±6.33 AC

1407 Old Highway 17 N

NORTH MYRTLE BEACH • SOUTH CAROLINA

NAI Avant

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EXECUTIVE SUMMARY

±6.33 acres of commercial land for sale located on Old Highway 17 N in North Myrtle Beach, SC. The property sits directly across HWY 17 N from the new Coastal North Town Center retail development. This development has 368,000 square feet of retail space with more than 21 stores. The larger anchors consist of Dick's Sporting Goods, Publix and PetSmart.

- Roadwork: Approved by SCDOT
- Traffic Count: 38,000 VPD (Station 121)
- Utilities: Water and Sewer, City of North Myrtle Beach
- Zoning: Highway Commercial, North Myrtle Beach
- **Sale price:** ~~$3,500,000~~ **$3,250,000**

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About North Myrtle Beach

In 1968, four small beach towns - Windy Hill Beach, Crescent Beach, Ocean Drive Beach and Cherry Grove Beach - located on the northern edge of the Grand Strand, joined forces to form the City of North Myrtle Beach, South Carolina. Their shared goal was to provide unmatched services to its residents and tourists; create a unique, safe beach community; and offer a place with superb recreation and vacation facilities. This goal has not only been met, but surpassed with the growing number of tourists who visit North Myrtle Beach each year and the increasing number of residents who are relocating to the North Myrtle Beach area. The City of North Myrtle Beach is now home to more than 15,000 permanent residents; with many others calling North Myrtle Beach home during vacations and weekend trips throughout the year.

North Myrtle Beach Chamber of Commerce

Tourism

Tourism economy supports 83,000 jobs and generates $7 billion for the local market annually

- Annual Visitors: 17 Million
- Hotels: 425
- Restaurants: 1,800
- Golf Courses: 88
- 60 miles of white sand beaches
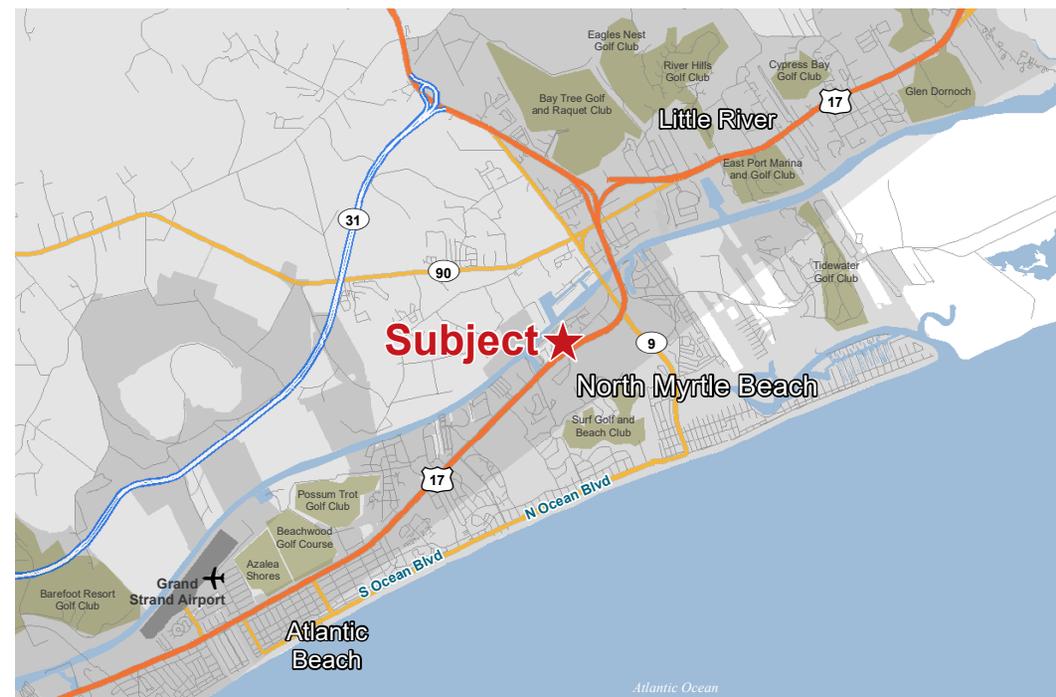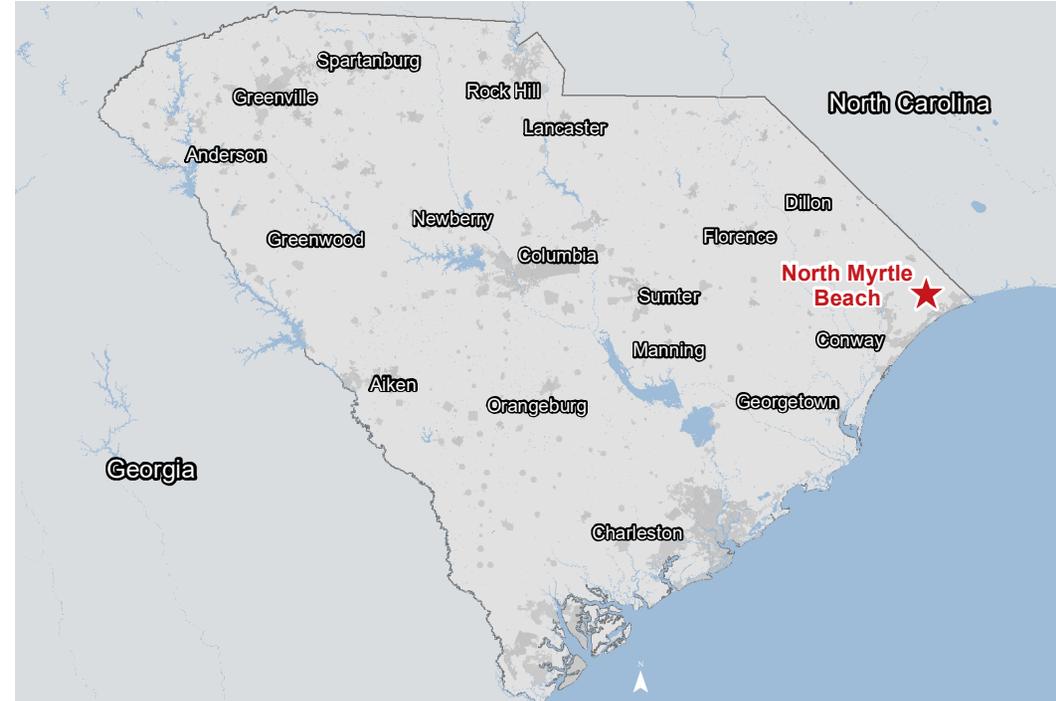
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GRAND STRAND ATTRACTIONS

