KEYSTONE
COMMERCIAL REALTY

OFFICE BUILDING FOR LEASE

Atlantic Office Building For Lease

1300 INDIAN WELLS COURT MURRELLS INLET, SC 29576



B.W. "RUSTY" HELM

843.626.3400

rusty@keystonecommercial.com

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

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OFFERING SUMMARY

Lease Rate:	**$15.50 SF/YR (NNN)**
Building Size:	12,800 SF
Available SF:	12,800 SF
Lot Size:	1.75 Acres
Zoning:	NC (Neighborhood Commercial District), County of Horry, SC

Zoning Map (Click Here)

Zoning Code (Click Here)

PROPERTY OVERVIEW

OFFERED FOR LEASE Located on the Southern end of the Grand Strand Market, this professional office space is conveniently located to Murrells Inlet, Garden City, Surfside Beach, and Myrtle Beach. This is a perfect office building for a growing Insurance, Attorney, Physician, Call Center, or any other professional office.

PROPERTY HIGHLIGHTS

- Site Consist of Approximately 1.75 Acres with Frontage on Indian Wells Court
- Site Accessed by One Curb Cut onto Indian Wells Court off Garden City Connector
- 12,800 SF Office Building and 1,345 SF Garage Storage Building
- 10 Private Offices, 2 Executive Offices, Conference Room, 2 Large Cubicle Areas, Large Breakroom, Reception Area, Filing/Copy Room
- 4 Restrooms and 2 Executive Private Restrooms
- Framed Wood and Brick Construction on Concrete Slab Foundation
- Paved Parking Surface with 45 Spaces, with 2 Handicapped Spaces
- Extensive and Mature Landscaping
- Site identified as PIN #46209040086, County of Horry, SC.

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Keystone Commercial Realty, LLC, has prepared this document in order to market the sale/lease of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is specifically urged to perform his/her own investigation of the information contained herein.

