



RETAIL PROPERTY FOR LEASE

Gator Hole Plaza

550 HIGHWAY 17 NORTH NORTH MYRTLE BEACH, SC 29582



C.N. "NICK" SHERFESEE

843.626.3400 x1044

nicks@keystonecommercial.com

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



Gator Hole Plaza

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NORTH MYRTLE BEACH, SC 29582



OFFERING SUMMARY

Lease Rate:	\$3,250 - 6,122.92 per month (NNN)
Building Size:	442,199 SF
Available SF:	1,950 - 2,939 SF
Lot Size:	28 Acres
Zoning:	Planned Development District (PDD) City of North Myrtle Beach, SC.

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, Home Depot, Staples, Dollar Tree and Petco.
- Signalized Intersection on Highway 17 Business.
- Situated on approximately 28 Acres.
- Average Daily Traffic Count - 37,200 (SCDOT 2019).
- Move-in ready spaces are available for immediate occupancy.
- Spaces ranging from approximately 1,950 to 6m000 SF.
- Store fronts with rear access to all units.
- Ample Parking.

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	12 months
Total Space:	1,950 - 2,939 SF	Lease Rate:	\$3,250.00 - \$6,122.92 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit #1	-	4,500 SF	NNN	Occupied	-
Unit #7	Available	2,939 SF	NNN	\$25.00 SF/yr	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	LVS3 Corporation	6,000 SF	NNN	\$18.00 - 25.00 SF/yr	Glass Front Windows. Rear access to all units. Modern architectural design, stylish outdoor fixtures
Unit #2	Available	2,500 SF	NNN	Negotiable	-
Unit #3	Fuji Japanese Grill	3,500 SF	NNN	Occupied	-
Unit #4	Buffalo Wild Wings	7,000 SF	NNN	Occupied	-
Unit #6	Available	2,000 SF	NNN	\$3,333 per month	-
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	-
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	-

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Plaza At the Gator Hole



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LEASE TYPE | NNN **TOTAL SPACE** | 1,950 - 2,939 SF **LEASE TERM** | 12 months **LEASE RATE** | \$3,250.00 - \$6,122.92 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



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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	-
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Unit #30	Home Depot	130,134 SF	NNN	Occupied	-

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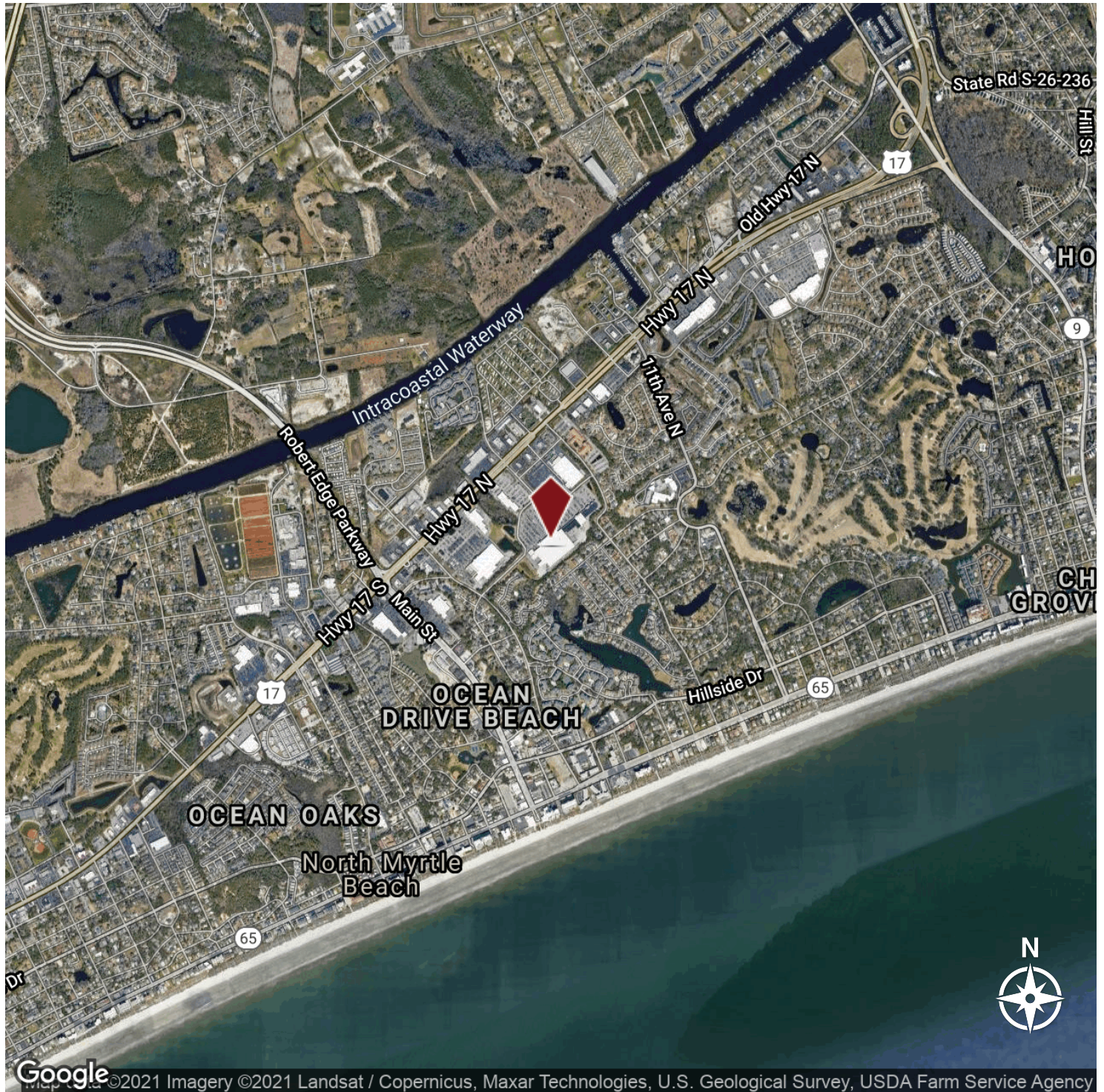


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Myrtle Beach & the Grand Strand

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