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Tanger Outlets

Barefoot Landing

Arrowhead Country Club

House of Blues

Broadway at the Beach

Beachwood Golf Club

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US NEWS & WORLD REPORT

NAI Avant

THE 25 BEST PLACES PEOPLE ARE MOVING TO IN 2018

U.S.News & WORLD REPORT

In calculating the Best Places to Live, US News factors in each metro area's growth due to net migration over a five-year period. For the 2018 ranking, we used net migration data from 2012 to 2016 from the US Census Bureau, the most recent complete data set at the time of our calculations. Places with the most growth might be attracting new residents thanks to a hot job market, affordable housing, a desirable location or some other factor. Click HERE for the full article.

1. MYRTLE BEACH, SOUTH CAROLINA
METRO POPULATION: 419,585; MEDIAN HOME PRICE: $137,428; NET MIGRATION RATE, 2012 TO 2016: 15.62%

2. Fort Myers, Florida
Metro Population: 680,970
Median Home Price: $210,133
Net Migration Rate, 2012 to 2016: 14.16 percent

3. Sarasota, Florida
Metro Population: 751, 422
Median Home Price: $224,613
Net Migration Rate, 2012 to 2016: 12.42 percent

4. Austin, Texas
Metro Population: 1,942,615
Median Home Price: $278,608
Net Migration Rate, 2012 to 2016: 10.25 percent

5. Orlando, Florida
Metro Population: 2,328,508
Median Home Price: $213, 717
Net Migration Rate, 2012 to 2016: 9.14 percent

6. Port St. Lucie, Florida
Metro Population: 446,728
Median Home Price: $179,058
Net Migration Rate, 2012 to 2016: 9.1 percent

7. Daytona Beach, Florida
Metro Population: 613,723
Median Home Price: $164,069
Net Migration Rate, 2012 to 2016: 8.95 percent

8. Charleston, South Carolina
Metro Population: 728,271
Median Home Price: $232,983
Net Migration Rate, 2012 to 2016: 8.27 percent

9. Lakeland, Florida
Metro Population: 637,691
Median Home Price: $160,583
Net Migration Rate, 2012 to 2016: 7.73 percent

10. Melbourne, Florida
Metro Population: 560,683
Median Home Price: $163,042
Net Migration Rate, 2012 to 2016: 7.19 percent

11. Nashville, Tennessee
Metro Population: 1,794,570
Median Home Price: $236,267
Net Migration Rate, 2012 to 2016: 6.7 percent

12. Tampa, Florida
Metro Population: 2,927,714
Median Home Price: $183,592
Net Migration Rate, 2012 to 2016: 6.67 percent

13. Charlotte, North Carolina
Metro Population: 2,381,152
Median Home Price: $200,942
Net Migration Rate, 2012 to 2016: 6.64 percent

14. Raleigh and Durham, North Carolina
Metro Population: 1,786,119
Median Home Price: $227,814
Net Migration Rate, 2012 to 2016: 6.63 percent

15. Houston
Metro Population: 6,482,592
Median Home Price: $216,575
Net Migration Rate, 2012 to 2016: 6.58 percent

16. San Antonio, Texas
Metro Population: 2,332,345
Median Home Price: $200,667
Net Migration Rate, 2012 to 2016: 6.53 percent

17. Boise, Idaho
Metro Population: 663,680
Median Home Price: $221,475
Net Migration Rate, 2012 to 2016: 6.47 percent

18. Las Vegas, Nevada
Metro Population: 2,070,153
Median Home Price: $232,533
Net Migration Rate, 2012 to 2016: 6.46 percent

19. Fayetteville, Arkansas
Metro population: 503,642
Median home price: $182,508
Net migration rate, 2012 to 2016: 6.44 percent

20. Denver
Metro population: 2,752,056
Median home price: $362,492
Net migration rate, 2012 to 2016: 6.12 percent

21. Jacksonville, Florida
Metro population: 1,424,097
Median home price: $184,508
Net migration rate, 2012 to 2016: 6.07 percent

22. Phoenix
Metro population: 4,486,153
Median home price: $235,333
Net migration rate, 2012 to 2016: 6 percent

23. Asheville, North Carolina
Metro population: 441,724
Median home value: $234,576
Net migration rate, 2012 to 2016: 5.72 percent

24. Dallas-Fort Worth
Metro population: 6,957,123
Median home price: $210,181
Net migration rate, 2012 to 2016: 5.57 percent

