

MYRTLE RIDGE II SHOPS & OUTPARCELS

MYRTLE RIDGE DR & US HWY 501 | CONWAY, SC | 29526



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PROPERTY INFORMATION

TOTAL SITE:	±20 Acres
SHOP SPACE AVAILABLE:	Up to 11,000 SF with End Cap Drive-Thru
OUTPARCEL AVAILABLE:	± 0.90 Acre
LEASE RATE:	Please Call
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.
- Excellent frontage and visibility on U.S. Highway 501 – Approx. 52,600 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 (2022)

	1 MILE	3 MILE	5 MILE
POPULATION	3,290	35,015	65,479
AVERAGE HH INCOME	\$55,439	\$56,601	\$61,324
MEDIAN HH INCOME	\$62,915	\$60,133	\$62,228
BUSINESS ESTABLISHMENTS	158	934	1,464
DAYTIME EMPLOYMENT	2,870	12,636	16,459



CONTACT

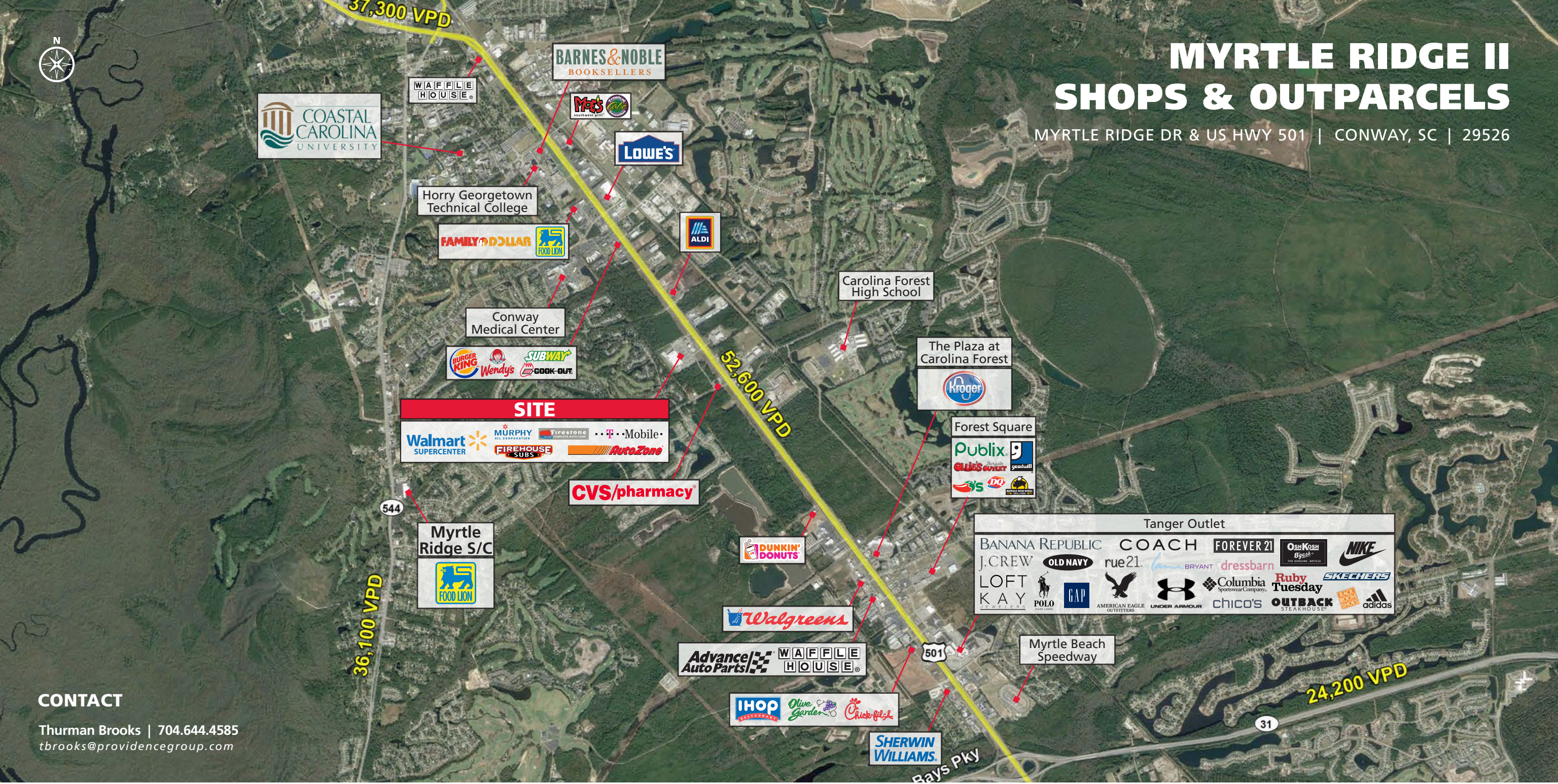
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