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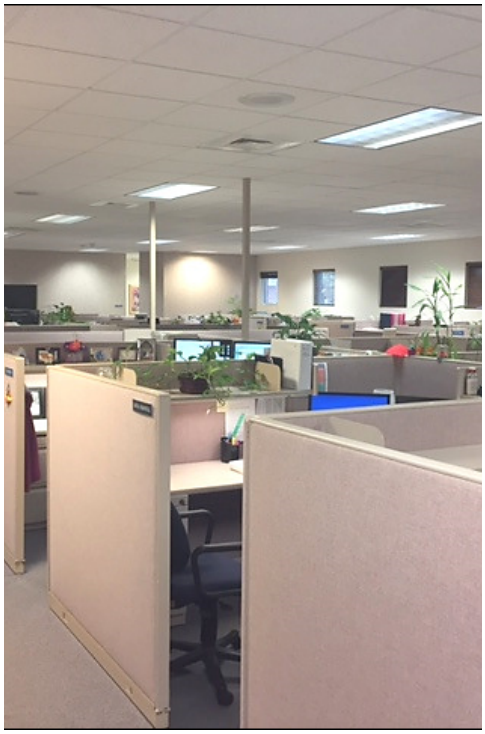
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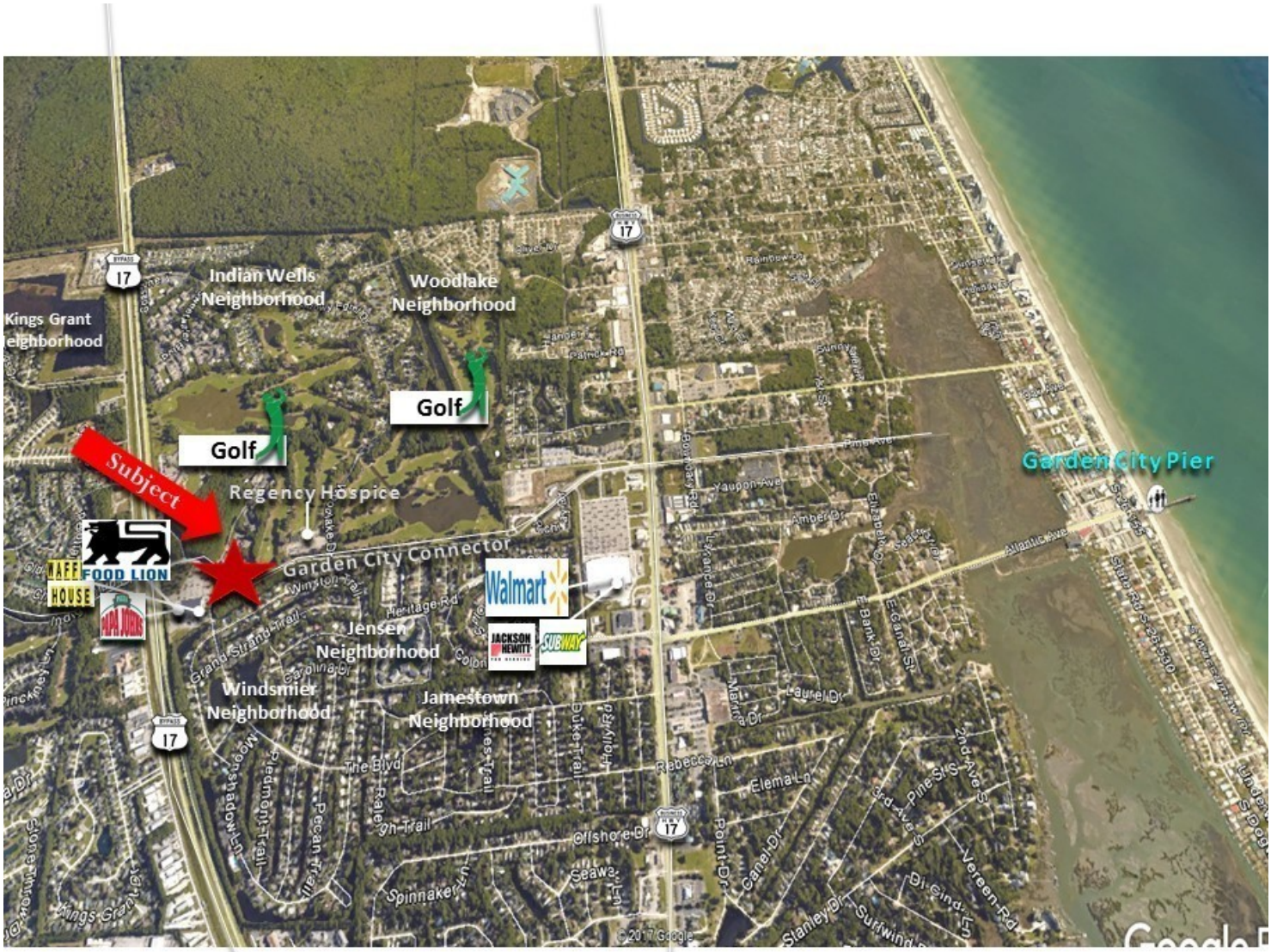


