KEYSTONE
COMMERCIAL REALTY

RETAIL PROPERTY FOR LEASE

Gator Hole Plaza

550 HIGHWAY 17 NORTH NORTH MYRTLE BEACH, SC 29582

C.N. "NICK" SHERFESEE

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OFFERING SUMMARY: RETAIL SPACE

Lease Rate:	**$3,250 - 10,000 per Month (NNN)**
Building Size Approximately:	442,199 SF
Available SF Approximately:	1,950 - 6,000 SF
Lot Size Approximately:	28 Acres
Zoning:	PDD (Planned Development District), City of North Myrtle Beach, SC.

FOR ZONING MAP (CLICK HERE)

FOR COPY OF ZONING CODES (CLICK HERE)

PROPERTY OVERVIEW

OFFERED FOR LEASE Gator Hole Plaza is a premier power center located in the midst of the North Myrtle Beach Retail Corridor that also features Surfwood Plaza and Coastal North Town Center.

PROPERTY HIGHLIGHTS

- 442,199 SF Retail Power Center anchored by Walmart. Other major retailers include: Home Depot, Staples, Dollar Tree, and Petco.
- Signalized Intersection on Highway 17
- Situated on approximately 28 acres
- Average Daily Traffic Count-37,200 (Source: SCDOT 2019)
- Move-in ready spaces are available for immediate occupancy
- **IMPROVEMENTS:**
- Spaces ranging from Approximately 1,950 to 6,000 square feet
- Glass Front Windows. Rear access to all units.
- Ample Parking

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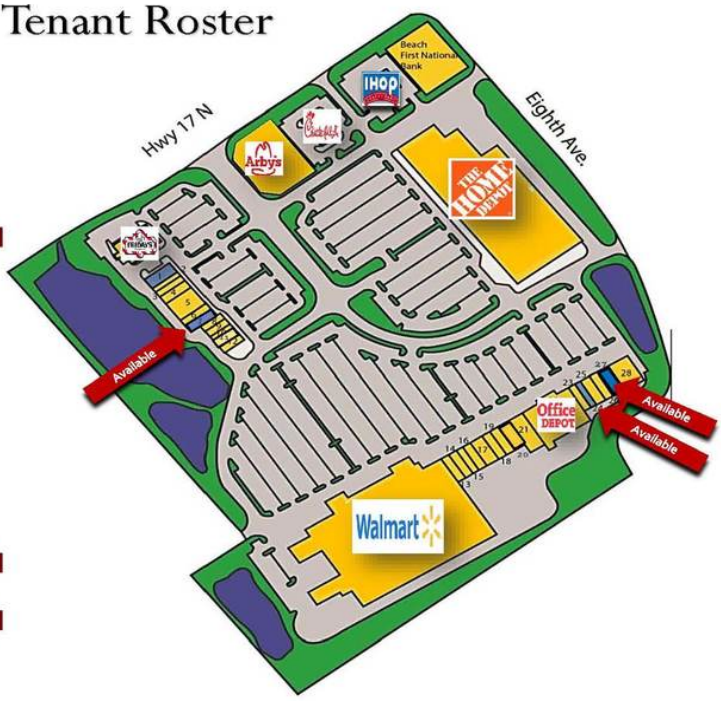
LEASE TYPE | NNN **TOTAL SPACE** | 1,950 - 6,000 SF **LEASE TERM** | 12 months **LEASE RATE** | $3,250.00 - $10,000.00 per month

Tenant Roster

Suite	Tenant	SF
1	Mr Crab	4,500 SF
2	Advanced America	2,500 SF
3	Fuji Japanese Grill	1,500 SF
4	El Cerro Grande	3,500 SF
5	Buffalo Wild Wings	7,000 SF
6	Ultra Tan	2,000 SF
7	SC Beach Real Estate	2,939 SF
8	T Mobile	1,600 SF
9	Geno's New York Style Pizza	1,600 SF
10	Happy Nail	1,600 SF
11	Cora Health	2,400 SF
12	The Wine Shopped	2,400 SF
13	Sally Beauty Supply	1,500 SF
14	New Life Natural Foods	1,500 SF
15	Great Clips	1,500 SF
16	Firehouse Subs	2,500 SF
17	CATO	4,000 SF
18	Game Shop	2,000 SF
19	Shoe Show	3,000 SF
20	Available	3,000SF
21	Dollar Tree	10,010 SF
22	Office Depot	17,933 SF
23	Liberty Taxes	1,500 SF
24	Available	1,950 SF
25	America's Best Eyewear	4,500 SF
26	More Space Place	2,500 SF
27	Available	6,000 SF
28	Petco	11,217 SF
29	Walmart	203,916 SF
30	Home Depot	130,134 SF



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit #1	-	4,500 SF	NNN	Occupied	-
Unit #7	Available	2,939 SF	NNN	$4,898 per month	Glass Front Windows. Rear access to all units. Modern architectural design, stylish outdoor fixtures
Unit #24	Available	1,950 SF	NNN	$3,250 per month	Glass Front Windows. Rear access to all units. Modern architectural design, stylish outdoor fixtures
Unit #27	Available	6,000 SF	NNN	$10,000 per month	Glass Front Windows. Rear access to all units. Modern architectural design, stylish outdoor fixtures
Unit #2	Advanced America	2,500 SF	NNN	Occupied	-
Unit #3	Fuji Japanese Grill	3,500 SF	NNN	Occupied	-
Unit #4	Buffalo Wild Wings	7,000 SF	NNN	Occupied	-
Unit #6	Ultra Tan	2,000 SF	NNN	Occupied	-
Unit #8	T-Mobile	1,600 SF	NNN	Occupied	-
Unit #9	Geno's New York Style Pizza	1,600 SF	NNN	Occupied	-
Unit #10	Happy Nails	1,600 SF	NNN	Occupied	-

