	
Homes Built 1960 to 1969	46 2.7%	325 3.2%	930 4.0%	
Homes Built 1950 to 1959	40 2.3%	268 2.7%	688 3.0%	
Homes Built Before 1949	44 2.5%	244 2.4%	635 2.8%	
Home Values (2010)				
Home Values \$1,000,000 or More	11 1.0%	47 0.7%	110 0.8%	
Home Values \$500,000 to \$999,999	132 12.1%	393 5.8%	669 4.6%	
Home Values \$400,000 to \$499,999	66 6.0%	335 4.9%	581 4.0%	
Home Values \$300,000 to \$399,999	124 11.3%	817 12.0%	1,311 9.0%	
Home Values \$200,000 to \$299,999	208 19.0%	1,781 26.1%	3,359 23.1%	
Home Values \$150,000 to \$199,999	242 22.2%	1,704 25.0%	3,399 23.3%	
Home Values \$100,000 to \$149,999	136 12.4%	857 12.6%	2,197 15.1%	
Home Values \$70,000 to \$99,999	54 5.0%	327 4.8%	1,028 7.1%	
Home Values \$50,000 to \$69,999	21 1.9%	115 1.7%	443 3.0%	
Home Values \$25,000 to \$49,999	57 5.3%	221 3.2%	672 4.6%	
Home Values Under \$25,000	41 3.8%	228 3.3%	797 5.5%	
Owner-Occupied Median Home Value	\$203,913	\$202,025	\$179,441	
Renter-Occupied Median Rent	\$687	\$750	\$709	
Transportation To Work (2010)				
Drive to Work Alone	1,891 84.1%	10,369 87.3%	23,086 85.2%	
Drive to Work in Carpool	256 11.4%	1,044 8.8%	2,583 9.5%	
Travel to Work by Public Transportation	1 0.1%	16 0.1%	43 0.2%	
Drive to Work on Motorcycle	12 0.6%	35 0.3%	84 0.3%	
Walk or Bicycle to Work	5 0.2%	45 0.4%	287 1.1%	
Other Means	3 0.1%	55 0.5%	350 1.3%	
Work at Home	79 3.5%	314 2.6%	653 2.4%	
Travel Time (2010)				
Travel to Work in 14 Minutes or Less	543 25.0%	3,498 30.3%	8,247 31.2%	
Travel to Work in 15 to 29 Minutes	1,145 52.8%	5,826 50.4%	12,787 48.4%	
Travel to Work in 30 to 59 Minutes	397 18.3%	1,857 16.1%	4,647 17.6%	
Travel to Work in 60 Minutes or More	84 3.9%	384 3.3%	752 2.8%	
Average Minutes Travel to Work	18.9	18.3	18.4	

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