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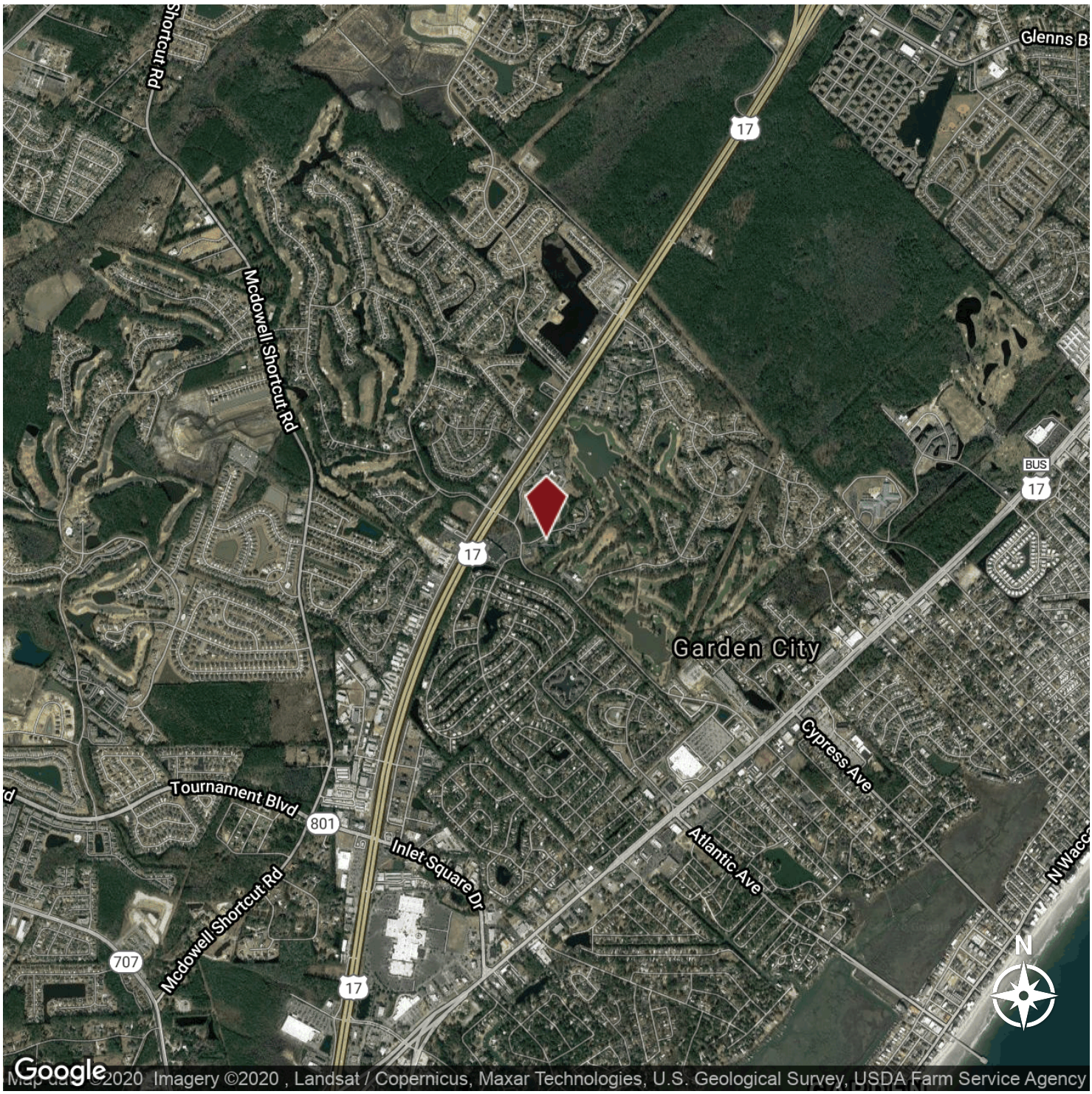
1300 Indian Wells Court

