

LEASE

PALMETTO POINTE PROFESSIONAL OFFICES

3700 Palmetto Pointe Boulevard Myrtle Beach, SC 29588



PROPERTY DESCRIPTION

Professional office on 2nd floor (no elevator) of office building. Common restrooms, kitchenette/break room, and exterior deck. Palmetto Pointe is a rapidly growing area located just outside Myrtle Beach city limits with excellent access to Hwy 17 Bypass just south of the entrance to the Market Common District and Hwy 544 via the new Palmetto Pointe Blvd extension through Sayebrook (a new mixed use development planned for 1,800 residential units). Subject property is surrounded by high density residential developments. ADT on Palmetto Pointe Blvd is 8,800.

LOCATION DESCRIPTION

Palmetto Pointe is a rapidly growing area located just outside Myrtle Beach city limits in the Socastee submarket with excellent access to Hwy 17 Bypass (just south of the entrance to the Market Common District) and Hwy 544 via the new Palmetto Pointe Blvd extension through Sayebrook (a new mixed use development planned for 1,800 residential units). Subject property is surrounded by high density residential developments. Permanent population within a 5 mile radius is 105,026. ADT on Palmetto Pointe Blvd is 8,800.

OFFERING SUMMARY

Lease Rate:	Suite 3: \$600/month Suite 4: \$600/month
Available SF:	Ste 3: (10X10) 100 SF Ste 4: (12X12) 144 SF
Lot Size:	0.43 Acres
Parking:	22 spaces
Traffic Count:	8,800 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,144	21,779	45,439
Total Population	11,748	50,667	105,026
Average HH Income	\$85,197	\$97,815	\$95,446

