

# MYRTLE RIDGE II OUTPARCELS

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



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## PROPERTY INFORMATION

OUTPARCELS AVAILABLE:	± 1 - 2.95 Acres
LEASE RATE:	Please Call
PRICING:	Please Call
ZONING:	HC (Highway Commercial)

## PROPERTY HIGHLIGHTS

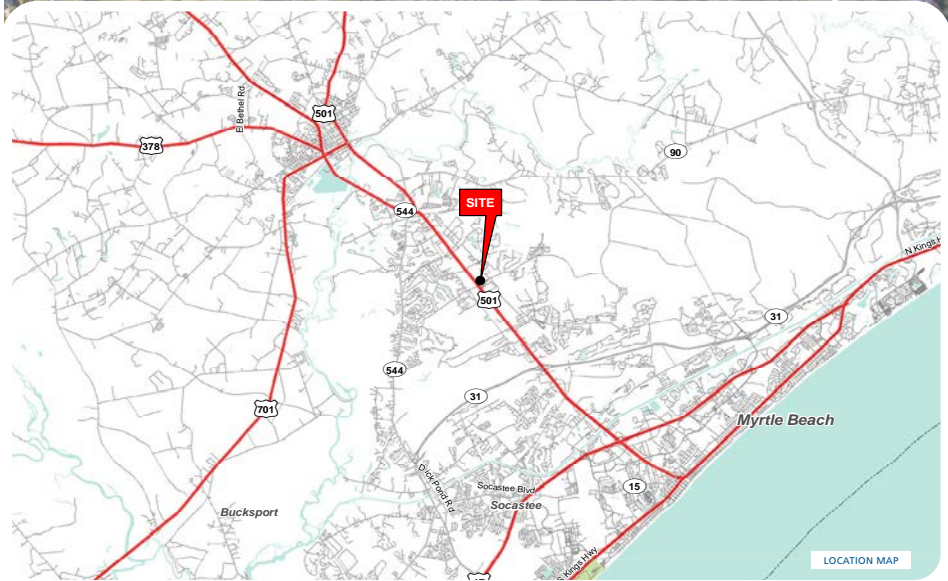
- Outparcels available in front of Walmart Supercenter in the heart of high growth Carolina Forest submarket of Myrtle Beach.
- Excellent frontage and visibility on U.S. Highway 501 – Approx. 52,600 cars a day.
- Parcel is in close proximity to area’s top three employers: Coastal Carolina University, 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 (2024)

	1 MILE	3 MILE	5 MILE
POPULATION	4,583	38,476	65,948
AVERAGE HH INCOME	\$71,987	\$72,330	\$78,260
MEDIAN HH INCOME	\$67,764	\$65,235	\$66,565
BUSINESS ESTABLISHMENTS	140	956	1,461
DAYTIME EMPLOYMENT	2,541	12,176	15,641



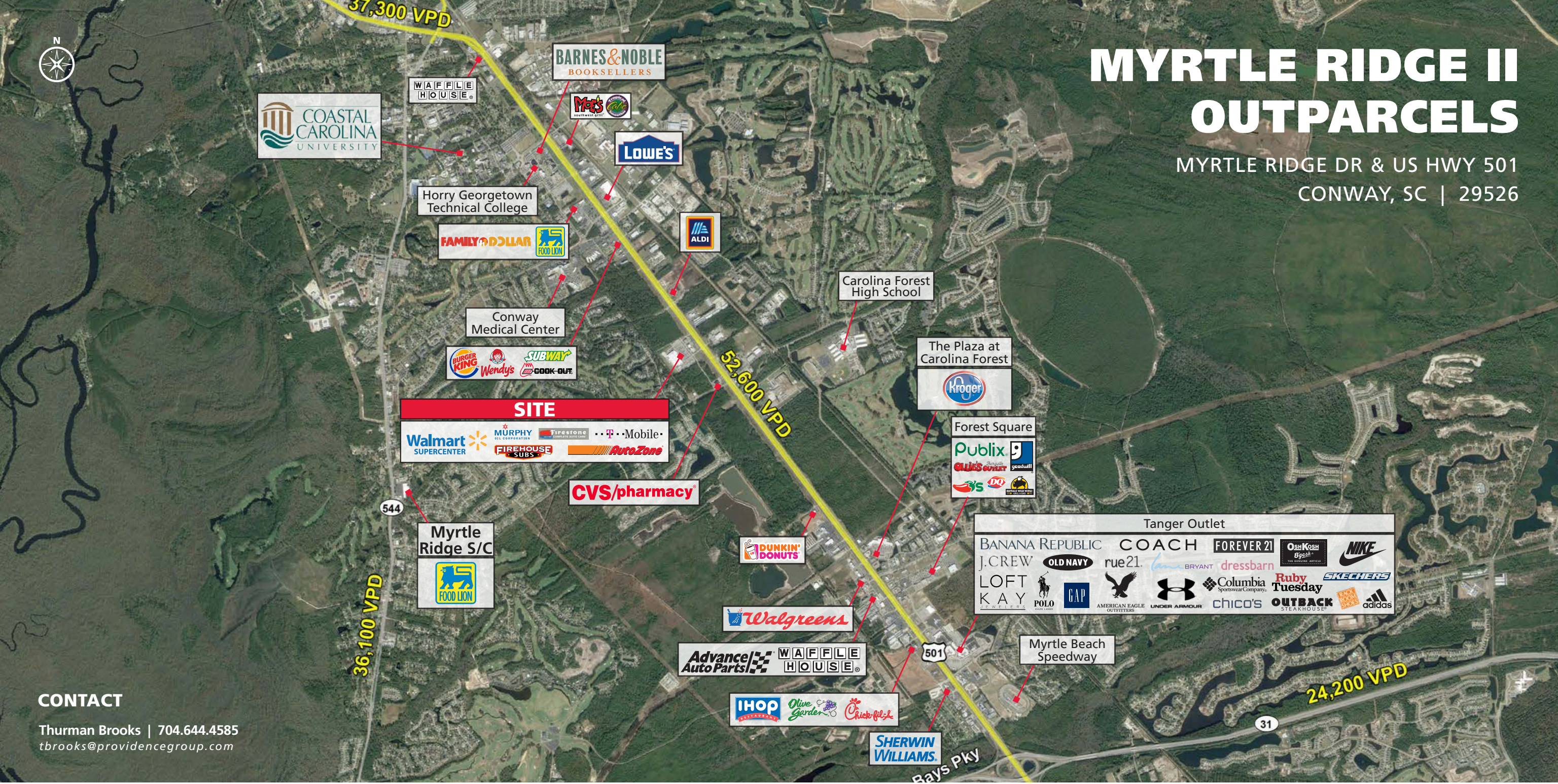
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