



OFFICE BUILDING FOR LEASE



Carolina Forest Professional Office - Suites B & C

4225 CAROLINA EXCHANGE DRIVE, SUITES B & C MYRTLE BEACH, SC 29579



C.N. "NICK" SHERFESEE

843.626.3400 x1044

nicks@keystonecommercial.com

4706 Oleander Drive, Myrtle Beach, SC 29577-3537 | www.keystonecommercial.com



Carolina Forest Professional Office - Suites B & C

4225 CAROLINA EXCHANGE DRIVE, SUITES B & C
MYRTLE BEACH, SC 29579



OFFERING SUMMARY

Lease Rate:	\$1,700.00 per month (Gross)
Building Size:	7,224 SF
Zoning:	Highway Commercial (HC) County of Horry, SC.

PROPERTY OVERVIEW

OFFERED FOR LEASE: This New Office complex, anchored by Carolina Forest Family Eyecare. Located in the Carolina Forest's retail/professional/office area just off Renee Drive and Postal Way.

PROPERTY HIGHLIGHTS

- Will Build Out for Credit Tenant.
- Newly Constructed Office Suites.
- Property consists of Owner Occupied Optometry Practice and Lab.
- Each Rental Unit consists of approximately 1,150 SF.
- 36 Shared Parking Spaces.
- Near US 501, The Carolina Forest Plaza (Kroger, and Forest Square Shopping Center (Publix), and Little River Medical Center.
- Convenient to Myrtle Beach, Coastal Carolina University and Conway.

C.N. "NICK" SHERFESEE
843.626.3400 x1044
nicks@keystonecommercial.com



Carolina Forest Professional Office - Suites B & C

4225 CAROLINA EXCHANGE DRIVE, SUITES B & C
MYRTLE BEACH, SC 29579

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,150 SF	Lease Rate:	\$1,700.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
CF Prof Building - Suite B	Available	1,150 SF	Gross	\$1,700 per month	Will Build Out for Credit Tenant. Newly Constructed Office Suites. Property consists of Owner Occupied Optometry Practice and Lab. Each Rental Unit consists of approximately 1,150 SF. 36 Shared Parking Spaces. Near US 501, The Carolina Forest Plaza (Kroger, and Forest Square Shopping Center (Publix), and Little River Medical Center. Convenient to Myrtle Beach, Coastal Carolina University and Conway.
CF Prof Building - Suite C	Available	1,150 SF	Gross	\$1,700 per month	Will Build Out for Credit Tenant. Newly Constructed Office Suites. Property consists of Owner Occupied Optometry Practice and Lab. Each Rental Unit consists of approximately 1,150 SF. 36 Shared Parking Spaces. Near US 501, The Carolina Forest Plaza (Kroger, and Forest Square Shopping Center (Publix), and Little River Medical Center. Convenient to Myrtle Beach, Coastal Carolina University and Conway.

