

ECoxFerry Warehouse

201 Cox Ferry Rd., Conway, SC 29526



Listing ID: 1964336
Property Type: Industrial For Lease
Property Subtype: Flex Space
Rental Rate: \$7 PSF (Annual)
Monthly Rent: \$5,833.33
Lease Types: Absolute NNN
Contiguous Space: 10,000 SF
Total Available: 10,000 SF
Loading: 1 Dock, 2 Doors



Property Overview

Excellent warehouse w/ offices -easy access to all area markets -
priced to lease - Owner will consider rent reduction for the right
Tenant

Property Details

General Information

| | | | |
|--------------------|---------------------|----------------------------|-----------|
| Listing Name: | ECoxFerry Warehouse | Zoning: | HI |
| Tax ID Number/APN: | 151-00-04-181 | Gross Building Area (GBA): | 10,000 SF |
| Industrial Type: | Flex Space | Building Size (RSF): | 10,000 SF |

Available Space

| | | | |
|------------------------|------------------|----------------------|--------------|
| Suite/Unit Number: | 1 | Lease Term (Months): | See Agent |
| Space Available SF: | 10,000 SF | Lease Type: | Absolute NNN |
| Minimum Divisible SF: | 10,000 SF | Space Type: | Relet |
| Maximum Contiguous SF: | 10,000 SF | Offices: | 3 |
| Lease Rate: | \$7 PSF (Annual) | Parking Spaces: | 20 |
| Date Available: | 05/20/2009 | | |

Area & Location

| | | | |
|---------------------------|--------------|--------------------|--|
| Market Type: | Large | Highway(s) Access: | Hwy 501 / 90 / 544 |
| Property Located Between: | Hwy 501/90 | Airports: | Myrtle Beach International |
| Road Type: | Paved | Site Description: | Modern facility with excellent curb appeal |
| Property Visibility: | Excellent | Area Description: | Located in an industrial area serving Conway, Myrtle Beach and the Grand Strand |
| Transportation: | Bus, Highway | | |

Building Related

| | | | |
|-----------------------|-----------------------|-----------------------|--|
| Construction/Siding: | Brick/Aluminum Siding | Heat Source: | Central |
| Exterior Description: | Brick/Metal | Internet Access: | Cable |
| Total Parking Spaces: | 20 | Interior Description: | Excellent Office area - eighteen foot ceilings in Warehouse |
| Heat Type: | Electricity | | |