Drew Parks
(843) 455-0216
drewparks@seacoastrealty.com

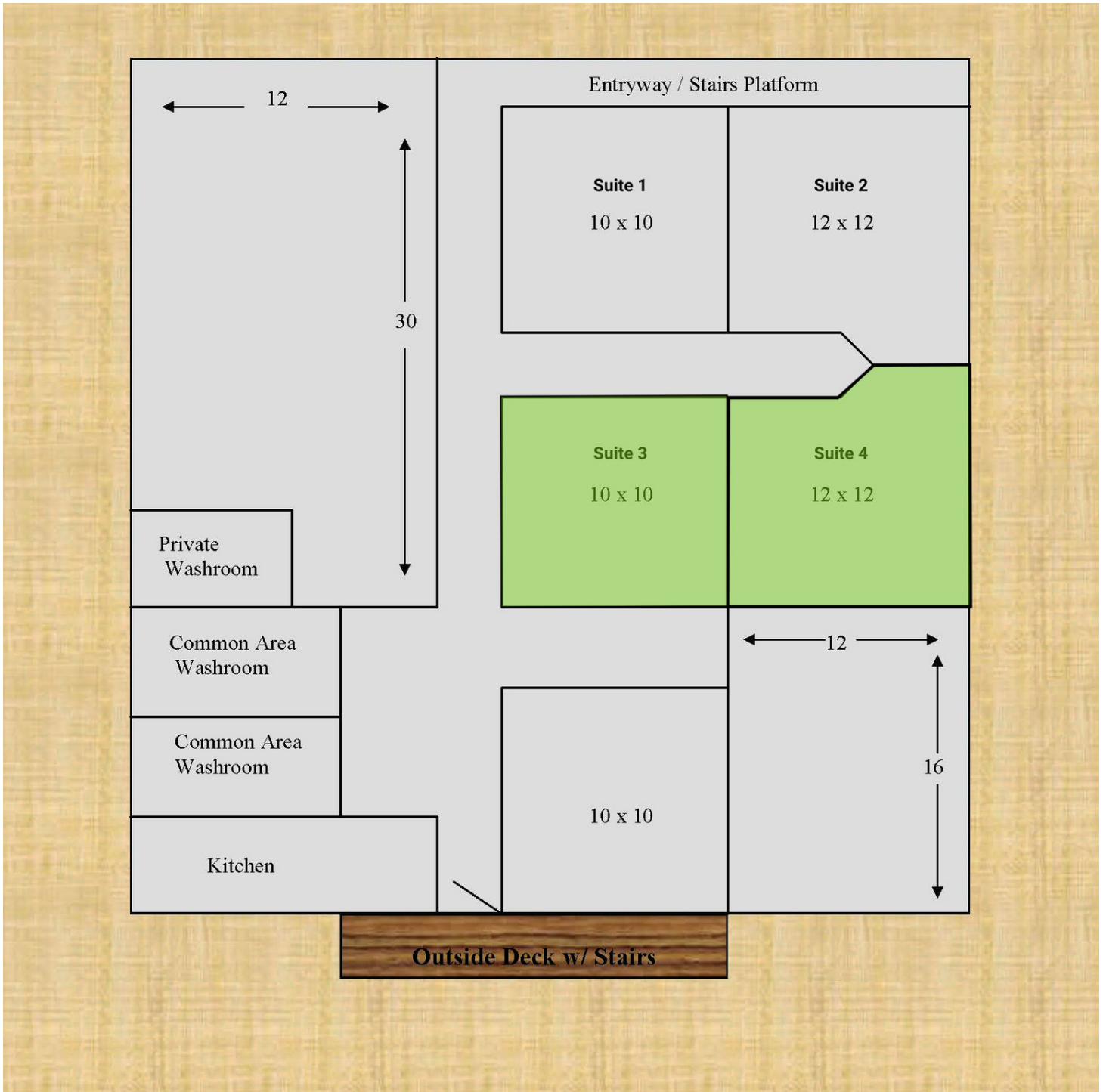


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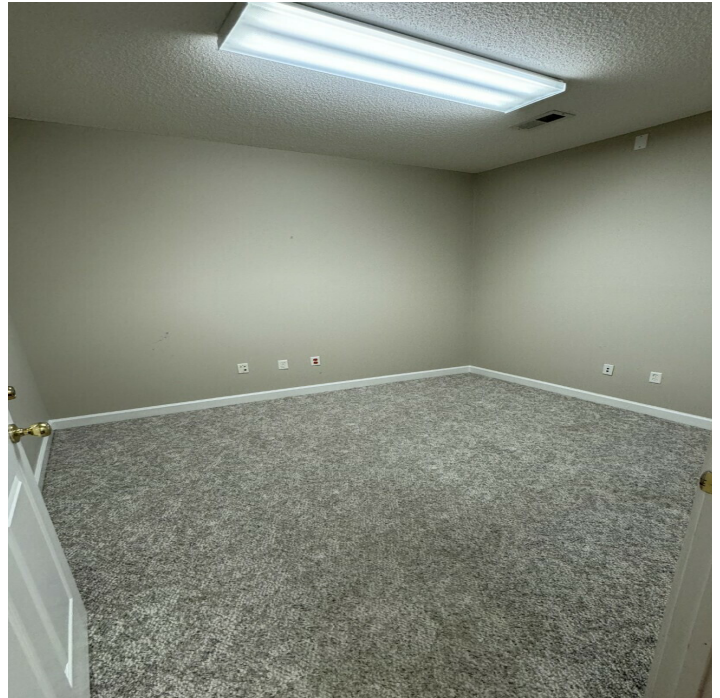


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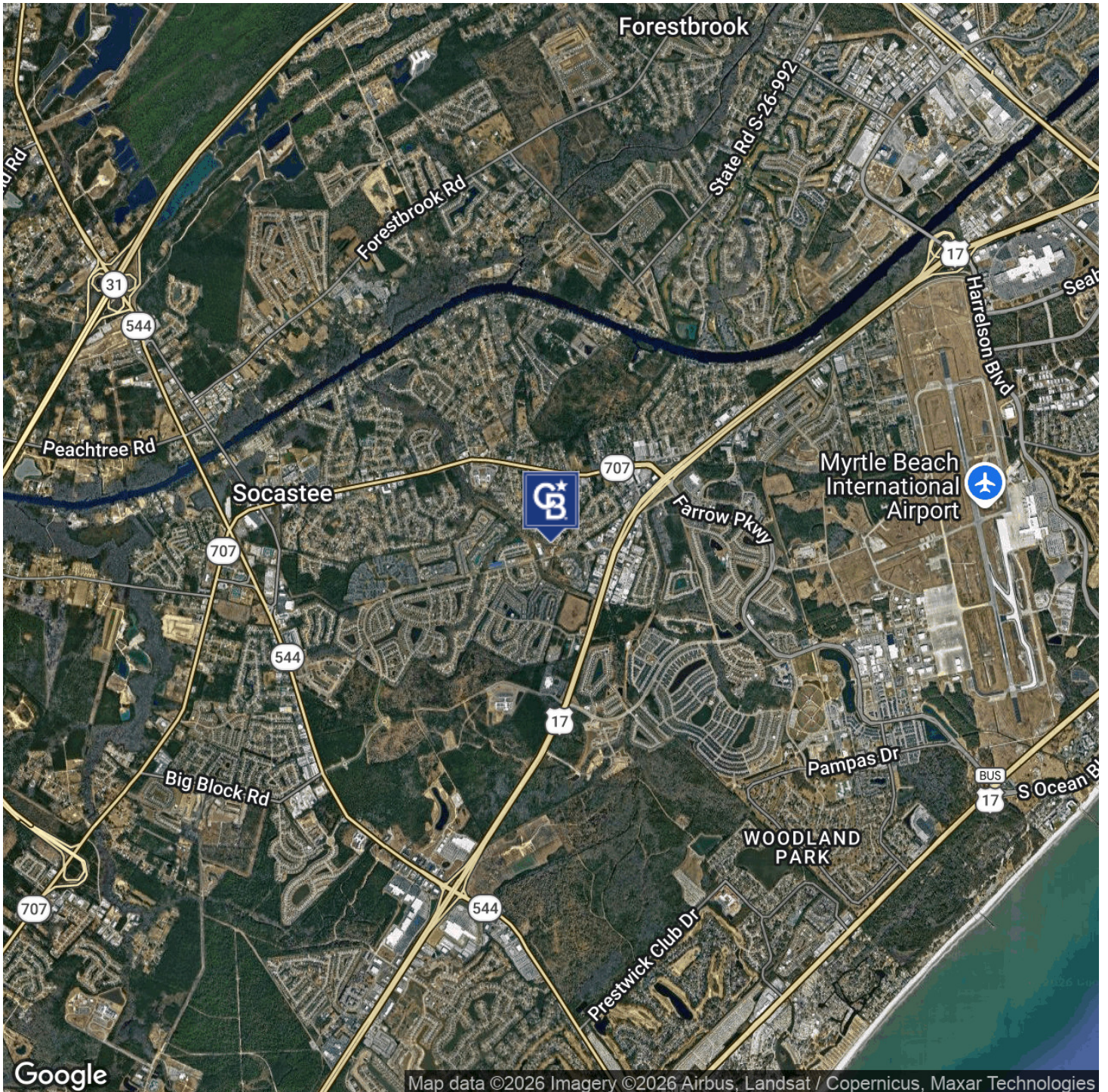