25. Seattle
Metro population: 3,671,095
Median home price: $403,650
Net migration rate, 2012 to 2016: 5.29 percent

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PROPERTY SURVEY

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LOCATION MAP

SITE
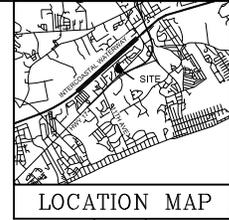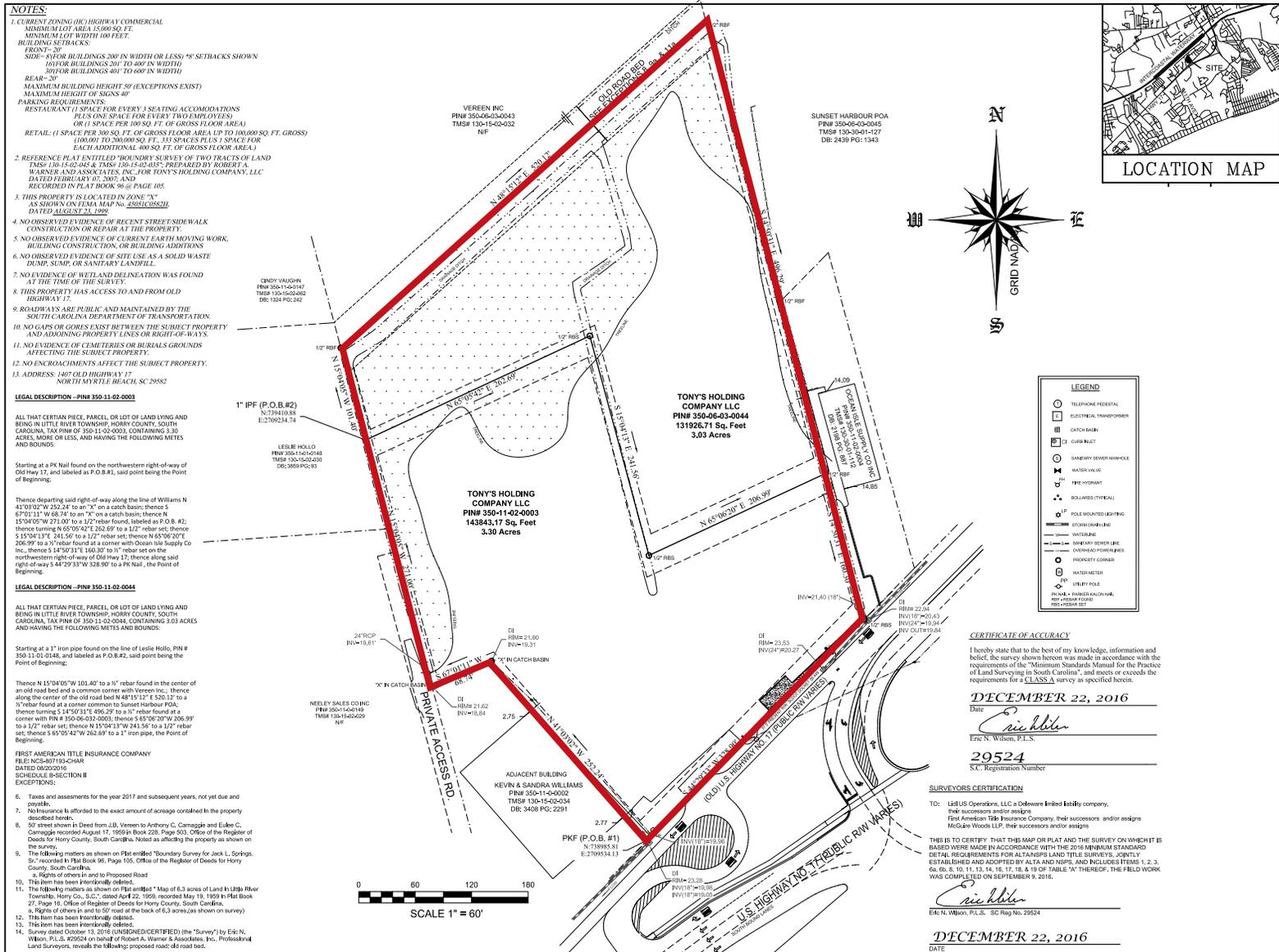
NOTES:

1. CURRENT ZONING (HC) HIGHWAY COMMERCIAL
   MINIMUM LOT AREA 15,000 SQ. FT.
   MINIMUM LOT WIDTH 100 FEET.
   BUILDING SETBACKS:
      FRONT= 20'
      SIDE= 8'(FOR BUILDINGS 200' IN WIDTH OR LESS) *8' SETBACKS SHOWN
         16'(FOR BUILDINGS 201' TO 400' IN WIDTH)
         30'(FOR BUILDINGS 401' TO 600' IN WIDTH)
      REAR= 20'
      MAXIMUM BUILDING HEIGHT 50' (EXCEPTIONS EXIST)
      MAXIMUM HEIGHT OF SIGNS 40'
   PARKING REQUIREMENTS:
      RESTAURANT (1 SPACE FOR EVERY 3 SEATING ACCOMODATIONS
         PLUS ONE SPACE FOR EVERY TWO EMPLOYEES)
         OR (1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA)
      RETAIL: (1 SPACE PER 300 SQ. FT. OF GROSS FLOOR AREA UP TO 100,000 SQ. FT. GROSS)
         (100,001 TO 200,000 SQ. FT., 333 SPACES PLUS 1 SPACE FOR
         EACH ADDITIONAL 400 SQ. FT. OF GROSS FLOOR AREA.)
2. REFERENCE PLAT ENTITLED "BOUNDARY SURVEY OF TWO TRACTS OF LAND
   TMS# 130-15-02-045 & TMS# 130-15-02-035", PREPARED BY ROBERT A.
   WARNER AND ASSOCIATES, INC., FOR TONY'S HOLDING COMPANY, LLC
   DATED FEBRUARY 07, 2007, AND
   RECORDED IN PLAT BOOK 96 @ PAGE 105.
3. THIS PROPERTY IS LOCATED IN ZONE "X"
   AS SHOWN ON FEMA MAP No. 45051C0582H,
   DATED AUGUST 23, 1999.
4. NO OBSERVED EVIDENCE OF RECENT STREET/SIDEWALK
   CONSTRUCTION OR REPAIR AT THE PROPERTY.
5. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK,
   BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
6. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE
   DUMP, SUMP, OR SANITARY LANDFILL.
7. NO EVIDENCE OF WETLAND DELINEATION WAS FOUND
   AT THE TIME OF THE SURVEY.
8. THIS PROPERTY HAS ACCESS TO AND FROM OLD
   HIGHWAY 17.
9. ROADWAYS ARE PUBLIC AND MAINTAINED BY THE
   SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION.
10. NO GAPS OR GORES EXIST BETWEEN THE SUBJECT PROPERTY
    AND ADJOINING PROPERTY LINES OR RIGHT-OF-WAYS.
11. NO EVIDENCE OF CEMETERIES OR BURIALS GROUNDS
    AFFECTING THE SUBJECT PROPERTY.
12. NO ENCROACHMENTS AFFECT THE SUBJECT PROPERTY.
13. ADDRESS: 1407 OLD HIGHWAY 17
    NORTH MYRTLE BEACH, SC 29582