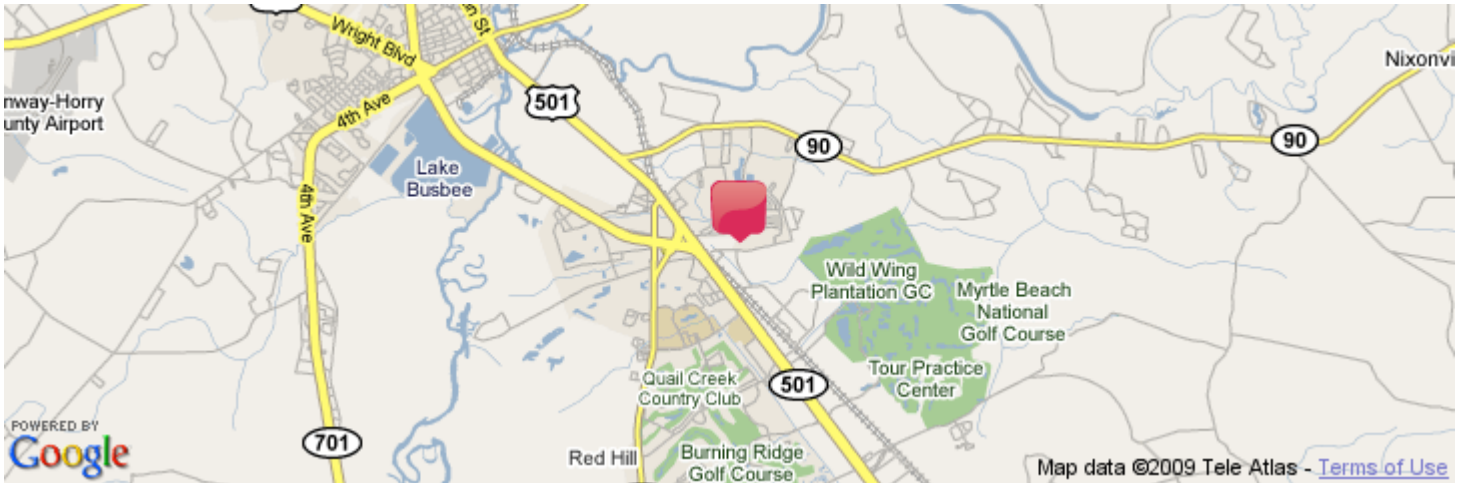
Land Related

| | | | |
|----------------------|-------------|-------------|-------|
| Lot Frontage (Feet): | app.120 ft. | Topography: | Level |
|----------------------|-------------|-------------|-------|

Location

Address: 201 Cox Ferry Rd.
Conway, SC 29526

County: Horry
MSA: Myrtle Beach-North Myrtle Beach-Conway



Property Contacts



Joe Woodle

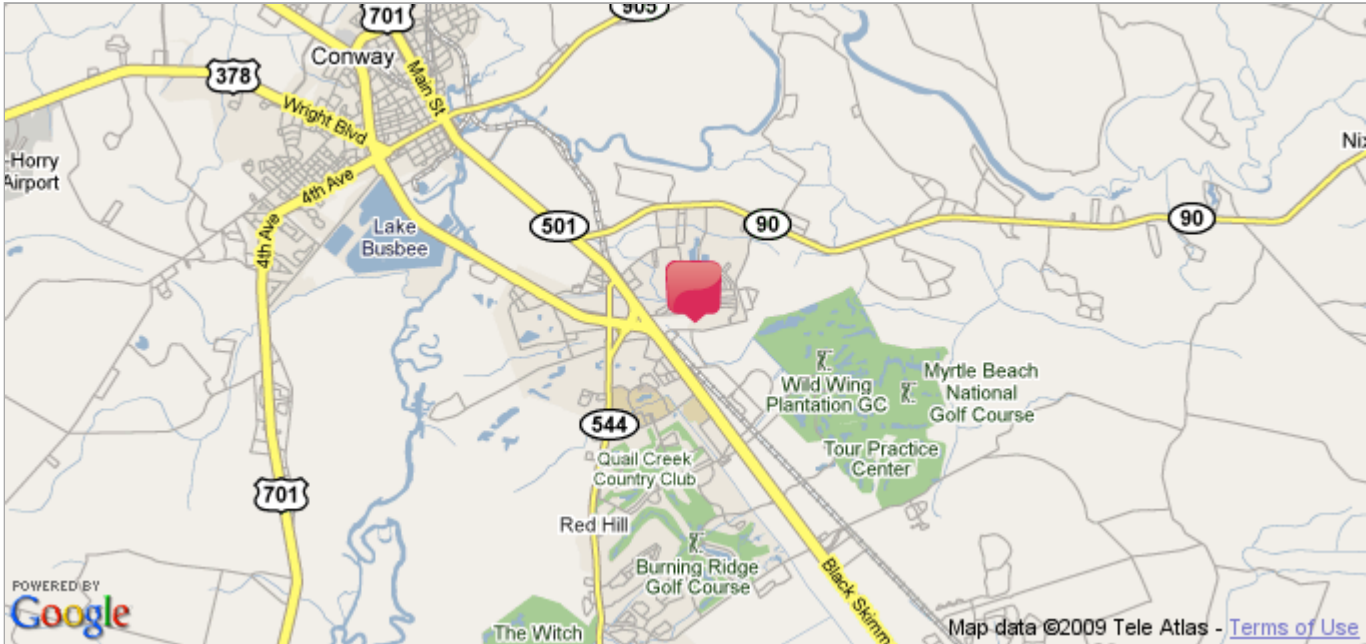
Tradd Commercial

1039 44th Avenue North, Suite 203
Myrtle Beach, SC

(843)839-9777

jwoodle@traddcommercial.com

Demographic Information



Please Note: All demographic information on this page has been provided by the United States Census Bureau, 2000 Census. While we believe the source and the information to be reliable, we have not checked its accuracy and make no guarantee as to its validity.