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit #11	Cora Health	2,400 SF	NNN	Occupied	-
Unit #12	The Wine Shoppe	2,400 SF	NNN	Occupied	-
Unit #13	Sally's Beauty Supply	1,500 SF	NNN	Occupied	-
Unit #14	New Life Natural Foods	1,500 SF	NNN	Occupied	-
Unit #15	Great Clips	1,500 SF	NNN	Occupied	-
Unit #16	Firehouse Subs	2,500 SF	NNN	Occupied	-
Unit #17	CATO Fashions	4,000 SF	NNN	Occupied	-
Unit #18	Game Shop	2,000 SF	NNN	Occupied	-
Unit #19	Shoe Show	3,000 SF	NNN	Occupied	-
Unit #20	Arrabella	3,000 SF	NNN	Occupied	-
Unit #21	Dollar Tree	10,010 SF	NNN	Occupied	-
Unit #22	Office Depot	17,933 SF	NNN	Occupied	-
Unit #23	Liberty Taxes	1,500 SF	NNN	Occupied	-
Unit #25	American Best Eyewear	4,500 SF	NNN	Occupied	-
Unit #26	More Space Place	2,500 SF	NNN	Occupied	-
Unit #28	Petco	11,217 SF	NNN	Occupied	-
Unit #29	Walmart	203,916 SF	NNN	Occupied	-
Unit #30	Home Depot	130,134 SF	NNN	Occupied	-

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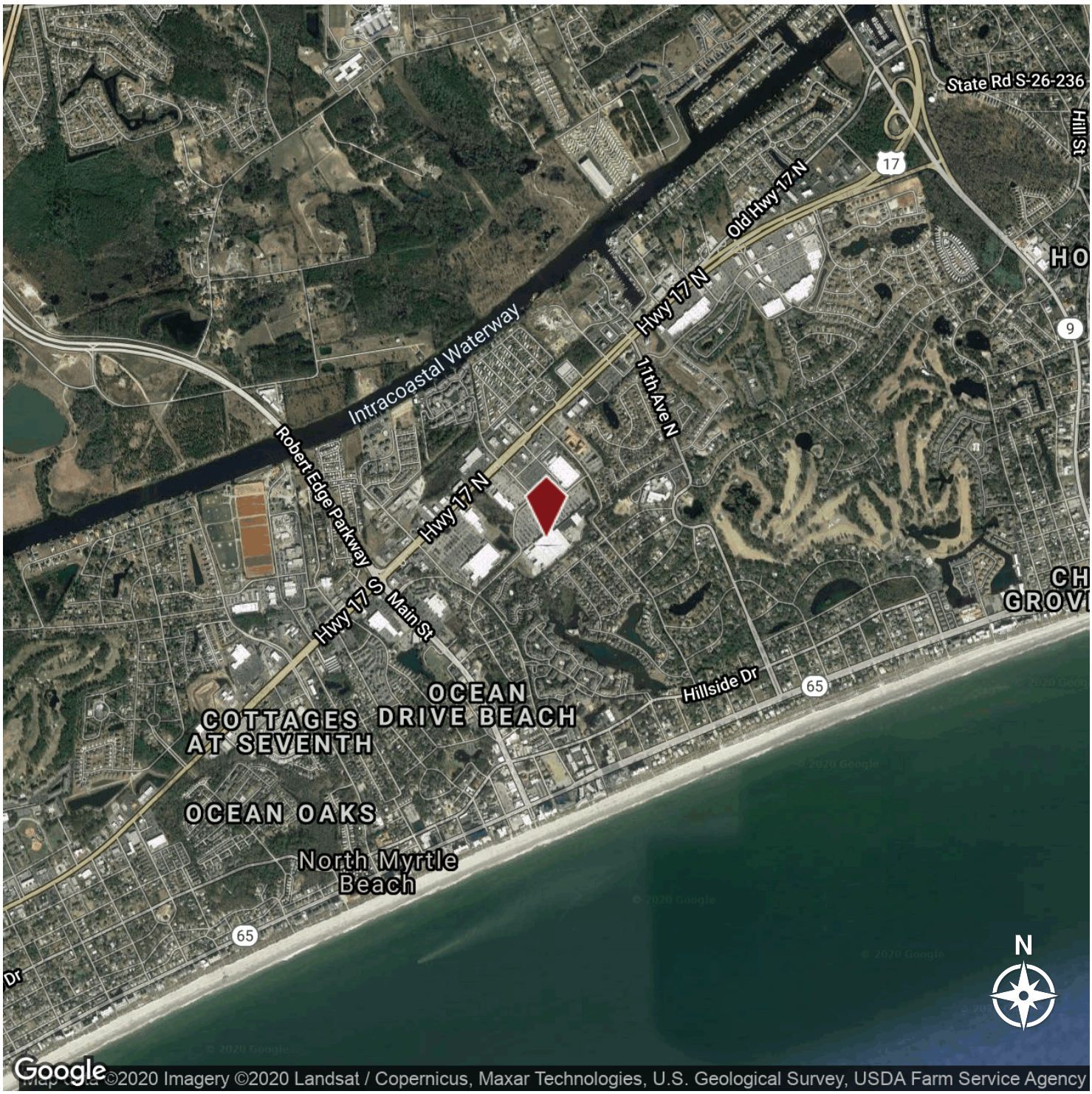

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