LEGAL DESCRIPTION --PIN# 350-11-02-0003

ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND LYING AND
BEING IN LITTLE RIVER TOWNSHIP, HORRY COUNTY, SOUTH
CAROLINA, TAX PIN# OF 350-11-02-0003, CONTAINING 3.30
ACRES, MORE OR LESS, AND HAVING THE FOLLOWING METES
AND BOUNDS:

Starting at a PK Nail found on the northwestern right-of-way of
Old Hwy 17, and labeled as P.O.B.#1, said point being the Point
of Beginning;

Thence departing said right-of-way along the line of Williams N
41°03'02"W 252.24' to an "X" on a catch basin; thence S
67°01'11" W 68.74' to an "X" on a catch basin; thence N
15°04'05"W 271.00' to a 1/2"rebar found, labeled as P.O.B.#2;
thence turning N 65°05'42"E 262.69' to a 1/2" rebar set; thence
S 15°04'13"E 241.56' to a 1/2" rebar set; thence N 65°06'20"E
206.99' to a ½"rebar found at a corner with Ocean Isle Supply Co
Inc., thence S 14°50'31"E 160.30' to ½" rebar set on the
northwestern right-of-way of Old Hwy 17; thence along said
right-of-way S 44°29'33"W 328.90' to a PK Nail , the Point of
Beginning.

LEGAL DESCRIPTION --PIN# 350-11-02-0044

ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND LYING AND
BEING IN LITTLE RIVER TOWNSHIP, HORRY COUNTY, SOUTH
CAROLINA, TAX PIN# OF 350-11-02-0044, CONTAINING 3.03 ACRES
AND HAVING THE FOLLOWING METES AND BOUNDS:

Starting at a 1" iron pipe found on the line of Leslie Hollo, PIN #
350-11-01-0148, and labeled as P.O.B.#2, said point being the
Point of Beginning;

Thence N 15°04'05"W 101.40' to a ½" rebar found in the center of
an old road bed and a common corner with Vereen Inc.; thence
along the center of the old road bed N 48°15'12" E 520.12' to a
½"rebar found at a corner common to Sunset Harbour POA;
thence turning S 14°50'31"E 496.29' to a ½" rebar found at a
corner with PIN # 350-06-032-0003; thence S 65°06'20"W 206.99'
to a 1/2" rebar set; thence N 15°04'13"W 241.56' to a 1/2" rebar
set, thence S 65°05'42"W 262.69' to a 1" iron pipe, the Point of
Beginning.

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE: NCS-807193-CHAR
DATED 08/20/2016
SCHEDULE B-SECTION II
EXCEPTIONS:

6. Taxes and assessments for the year 2017 and subsequent years, not yet due and
   payable.
7. No insurance is afforded to the exact amount of acreage contained in the property
   described herein.
8. 50' street shown in Deed from J.B. Vereen to Anthony C. Carnaggie and Eulee C.
   Carnaggie recorded April 17, 1959 in Book 228, Page 503, Office of the Register of
   Deeds for Horry County, South Carolina. Noted as affecting the property as shown on
   the survey.
9. The following matters as shown on Plat entitled "Boundary Survey for Jack L. Springs,
   Sr." recorded in Plat Book 96, Page 105, Office of the Register of Deeds for Horry
   County, South Carolina.
      a. Rights of others in and to Proposed Road
10. This item has been intentionally deleted.
11. The following matters as shown on Plat entitled " Map of 6.3 acres of Land in Little River
    Township, Horry Co., S.C.", dated Apr 22, 1959, recorded May 19, 1959 in Plat Book
    27, Page 16, Office of Register of Deeds for Horry County, South Carolina.
      a. Rights of others in and to 50' road at the back of 6.3 acres.(as shown on survey)
12. This Item has been intentionally deleted.
13. This Item has been intentionally deleted.
14. Survey dated October 13, 2016 (UNSIGNED/CERTIFIED) (the "Survey") by Eric N.
    Wilson, P.L.S. #29524 on behalf of Robert A. Warner & Associates, Inc., Professional
    Land Surveyors, reveals the following: proposed road; old road bed.

VEREEN INC
PIN# 350-06-03-0043
TMS# 130-15-02-032
N/F

SUNSET HARBOUR POA
PIN# 350-06-03-0045
TMS# 130-30-01-127
DB: 2439 PG: 1343

CINDY VAUGHN
PIN# 350-11-0-0147
TMS# 130-15-02-062
DB: 1324 PG: 242

LESLIE HOLLO
PIN# 350-11-01-0148
TMS# 130-15-02-030
DB: 3859 PG: 93

TONY'S HOLDING
COMPANY LLC
PIN# 350-06-03-0044
131926.71 Sq. Feet
3.03 Acres

TONY'S HOLDING
COMPANY LLC
PIN# 350-11-02-0003
143843.17 Sq. Feet
3.30 Acres

OCEAN ISLE SUPPLY CO INC
PIN# 350-11-02-0004
TMS# 130-30-01-087
DB: 2198 PG: 087

NEELEY SALES CO INC
PIN# 350-11-0-0149
TMS# 130-15-02-029
N/F

ADJACENT BUILDING
KEVIN & SANDRA WILLIAMS
PIN# 350-11-0-0002
TMS# 130-15-02-034
DB: 3408 PG: 2291

PRIVATE ACCESS RD.

U.S. HIGHWAY NO. 17 (PUBLIC R/W VARIES)
(OLD U.S. HIGHWAY NO. 17)

1" IPF (P.O.B. #2)
N:739410.88
E:2709234.74

PKF (P.O.B. #1)
N:738985.81
E:2709534.13

0   60   120   180
SCALE 1" = 60'

LEGEND

TELEPHONE PEDESTAL	
ELECTRICAL TRANSFORMER	
CATCH BASIN	
CURB INLET	CI
SANITARY SEWER MANHOLE	
WATER VALVE	
FIRE HYDRANT	
BOLLARDS (TYPICAL)	
POLE MOUNTED LIGHTING	LP
STORM DRAIN LINE	
WATERLINE	
SANITARY SEWER LINE	
OVERHEAD POWER LINES	
PROPERTY CORNER	
WATER METER	
UTILITY POLE	PP

PK NAIL - PARKER KALON NAIL
RBF - REBAR FOUND
RBS - REBAR SET

CERTIFICATE OF ACCURACY

I hereby state that to the best of my knowledge, information and
belief, the survey shown hereon was made in accordance with the
requirements of the "Minimum Standards Manual for the Practice
of Land Surveying in South Carolina", and meets or exceeds the
requirements for a CLASS A survey as specified herein.