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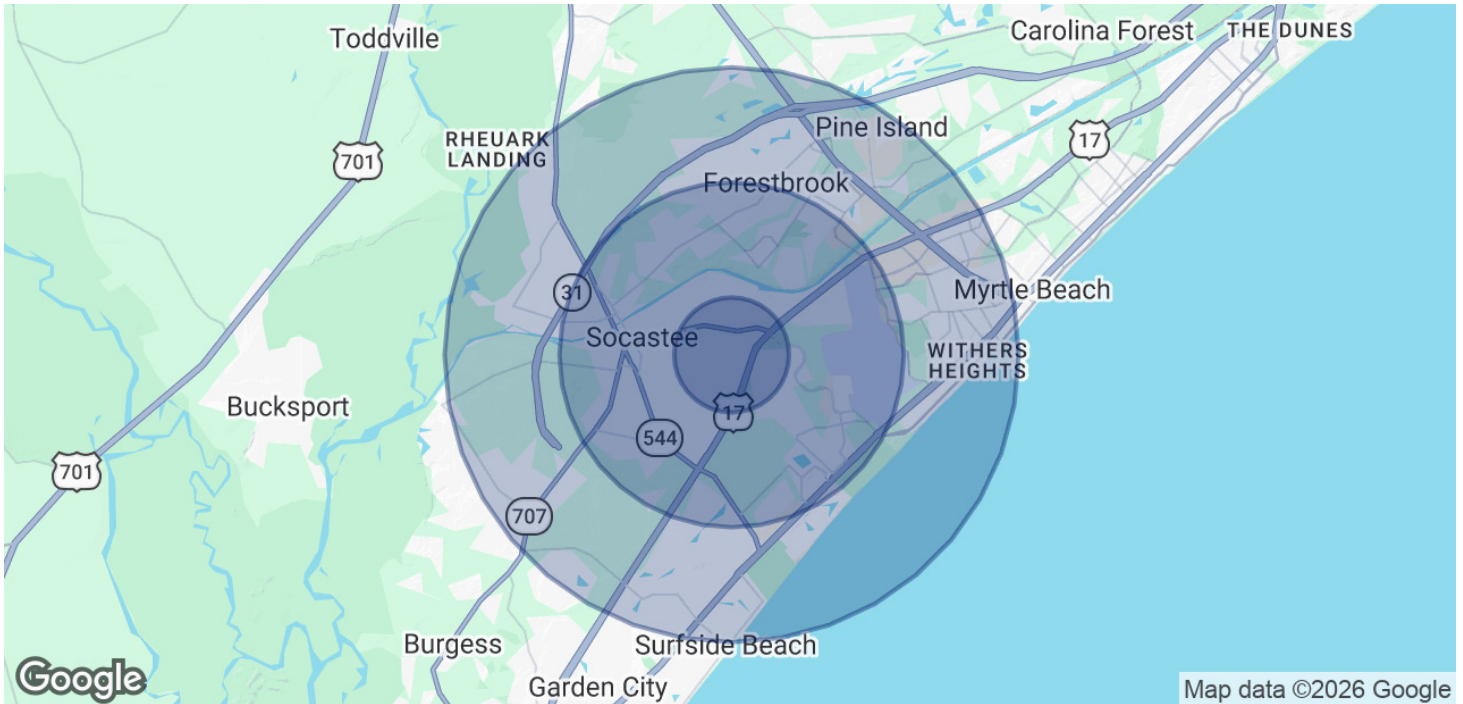


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,748	50,667	105,026
Average Age	43	45.2	45.7
Average Age (Male)	41.9	44.3	44.8
Average Age (Female)	44.1	46.1	46.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,144	21,779	45,439
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$85,197	\$97,815	\$95,446
Average House Value	\$321,540	\$349,864	\$335,957

2020 American Community Survey (ACS)

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