Demographics Information for : 201 Cox Ferry Rd., Conway SC

Population

| Population: | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|--------|---------|---------|
| Housing Units | 1,295 | 4,650 | 13,125 |
| Households | 1,034 | 3,867 | 11,240 |
| Population | 3,103 | 10,264 | 29,226 |
| Population In Group Quarters | 352 | 895 | 1,230 |
| Male Population | 1,517 | 4,969 | 13,920 |
| Female Population | 1,586 | 5,295 | 15,306 |

Age

| Age: | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| Total Population Median Age | 31 | 35 | 35 |
| Female Median Age | 32 | 36 | 36 |
| Male Median Age | 30 | 34 | 33 |

Housing Units

| Housing Units: | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 1, Attached | 4 | 45 | 160 |
| 1, Detached | 764 | 2,627 | 7,591 |
| 50 Or More | 5 | 13 | 50 |

| Radius: | 1 Mile | 3 Miles | 5 Miles |
|-------------|--------|---------|---------|
| 1, Attached | 0% | 1% | 1% |
| 1, Detached | 88% | 76% | 71% |
| 50 Or More | 0% | 0% | 0% |

| | | | |
|----------|----|-----|-----|
| 2 | 14 | 46 | 337 |
| 3 Or 4 | 68 | 210 | 818 |
| 5 To 9 | 25 | 199 | 697 |
| 10 To 19 | 31 | 281 | 749 |
| 20 To 49 | 0 | 22 | 231 |

| | | | |
|----------|----|----|----|
| 2 | 1% | 1% | 3% |
| 3 Or 4 | 7% | 6% | 7% |
| 5 To 9 | 2% | 5% | 6% |
| 10 To 19 | 3% | 8% | 7% |
| 20 To 49 | 0% | 0% | 2% |

Occupancy

| Occupancy: | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| Occupied Housing Units | 1,034 | 3,867 | 11,240 |
| Owner Occupied Housing Units | 840 | 2,957 | 8,022 |
| Renter Occupied Housing Units | 194 | 910 | 3,219 |

| Radius: | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| Occupied Housing Units | 50% | 50% | 49% |
| Owner Occupied Housing Units | 40% | 38% | 35% |
| Renter Occupied Housing Units | 9% | 11% | 14% |

Housing Value

| Housing Value: | 1 Mile | 3 Miles | 5 Miles |
|------------------------|--------|---------|---------|
| Less Than \$10,000 | 29 | 66 | 109 |
| \$10,000 To \$14,999 | 2 | 30 | 102 |
| \$15,000 To \$19,999 | 5 | 32 | 114 |
| \$20,000 To \$24,999 | 16 | 40 | 85 |
| \$25,000 To \$29,999 | 16 | 54 | 118 |
| \$30,000 To \$34,999 | 30 | 93 | 180 |
| \$35,000 To \$39,999 | 21 | 52 | 150 |
| \$40,000 To \$49,999 | 56 | 150 | 350 |
| \$50,000 To \$59,999 | 54 | 194 | 616 |
| \$60,000 To \$69,999 | 90 | 207 | 576 |
| \$70,000 To \$79,999 | 54 | 172 | 584 |
| \$80,000 To \$89,999 | 37 | 136 | 528 |
| \$90,000 To \$99,999 | 51 | 186 | 742 |
| \$100,000 To \$124,999 | 98 | 383 | 1,212 |
| \$125,000 To \$149,999 | 54 | 290 | 817 |
| \$150,000 To \$174,999 | 70 | 330 | 645 |
| \$175,000 To \$199,999 | 86 | 251 | 444 |
| \$200,000 To \$249,999 | 56 | 189 | 357 |
| \$250,000 To \$299,999 | 4 | 33 | 119 |
| \$300,000 To \$399,999 | 3 | 32 | 102 |
| \$400,000 To \$499,999 | 1 | 17 | 30 |
| \$500,000 To \$749,999 | 0 | 0 | 5 |
| \$750,000 To \$999,999 | 0 | 0 | 0 |
| \$1,000,000 Or More | 5 | 22 | 38 |