DECEMBER 22, 2016
Date

Eric N. Wilson, P.L.S.

29524
S.C. Registration Number

SURVEYORS CERTIFICATION

TO: Lidl US Operations, LLC a Delaware limited liability company,
      their successors and/or assigns
      First American Title Insurance Company, their successors and/or assigns
      McGuire Woods LLP, their successors and/or assigns

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD
DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY
ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3,
6a, 6b, 8, 10, 11, 13, 14, 16, 17, 18, & 19 OF TABLE "A" THEREOF. THE FIELD WORK
WAS COMPLETED ON SEPTEMBER 9, 2016.

Eric N. Wilson, P.L.S. SC Reg No. 29524

DECEMBER 22, 2016
DATE

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PROPOSED ROAD WORK

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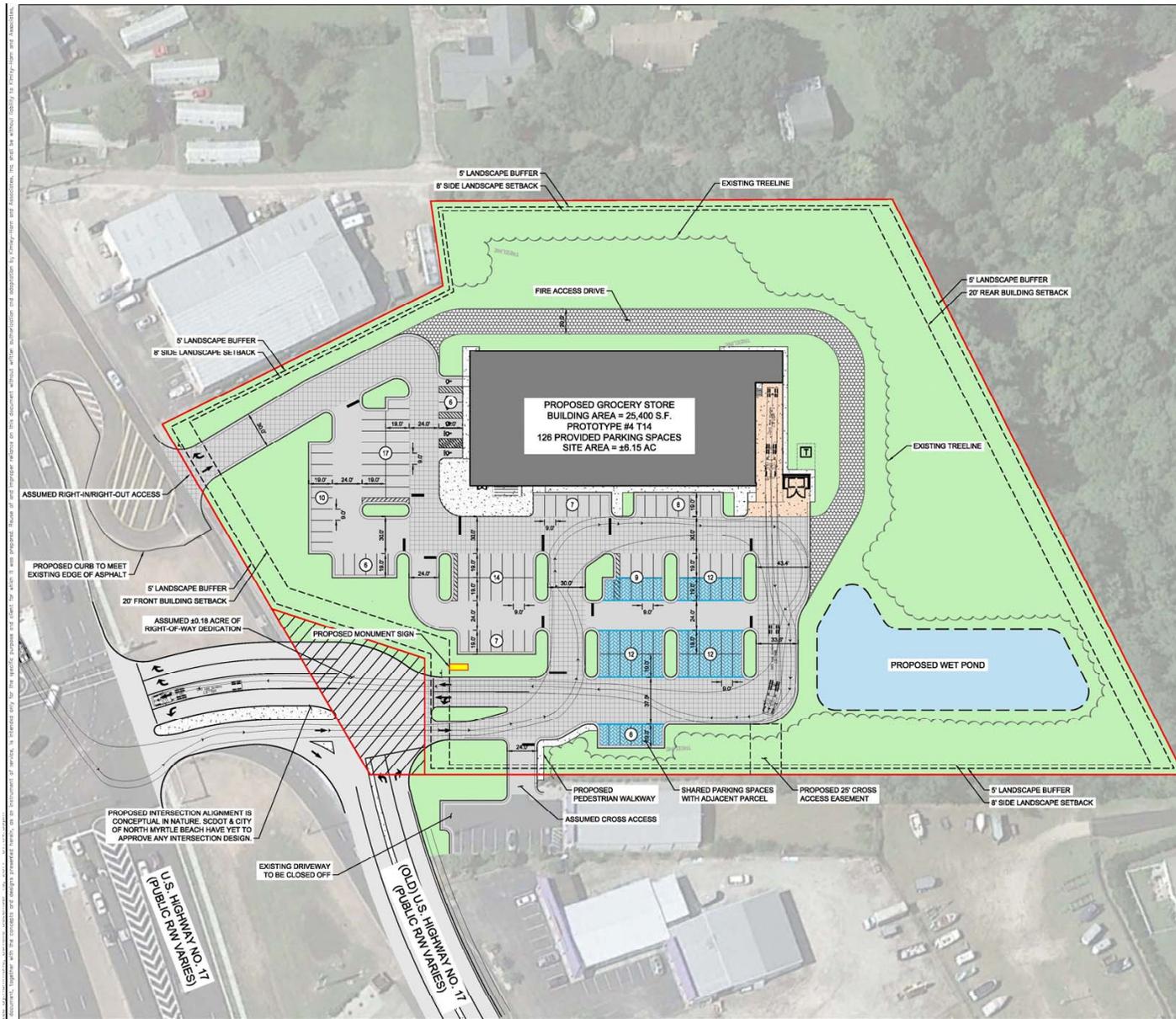
PRELIMINARY ZONING INFORMATION

APPROXIMATE ACREAGE	±6.15 AC	±267,894 SF	±24,888 SM
ZONING	CURRENT: HIGHWAY COMMERCIAL (HC)		
REQUIRED PARKING	MIN: 1 SPACE/300 SF = 86 SPACES MAX: 115% OF MIN + 4 SPACES = 102 SPACES SHARED: 6 SPACES PARKING VARIANCE: 24 ADDITIONAL SPACES		
FRONT SETBACK	BLDG: 20' LAND: 5'		
SIDE SETBACK	BLDG: 8' LAND: 5'		
REAR SETBACK	BLDG: 20' LAND: 5'		
PROVIDED PARKING	120 STANDARD SPACES 6 ACCESSIBLE SPACES	TOTAL 126	

