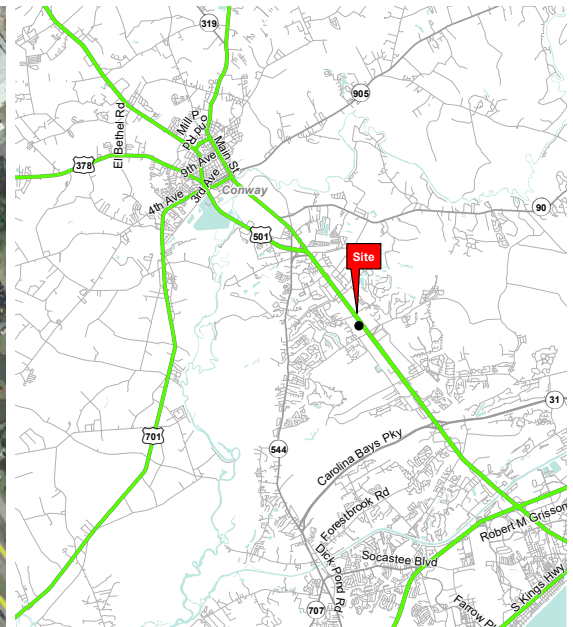




NEW SHOPS/OUTPARCEL AT MYRTLE RIDGE

152 MIDDLE RIDGE AVENUE | CONWAY, SOUTH CAROLINA 29526



PROPERTY INFORMATION

SHOP SF AVAILABLE:	1,200 - 5,000 SF
LEASE RATE:	Please Call
OUTPARCEL AVAILABLE:	± 0.82 Acre (Ground Lease) ATM Pad - ± 0.31 Acre
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.
- **Existing 1,293 SF Restaurant Space Available Now**
- 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 (2018)	1 MILE	3 MILE	5 MILE
Population	3,266	31,446	57,187
Average HH Income	\$66,877	\$60,353	\$62,054
Median HH Income	\$56,283	\$52,795	\$53,761
Business Establishments	149	1,190	1,920
Daytime Employment	2,656	16,267	22,839

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TRAFFIC COUNTS 2017 (SCDOT)

- 46,200 VPD on Hwy 501

1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 644-4585 | Fax (704) 973-0737
Thurman Brooks | tbrooks@providencegroup.com | www.providencegroup.com