| Radius: | 1 Mile | 3 Miles | 5 Miles |
|------------------------|--------|---------|---------|
| Less Than \$10,000 | 3% | 2% | 1% |
| \$10,000 To \$14,999 | 0% | 1% | 1% |
| \$15,000 To \$19,999 | 0% | 1% | 1% |
| \$20,000 To \$24,999 | 1% | 1% | 1% |
| \$25,000 To \$29,999 | 1% | 1% | 1% |
| \$30,000 To \$34,999 | 3% | 3% | 2% |
| \$35,000 To \$39,999 | 2% | 1% | 1% |
| \$40,000 To \$49,999 | 6% | 5% | 4% |
| \$50,000 To \$59,999 | 6% | 6% | 7% |
| \$60,000 To \$69,999 | 10% | 6% | 7% |
| \$70,000 To \$79,999 | 6% | 5% | 7% |
| \$80,000 To \$89,999 | 4% | 4% | 6% |
| \$90,000 To \$99,999 | 6% | 6% | 9% |
| \$100,000 To \$124,999 | 11% | 12% | 15% |
| \$125,000 To \$149,999 | 6% | 9% | 10% |
| \$150,000 To \$174,999 | 8% | 11% | 8% |
| \$175,000 To \$199,999 | 10% | 8% | 5% |
| \$200,000 To \$249,999 | 6% | 6% | 4% |
| \$250,000 To \$299,999 | 0% | 1% | 1% |
| \$300,000 To \$399,999 | 0% | 1% | 1% |
| \$400,000 To \$499,999 | 0% | 0% | 0% |
| \$500,000 To \$749,999 | 0% | 0% | 0% |
| \$750,000 To \$999,999 | 0% | 0% | 0% |
| \$1,000,000 Or More | 0% | 0% | 0% |

Education

| Education: | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| Associate Degree | 98 | 292 | 1,067 |
| Bachelor's Degree | 222 | 820 | 2,185 |
| 9th To 11th Grade, No Diploma | 179 | 784 | 2,696 |
| Graduate Degree | 178 | 657 | 1,525 |
| High School Graduate | 629 | 2,142 | 5,983 |
| Nursery To 8th Grade | 62 | 196 | 943 |

| Radius: | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| Associate Degree | 5% | 4% | 5% |
| Bachelor's Degree | 12% | 12% | 11% |
| 9th To 11th Grade, No Diploma | 9% | 12% | 14% |
| Graduate Degree | 9% | 10% | 8% |
| High School Graduate | 34% | 33% | 32% |
| Nursery To 8th Grade | 3% | 3% | 5% |

| | | | |
|-------------------------|-----|-------|-------|
| No Schooling Completed | 2 | 19 | 149 |
| Some College, No Degree | 438 | 1,528 | 4,063 |

| | | | |
|-------------------------|-----|-----|-----|
| No Schooling Completed | 0% | 0% | 0% |
| Some College, No Degree | 24% | 23% | 21% |

Income

| | | | |
|-------------------|----------|----------|----------|
| Income: | 1 Mile | 3 Miles | 5 Miles |
| Per Capita Income | \$16,614 | \$19,276 | \$17,802 |