SITE SPECIFIC NOTES:
- THE SITE IS LOCATED IN A FLOOD ZONE AE AND X FLOODPLAIN BASED ON FIRM MAP 45051C0581H AND 45051C0583H.
- IT IS ASSUMED THE STORMWATER WILL BE HANDLED ON SITE BY ONE (1) ABOVE GROUND BMP AS SHOWN. FURTHER INVESTIGATION IS REQUIRED.
- INTERSECTION IMPROVEMENTS WILL NOT BE FINALIZED UNTIL DISCUSSED WITH THE CITY OF NORTH MYRTLE BEACH AND SCDOT. SITE LAYOUT SUBJECT TO CHANGE BASED ON FINAL DIRECTION ON INTERSECTION IMPROVEMENTS.
- RIGHT-OF-WAY DEDICATION IS PRELIMINARY AND SUBJECT TO THE APPROVAL OF THE INTERSECTION IMPROVEMENTS BY THE CITY OF NORTH MYRTLE BEACH AND SCDOT. DEDICATION AREA SUBJECT TO CHANGE BASED ON FINAL DIRECTION ON INTERSECTION IMPROVEMENTS.
- ALL PARKING EXCEEDING THE MINIMUM PARKING REQUIREMENT SHALL BE PERVIOUS PARKING PER THE CITY OF NORTH MYRTLE BEACH CODE OF ORDINANCES SECTION 23-43.(3). 40 PARKING SPACES TO BE PERVIOUS PAVEMENT.
- ALL PARKING SPACES SHOWN AS 9'x19' PER CITY OF NORTH MYRTLE BEACH CODE MINIMUM.

FEASIBILITY LEGEND
- ASPHALT
- HEAVY DUTY ASPHALT
- BUILDING
- LANDSCAPE
- STORMWATER MANAGEMENT AREA
- CONCRETE (HEAVY DUTY)
- CONCRETE (STANDARD DUTY)
- PERMEABLE PAVERS
- FIRE ACCESS DRIVE
- ASPHALT (ROADWAY)
- RIGHT-OF-WAY DEDICATION
- MONUMENT SIGN

PRELIMINARY SITE PLAN:
- THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.
- THIS SITE PLAN IS BASED ON CITY OF NORTH MYRTLE BEACH GIS DATA.
- PARKING FIELDS AND RATIOS ARE PRELIMINARY.
- ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE TENTATIVE AND SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE ARCHITECT, LANDLORD, OR ANY OF THE GOVERNMENTAL AGENCIES. KHA HAS DONE THE BEST WE CAN GIVEN THE PRELIMINARY NATURE OF THIS WORK. ONLY AFTER HAVING A THOROUGH ALTA AND TOPOGRAPHIC SURVEY AND GONE THROUGH THE REQUISITE REVIEW PROCESSES CAN MORE ASSURANCE BE GIVEN THESE PLANS AS RELATES TO MOVING FORWARD.
- SITE ACCESS SHOWN IS PRELIMINARY, FURTHER INVESTIGATION IS REQUIRED.
- ZONING CODE HAS NOT BEEN EVALUATED FOR ALL SITE RESTRICTIONS.

GRAPHIC SCALE IN FEET
0 20 40   80

NORTH

Labels on site plan:
- 5' LANDSCAPE BUFFER
- 8' SIDE LANDSCAPE SETBACK
- EXISTING TREELINE
- 5' LANDSCAPE BUFFER
- 20' REAR BUILDING SETBACK
- FIRE ACCESS DRIVE
- 5' LANDSCAPE BUFFER
- 8' SIDE LANDSCAPE SETBACK
- EXISTING TREELINE
- PROPOSED GROCERY STORE BUILDING AREA = 25,400 S.F. PROTOTYPE #4 T14 126 PROVIDED PARKING SPACES SITE AREA = ±6.15 AC
- ASSUMED RIGHT-IN/RIGHT-OUT ACCESS
- PROPOSED CURB TO MEET EXISTING EDGE OF ASPHALT
- 5' LANDSCAPE BUFFER
- 20' FRONT BUILDING SETBACK
- ASSUMED ±0.18 ACRE OF RIGHT-OF-WAY DEDICATION
- PROPOSED MONUMENT SIGN
- PROPOSED WET POND
- PROPOSED INTERSECTION ALIGNMENT IS CONCEPTUAL IN NATURE. SCDOT & CITY OF NORTH MYRTLE BEACH HAVE YET TO APPROVE ANY INTERSECTION DESIGN.
- EXISTING DRIVEWAY TO BE CLOSED OFF
- PROPOSED PEDESTRIAN WALKWAY
- ASSUMED CROSS ACCESS
- SHARED PARKING SPACES WITH ADJACENT PARCEL
- PROPOSED 25' CROSS ACCESS EASEMENT
- 5' LANDSCAPE BUFFER
- 8' SIDE LANDSCAPE SETBACK
- U.S. HIGHWAY NO. 17 (PUBLIC R/W VARIES)
- (OLD) U.S. HIGHWAY NO. 17 (PUBLIC R/W VARIES)

