

COASTAL NORTH TOWN CENTER & VILLAGE SHOPPES **REALTYLINK** LLC

HIGHWAY 17 AND 11TH AVENUE, NORTH MYRTLE BEACH, SC 29582



OFFERING SUMMARY

County	Horry
Available SF	1,500 - 2,300
Available Spaces	3
Lease Rate	Contact Broker for Details
Lot Size	38.58 Acres
Building Size SF	470,000
Zoning	Commercial
Traffic Count	47,000
Traffic Street	Hwy 17
Average HH Income (5 Miles)	\$63,298

PROPERTY OVERVIEW

The City of North Myrtle Beach is giving residents and vacationers even more reasons to shop local with the opening of the new 368,000 sq. ft. Coastal North Town Center. With more than 21 stores calling this new town center "home," shoppers will have access to stores not found anywhere else in the Grand Strand region. The largest anchor store, Dick's Sporting Goods, was first to open with PetSmart and Publix following. The Publix will be one of the first of two opening in the Grand Strand area.

PROPERTY HIGHLIGHTS

- Excellent visibility and direct access onto Highway 17
- 0.5 mile to Gator Hole Plaza anchored by Home Depot and Walmart
- Located on HWY 17 & near SC 65 on the site that was formerly Robbers Roost Golf Course
- Located in a retail power center that includes burkes, HomeGoods, Burlington Coat Factory, Hobby Lobby, Dick's Sporting Goods, PetSmart, Ross, Ulta, TJ Maxx, Publix, and more
- North Myrtle Beach welcomes 19 million visitors annually generating approximately \$6.5 billion in revenue
- Myrtle Beach's population grew by roughly 3.8% from July 2017 to July 2018, making the coastal South Carolina metropolitan area the second fastest-growing market in the country for the fifth consecutive year among all metropolitan areas accounted for by the Census Bureau

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