

# FREESTANDING RETAIL BUILDING

600 HIGHWAY 17 SOUTH | NORTH MYRTLE BEACH, SC 29582



## CONTACT

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**AVAILABLE**  
FOR LEASE

PROUD PARTNER  
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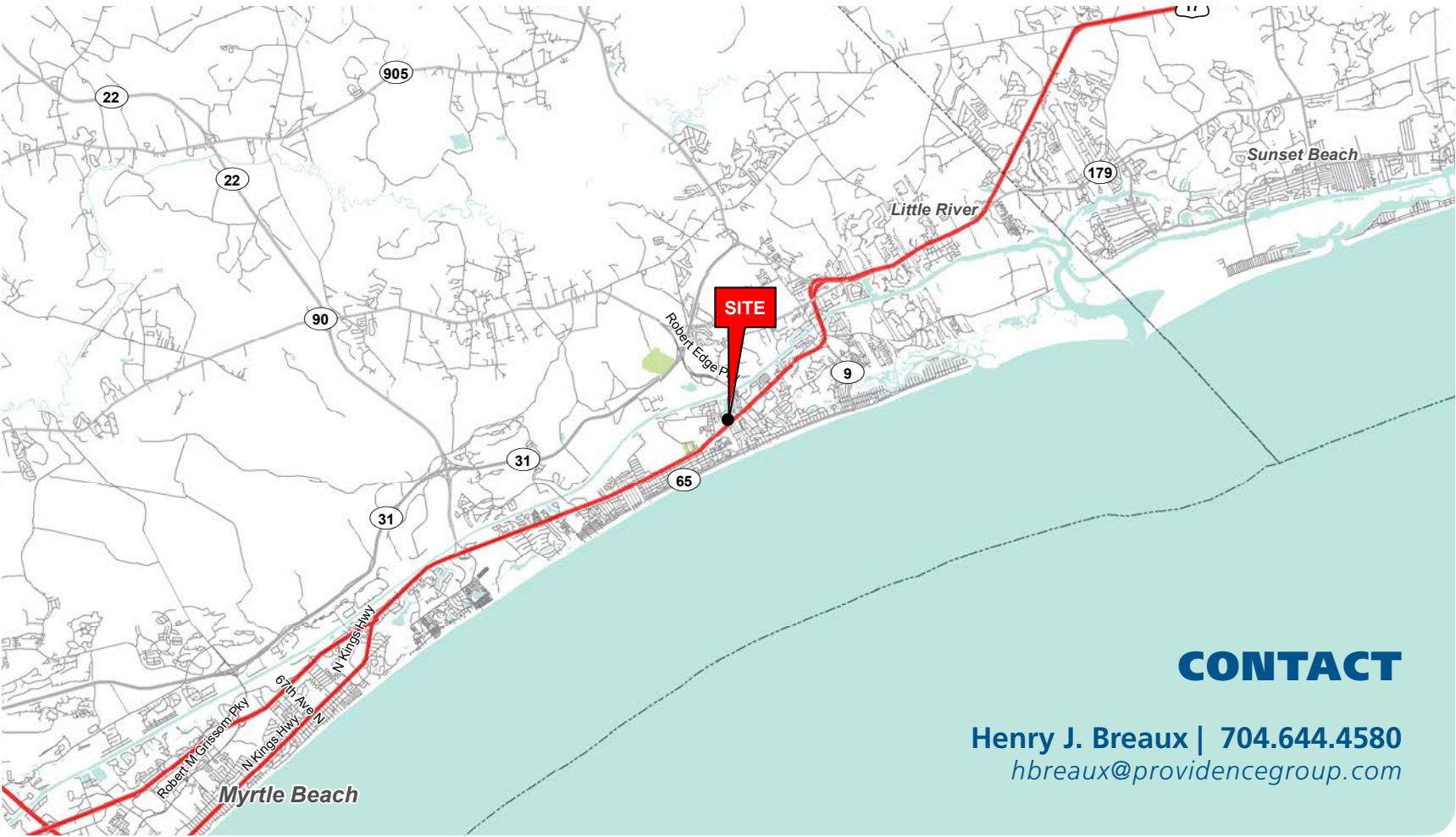
## LEASE INFORMATION OVERVIEW

ASKING PRICE:	\$175,000 / year NNN
PARCEL SIZE:	1.4 AC.
BUILDING SIZE:	11,521 SF
PARKING:	50 SPACES
PROPERTY TAXES:	\$20,717.77 (2022)
ZONING:	HC

## PROPERTY HIGHLIGHTS

This Walgreens location will become available November 1, 2023. The building is located on the busy signalized corner of Hwy 17 South & 6th Ave South. The building is available for lease, or the landlord will consider a ground lease if the user wants to redevelop the property. The property is one signal away from Robert Edge Parkway which is a gateway to HWY 31 Carolina Bays Parkway.