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CONCEPTUAL SITE PLANS
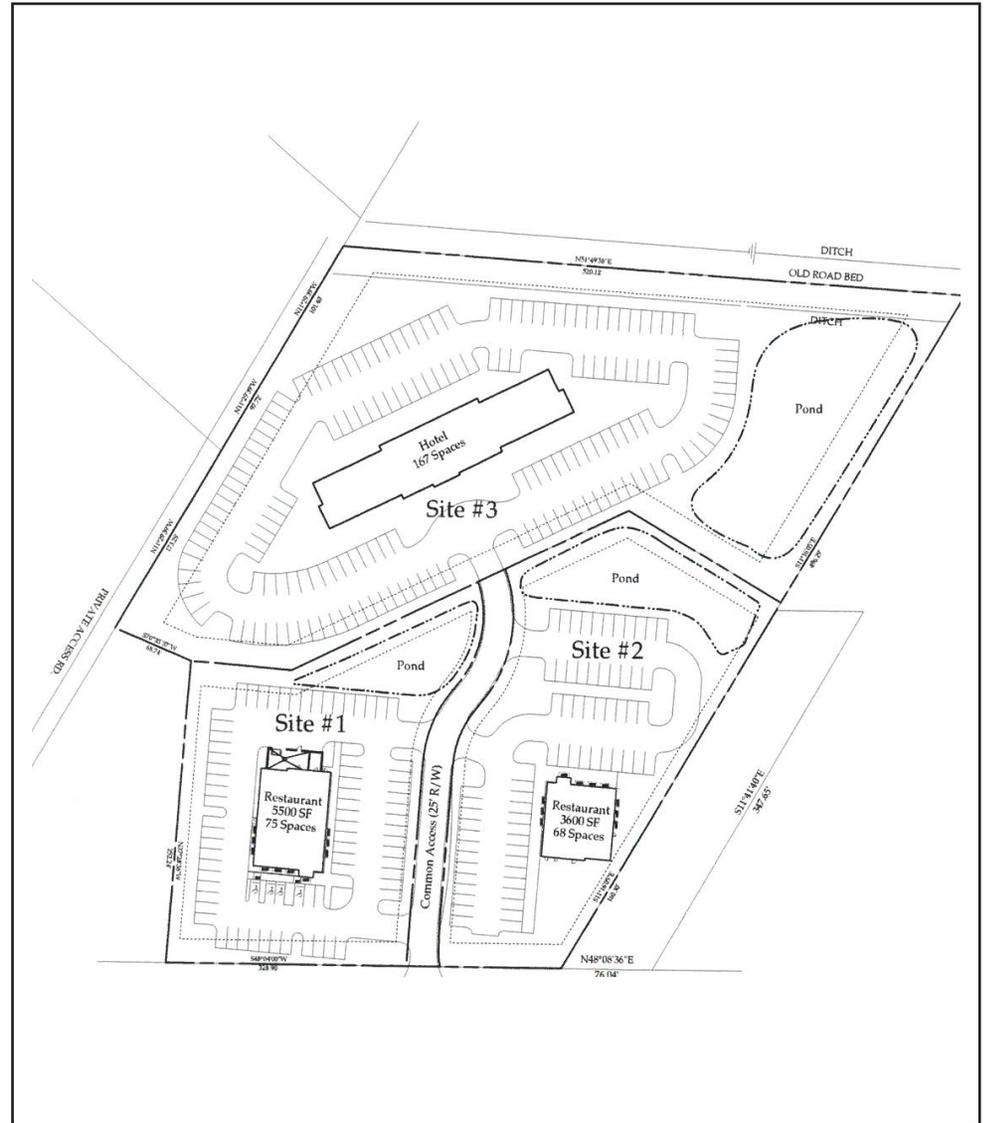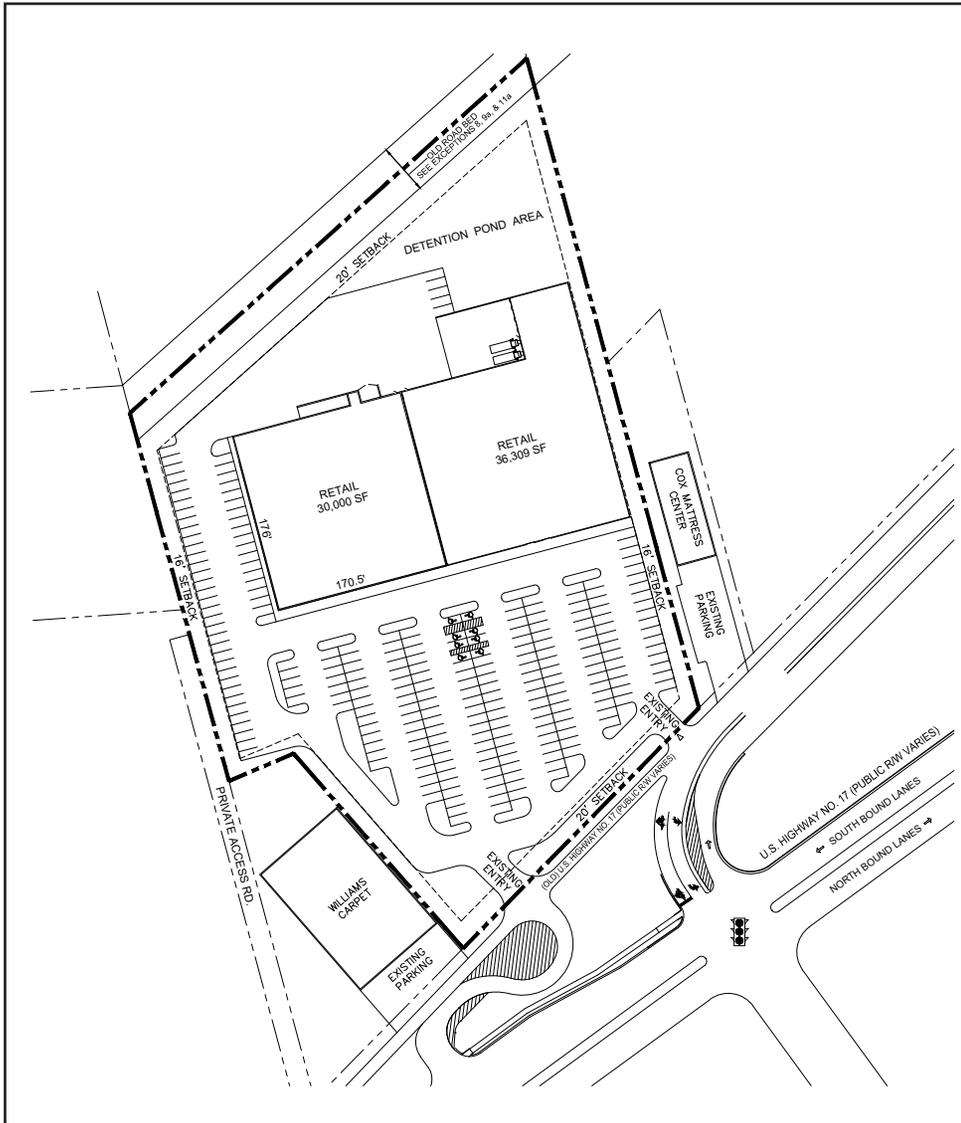
Left Site Plan
- OLD ROAD BED SEE EXCEPTIONS 8, 9a & 11a
- 20' SETBACK
- DETENTION POND AREA
- 16' SETBACK
- 176'
- RETAIL 30,000 SF
- 170.5'
- RETAIL 36,309 SF
- COX MATTRESS CENTER
- EXISTING PARKING
- 16' SETBACK
- EXISTING ENTRY
- 20' SETBACK
- (OLD) U.S. HIGHWAY NO. 17 (PUBLIC R/W VARIES)
- U.S. HIGHWAY NO. 17 (PUBLIC R/W VARIES)
- SOUTH BOUND LANES
- NORTH BOUND LANES
- PRIVATE ACCESS RD.
- WILLIAMS CARPET
- EXISTING PARKING
- EXISTING ENTRY