C.N. "NICK" SHERFESEE
843.626.3400 x1044
nicks@keystonecommercial.com



Carolina Forest Professional Office - Suites B & C

4225 CAROLINA EXCHANGE DRIVE, SUITES B & C
MYRTLE BEACH, SC 29579



**Each Unit
1,150 SF**



C.N. "NICK" SHERFESEE
843.626.3400 x1044
nicks@keystonecommercial.com



Carolina Forest Professional Office - Suites B & C

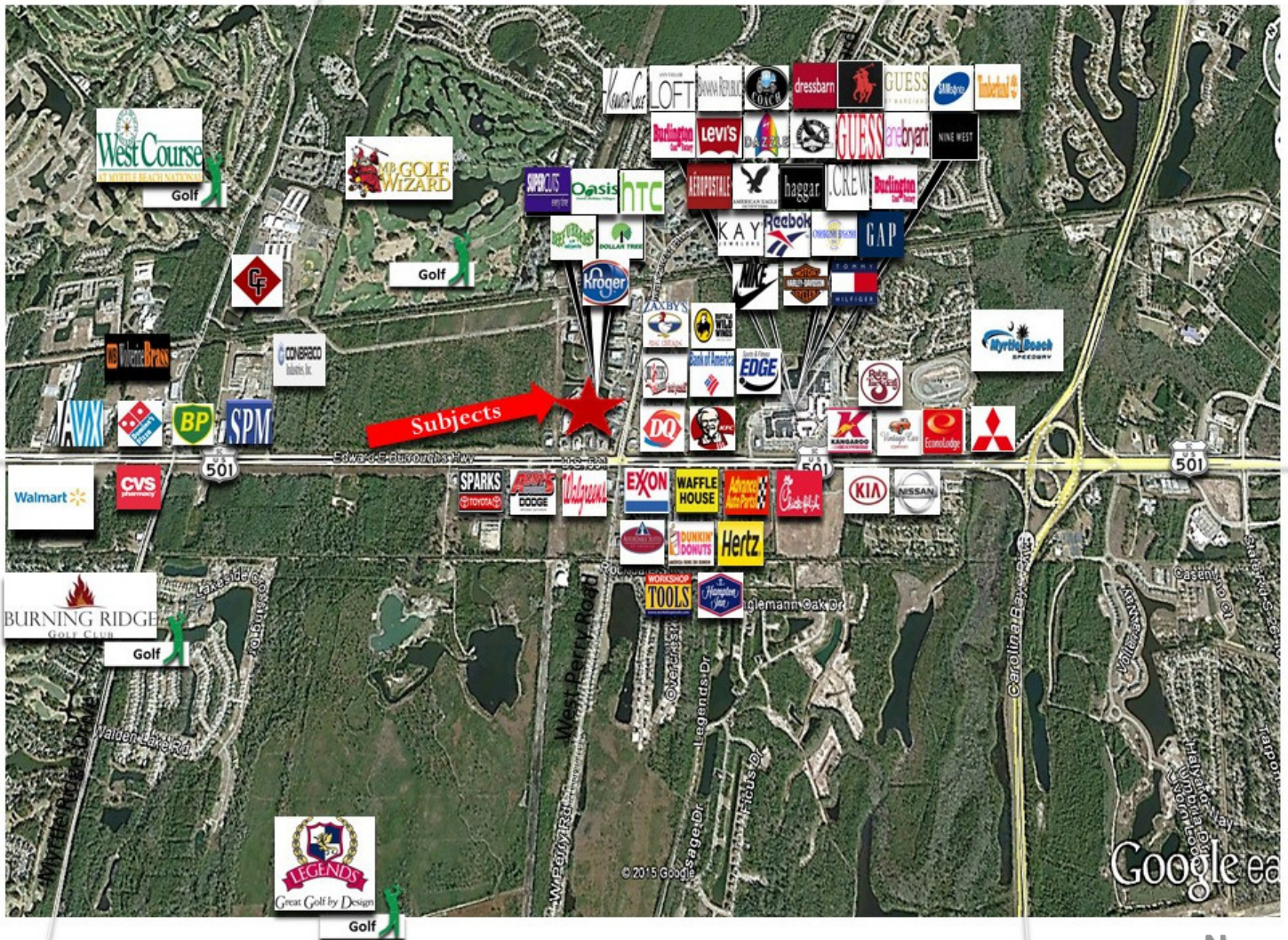
4225 CAROLINA EXCHANGE DRIVE, SUITES B & C
MYRTLE BEACH, SC 29579



C.N. "NICK" SHERFESEE
843.626.3400 x1044
nicks@keystonecommercial.com

Carolina Forest Professional Office - Suites B & C

4225 CAROLINA EXCHANGE DRIVE, SUITES B & C
MYRTLE BEACH, SC 29579

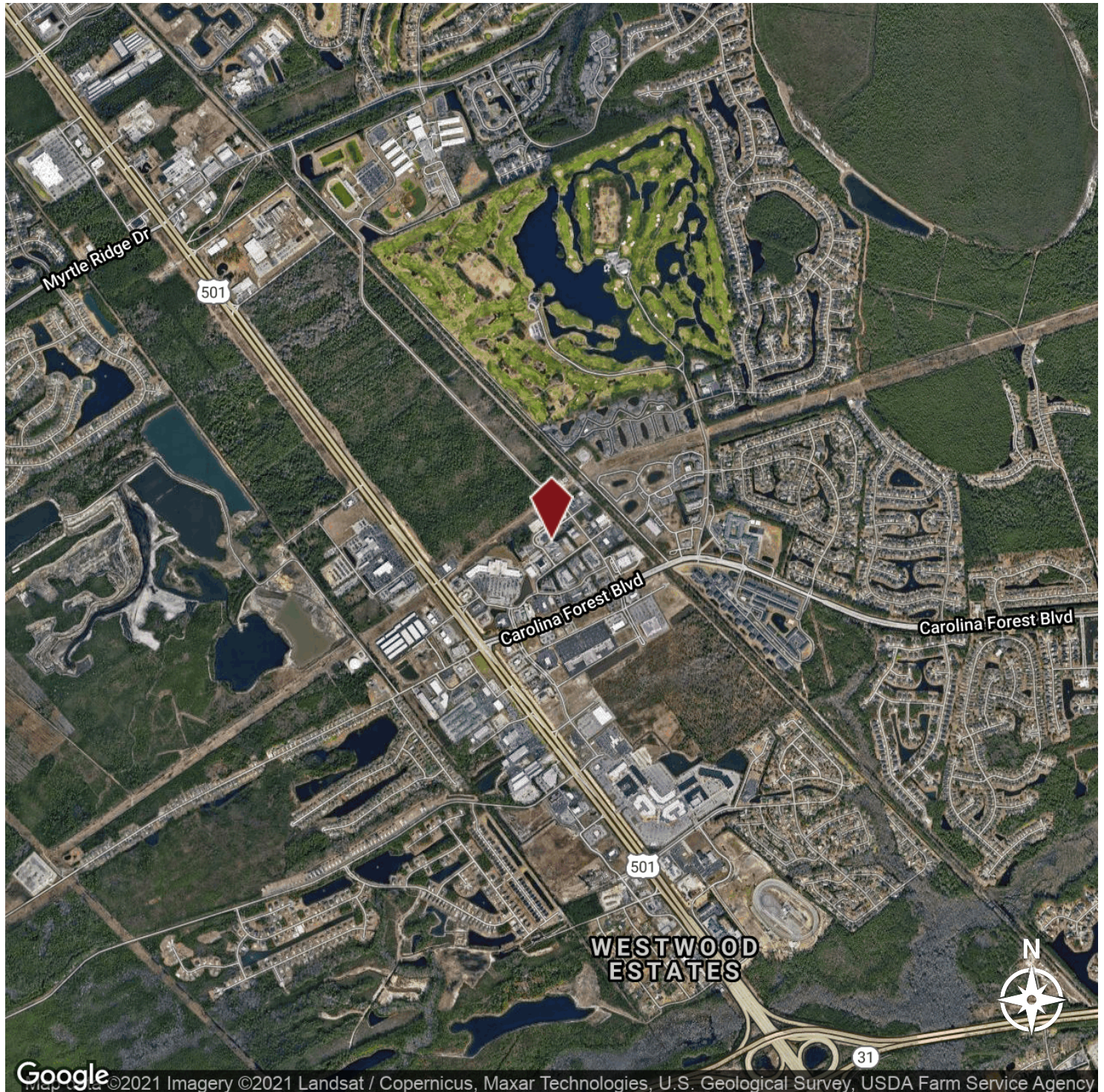


C.N. "NICK" SHERFESEE
843.626.3400 x1044
nicks@keystonecommercial.com



Carolina Forest Professional Office - Suites B & C

4225 CAROLINA EXCHANGE DRIVE, SUITES B & C
MYRTLE BEACH, SC 29579



C.N. "NICK" SHERFESEE
843.626.3400 x1044
nicks@keystonecommercial.com



Myrtle Beach & the Grand Strand

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, and numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

Beaches

Hotels, condos, and resorts create a mini-skyline along downtown Myrtle Beach, where the sandy beaches are long and deep, and the crowds are family-oriented. The Myrtle Beach State Park provides more than 300 acres of piney woods and access to a sandy beach; cast your line into the ocean water from a fishing pier.

Shopping

Specialty shops line the pathways of the shopping centers at Barefoot Landing and Broadway at the Beach, and fireworks in the summer lend a festive air. Bargain hunt for brands such as Reebok and Polo Ralph Lauren at Tanger Outlets. Urban critics applaud the work-play-live development at The Market Common, which offers restaurants, a movie theater, and residential homes atop upscale storefronts.

Eating and Drinking