MURRELLS INLET, SC 29576


Indian Wells Neighborhood
Woodlake Neighborhood
Kings Grant Neighborhood
Golf
Golf
Subject
Regency Hospice
Garden City Connector
Garden City Pier
Walmart
FOOD LION
WAFFLE HOUSE
Jensen Neighborhood
Windsmier Neighborhood
Jamestown Neighborhood
JACKSON HEWITT
SUBWAY
Heritage Rd
Grand Strand Trail
Carolina Dr
The Blvd
Raleigh Trail
Piedmont Trail
Pecan Trail
Duke Trail
Holly Rd
Rebecca Ln
Elema Ln
Offshore Dr
Seaward Ln
Spinnaker Ln
Kings Grant Ln
Point Dr
Canal Dr
Stanley Dr
Surfwind Ln
Vereen Rd
Di Gindo Ln
Laurel Dr
Bank Dr
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Amber Dr
Yaupon Ave
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Atlantic Ave
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Sunny Shore Dr
Lafayette Dr
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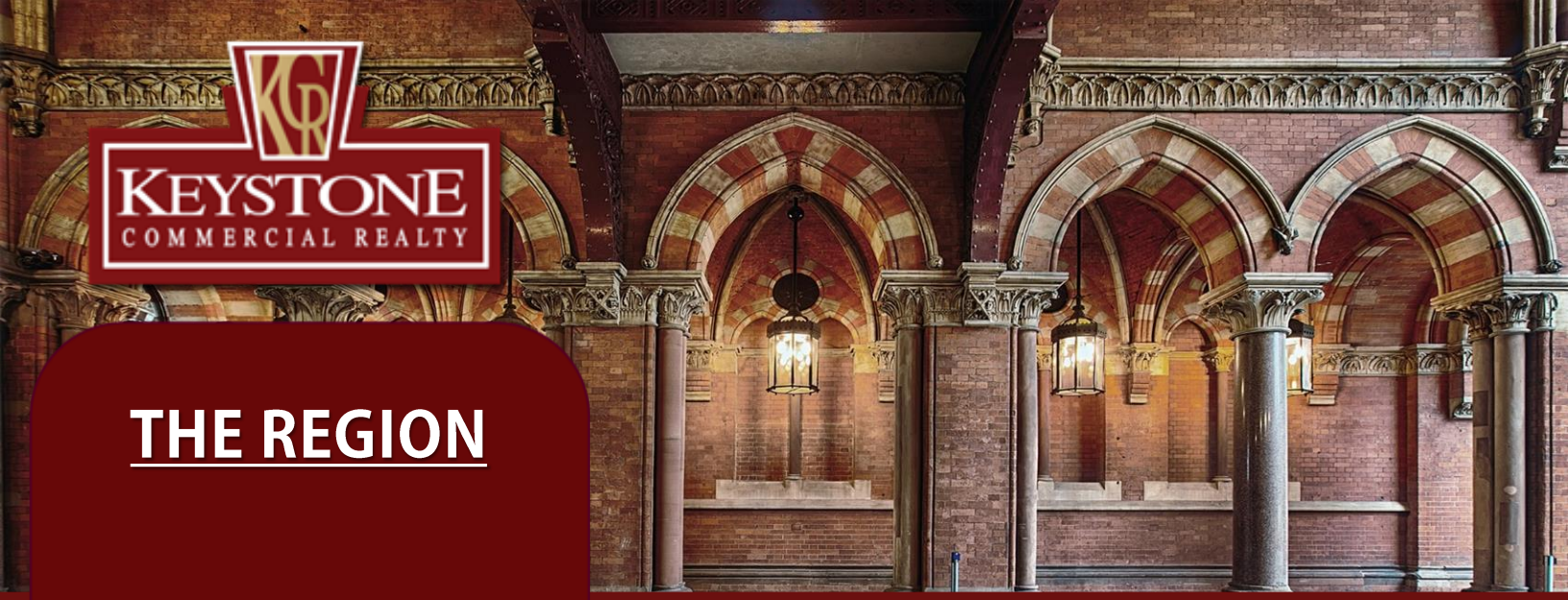
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MURRELLS INLET, SC 29576



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Keystone Commercial Realty, LLC, has prepared this document in order to market the sale/lease of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is specifically urged to perform his/her own investigation of the information contained herein.



KEYSTONE COMMERCIAL REALTY

THE REGION

#1 BEST PLACES PEOPLE ARE MOVING TO
US News & World Report, 2019

Ranked # 6
BEST AFFORDABLE Family Vacation
US News & World Report, 2019

BEST FAMILY BEACH VACATION
RANKED #7
US News & World Report, 2019

ONE OF THE
MOST EXCELLENT CITIES FOR EXPERIENCES
Trip Advisor, 2018

TOP DESTINATION FOR RETIREES
RANKED #10
Where to Retire Magazine, 2018

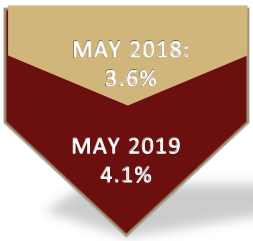
MYRTLE BEACH, SC.
Metropolitan Statistical Area

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 U.S. Census Bureau	376,722	467,292	533,198
Total Households U.S. Census Bureau	158,522	196,299	244,089
Avg. Household Income U.S. Census Bureau		$68,058	$77,206

EMPLOYMENT,
Bureau of Labor Statistics





UNEMPLOYMENT RATE
Bureau of Labor Statistics

KEYSTONE
COMMERCIAL REALTY

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, the oldest part of 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 Commons, which offers restaurants, a movie theater, and residential homes atop upscale storefronts such as Pottery Barn and Inlet Square Mall.

Eating and Drinking

Virtually every major chain and sports-celebrity restaurant is found here, whether it's the NASCAR Sports Grill, House of Blues, or 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 named the nations #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, Hard Rock Cafe, and Jimmy Buffett's Margaritaville. The Carolina Opry, a show that blends two hours of music, comedy and dance – from Broadway to country, from classic pop to rock'n roll, and gospel to bluegrass. Legends In Concert, featuring live concerts paying tribute to musical icons of today and yesterday. And there is Barefoot Landing, a large shopping and entertainment destination.