Right Site Plan
- NN149'38"E 520.12
- DITCH
- OLD ROAD BED
- DITCH
- Pond
- Hotel 167 Spaces
- Site #3
- Pond
- Site #2
- Pond
- PRIVATE ACCESS RD.
- Site #1
- Restaurant 5500 SF 75 Spaces
- Common Access (25' R/W)
- Restaurant 3600 SF 68 Spaces
- S48°00'00"W 328.90
- N48°08'36"E 76.04'

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Aerial map of 1407 Old Hwy 17 N, North Myrtle Beach, SC 29582. Labeled locations include:

- Sunset Harbour 223 Existing Lots
- Subject
- Dock Holidays Marina
- Bar-B-Que House
- Rent-A-Tool
- Cox Furniture
- Super 8
- Outback
- Comfort Inn
- LaQuinta
- K&W
- Anderson Brothers Bank
- Quality Inn
- Applebees
- Panda Express
- Jiffy Lube
- Bojangles
- BP
- Boardwalk Billy's
- Williams Carpet
- Mattress Firm
- Hickory Tavern
- McAlister's Deli
- Chipotle
- Which Wich?
- MOD Pizza & Tropical Smoothie Cafe
- Hwy 55 Burgers
- Coastal North Town Center: Publix | TJ Maxx | Ulta | Ross, Dick's | PetSmart | Hobby Lobby
- Pacific Beachwear
- Mission BBQ
- MADVAPES | Edison's Fitness
- Panera Bread
- Aspen Dental | Mattress Firm
- Mellow Mushroom
- Coastal North Town Center: HomeGoods | Burlington | Burkes | West Marine | Panera Bread
- Carrabbas
- Coastal Carolina National (Future)

NAI Avant

1407 Old Hwy 17 N
North Myrtle Beach, SC 29582

DEMOGRAPHIC PROFILE

NAI Avant

Old Highway 17 N and Seabrook Plantation Way - North Myrtle Beach, SC

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				**2017 Age Distribution**				**Median Household Income**			
2010 Census	3,046	20,001	31,001	0 - 4	3.7%	3.5%	3.9%	2017 Estimate	$49,677	$49,850	$48,520
2017 Estimate	3,652	24,213	38,297	5 - 9	3.9%	3.9%	4.1%	2022 Projection	$57,832	$56,465	$55,385
2022 Projection	4,216	27,870	44,431	10 - 14	4.4%	4.4%	4.5%				
% Chg. 2017-2022	15.4%	15.1%	16.0%	15 - 19	4.3%	4.1%	4.4%	**Average Household Income**			
				20 - 24	3.8%	3.7%	3.9%	2017 Estimate	$70,263	$69,163	$65,841
Households				25 - 34	8.3%	8.5%	9.0%	2022 Projection	$81,608	$79,210	$75,593
2010 Census	1,432	9,584	14,468	35 - 44	10.1%	10.2%	10.8%				
2017 Estimate	1,719	11,638	17,882	45 - 54	13.4%	13.8%	13.8%	**Per Capita Household Income**			
2022 Projection	1,983	13,390	20,725	55 - 64	20.5%	20.4%	19.5%	2017 Estimate	$33,208	$33,121	$30,844
				65 - 74	18.2%	17.8%	16.8%	2022 Projection	$38,503	$37,909	$35,376
Families				75 - 84	7.3%	7.7%	7.5%				
2010 Census	897	5,829	8,950	85+	2.1%	2.1%	1.9%	**2017 Household Income Dist.**			
2017 Estimate	1,061	6,959	10,892					Less than $15,000	9.5%	9.8%	10.3%
2022 Projection	1,214	7,946	12,536	**Median Age**				$15,000 - $24,999	13.2%	11.8%	11.6%
				2010 Census	53.6	53.6	52.0	$25,000 - $34,999	13.0%	11.4%	12.8%
2017 Dist. by Race & Ethnicity				2017 Estimate	56.9	56.6	54.9	$35,000 - $49,999	14.5%	17.1%	16.6%
White Alone	82.2%	82.8%	81.9%	2022 Projection	59.5	58.8	56.6	$50,000 - $74,999	18.7%	20.0%	20.5%
Black Alone	11.5%	11.3%	12.0%					$75,000 - $99,999	12.7%	11.6%	11.7%
American Indian Alone	0.6%	0.6%	0.6%	**Average Household Size**				$100,000 - $149,999	9.7%	10.3%	9.7%
Asian Alone	0.9%	1.1%	1.1%	2010 Census	2.13	2.09	2.14	$150,000 - $199,999	4.8%	4.6%	4.2%
Pacific Islander Alone	0.1%	0.1%	0.1%	2017 Estimate	2.12	2.08	2.14	$200,000 and Up	3.8%	3.3%	2.7%
Some Other Race Alone	2.4%	2.1%	2.3%	2022 Projection	2.13	2.08	2.14				
Two or More Races	2.2%	2.0%	2.0%					**2017 Business Data**			
Hispanic Origin (Any Race)	4.6%	4.2%	4.8%	**2017 Housing Data**				Total Businesses:	386	1,479	2,199
				Owner Occ. Housing Units	1,325	8,596	13,196	Total Employees:	3,127	13,671	19,284
				Renter Occ. Housing Units	394	3,042	4,686				

Exclusively Listed By:

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