Many major chains and sports-celebrity restaurants are found here, including Hard Rock Café, The House of Blues and Greg Norman's Australian Grill. Away from the chains, look for waterside spots serving fresh local seafood in unvarnished Low Country preparations. Or give decorum a rest and head to, Calvin Gilmore's Carolina Opry which packs in crowds nightly.

Attractions

Renowned for its thrilling entertainment venues and exciting attractions, Myrtle Beach is one of the nation's most sought after tourist destinations. Meet locals on the golf course -- there are more than 100 to choose from. Myrtle Beach Board Walk, 1.2 miles long, named the nation's #3 boardwalk by National Geographic. Myrtle Waves, one of the largest water parks on the east coast. Family Kingdom Amusement Park, a classic seaside amusement park, named #5 best amusement park in the country. Broadway at the Beach, a large entertainment festival complex including the Pavilion Nostalgia Park, Ripley's Aquarium, Magiquest, and Jimmy Buffett's Margaritaville. Also, look for the Skywheel, NASCAR SpeedParks, Wild Water and Wheels, Ocean Water Sports, Alabama Theater and Medieval Times. The list of exciting family friendly entertainment is abundant and is waiting just for you.



THE REGION

#1 BEST PLACES TO LIVE IN SOUTH CAROLINA

US News & World Report, 2020

Ranked #3 Best Places to Live By the Beach in the U.S.

US News & World Report, 2020

BEST FAMILY BEACH VACATION RANKED #6

US News & World Report, 2020

Second Fastest Growing Metropolitan Area in the Country


U.S. Census Bureau, 2019

BEST PLACES TO RETIRE RANKED #11

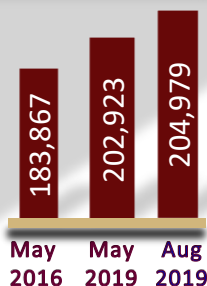
US News & World Report, 2020

MYRTLE BEACH, SC. Metropolitan Statistical Area

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

	2010	2018	2023
Population	376,722	467,292	533,198
<small>U.S. Census Bureau</small>			
Total Households	158,522	196,299	244,089
<small>U.S. Census Bureau</small>			
Avg. Household Income		\$68,058	\$77,206
<small>U.S. Census Bureau</small>			

EMPLOYMENT, Bureau of Labor Statistics



MAY 2018:
3.6%

MAY 2019
4.1%

UNEMPLOYMENT RATE
Bureau of Labor Statistics