DEMOGRAPHICS (2022)	1 MILE	3 MILE	5 MILE
POPULATION	4,849	20,160	40,490
AVERAGE HH INCOME	\$65,939	\$71,464	\$69,646
MEDIAN HH INCOME	\$60,914	\$62,377	\$62,961
DAYTIME EMPLOYMENT	3,267	10,814	17,422
COMBINED POPULATION	8,116	30,974	57,912



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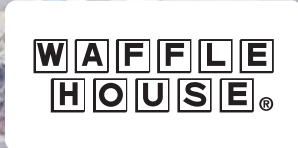
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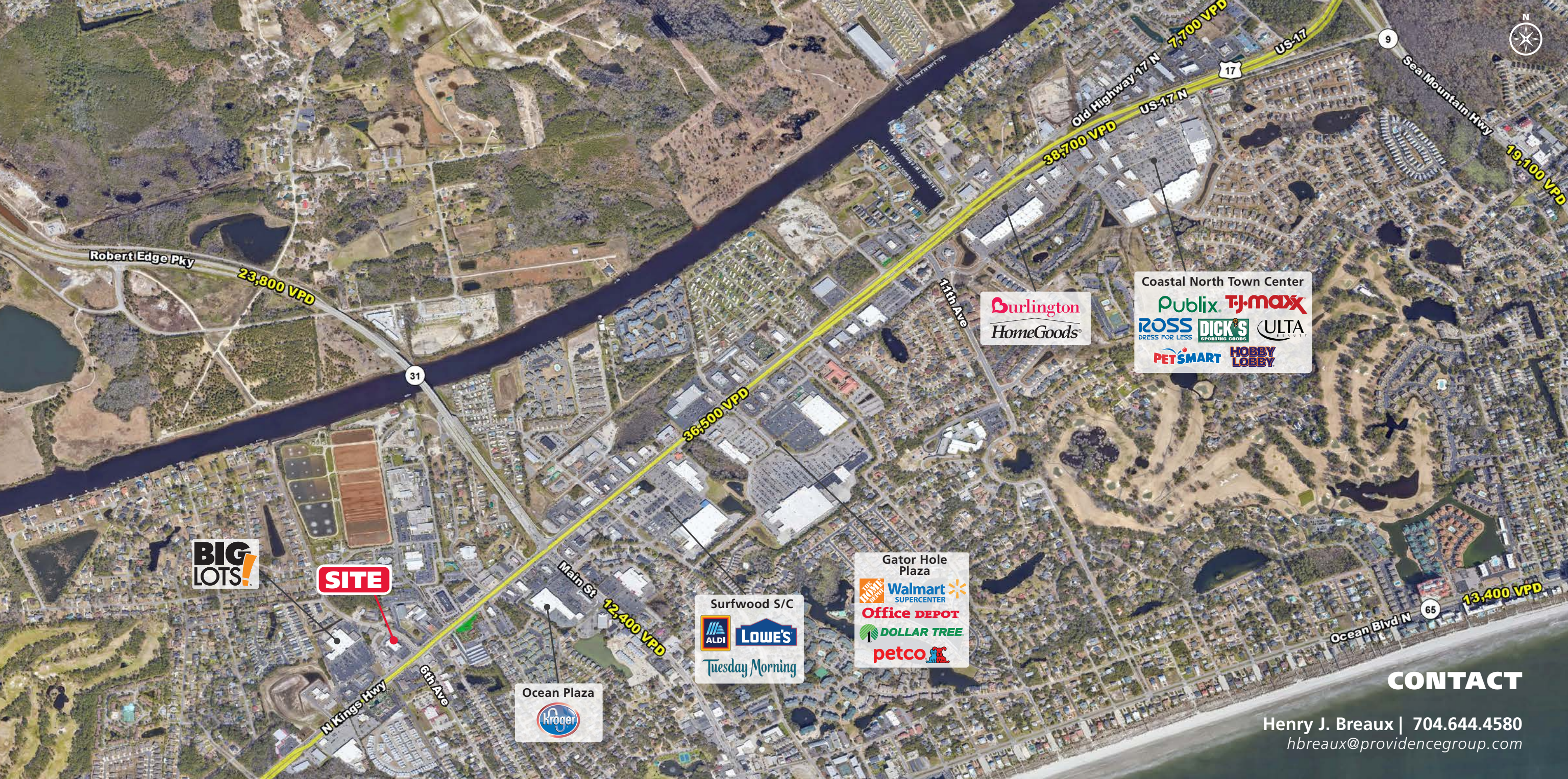
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