Household Income

| Household Income: | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| Less Than \$10,000 | 68 | 288 | 1,174 |
| \$10,000 To \$14,999 | 82 | 277 | 837 |
| \$15,000 To \$19,999 | 43 | 219 | 737 |
| \$20,000 To \$24,999 | 105 | 402 | 1,038 |
| \$25,000 To \$29,999 | 74 | 295 | 919 |
| \$30,000 To \$34,999 | 71 | 301 | 813 |
| \$35,000 To \$39,999 | 67 | 239 | 713 |
| \$40,000 To \$44,999 | 72 | 280 | 686 |
| \$45,000 To \$49,999 | 49 | 155 | 605 |
| \$50,000 To \$59,999 | 102 | 405 | 1,214 |
| \$60,000 To \$74,999 | 149 | 420 | 1,065 |
| \$75,000 To \$99,999 | 76 | 279 | 730 |
| \$100,000 To \$124,999 | 34 | 137 | 296 |
| \$125,000 To \$149,999 | 20 | 42 | 139 |
| \$150,000 To \$199,999 | 9 | 32 | 80 |
| Household Average Income | \$49,861 | \$51,163 | \$46,287 |

| Radius: | 1 Mile | 3 Miles | 5 Miles |
|------------------------|--------|---------|---------|
| Less Than \$10,000 | 6% | 7% | 10% |
| \$10,000 To \$14,999 | 7% | 7% | 7% |
| \$15,000 To \$19,999 | 4% | 5% | 6% |
| \$20,000 To \$24,999 | 10% | 10% | 9% |
| \$25,000 To \$29,999 | 7% | 7% | 8% |
| \$30,000 To \$34,999 | 6% | 7% | 7% |
| \$35,000 To \$39,999 | 6% | 6% | 6% |
| \$40,000 To \$44,999 | 6% | 7% | 6% |
| \$45,000 To \$49,999 | 4% | 4% | 5% |
| \$50,000 To \$59,999 | 9% | 10% | 10% |
| \$60,000 To \$74,999 | 14% | 10% | 9% |
| \$75,000 To \$99,999 | 7% | 7% | 6% |
| \$100,000 To \$124,999 | 3% | 3% | 2% |
| \$125,000 To \$149,999 | 1% | 1% | 1% |
| \$150,000 To \$199,999 | 0% | 0% | 0% |

Family Household Income

| Family Household Income: | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--------|---------|---------|
| Less Than \$10,000 | 32 | 129 | 473 |
| \$10,000 To \$14,999 | 43 | 143 | 467 |
| \$15,000 To \$19,999 | 28 | 127 | 445 |
| \$20,000 To \$24,999 | 55 | 217 | 650 |
| \$25,000 To \$29,999 | 54 | 209 | 611 |
| \$30,000 To \$34,999 | 51 | 197 | 523 |
| \$35,000 To \$39,999 | 40 | 155 | 487 |
| \$40,000 To \$44,999 | 60 | 226 | 537 |
| \$45,000 To \$49,999 | 49 | 145 | 533 |
| \$50,000 To \$59,999 | 78 | 309 | 996 |
| \$60,000 To \$74,999 | 128 | 367 | 934 |
| \$75,000 To \$99,999 | 58 | 242 | 663 |
| \$100,000 To \$124,999 | 30 | 121 | 260 |
| \$125,000 To \$149,999 | 20 | 42 | 127 |
| \$150,000 To \$199,999 | 9 | 31 | 73 |
| \$200,000 Or More | 9 | 89 | 162 |

| Radius: | 1 Mile | 3 Miles | 5 Miles |
|------------------------|--------|---------|---------|
| Less Than \$10,000 | 4% | 4% | 5% |
| \$10,000 To \$14,999 | 5% | 5% | 5% |
| \$15,000 To \$19,999 | 3% | 4% | 5% |
| \$20,000 To \$24,999 | 7% | 7% | 8% |
| \$25,000 To \$29,999 | 7% | 7% | 7% |
| \$30,000 To \$34,999 | 6% | 7% | 6% |
| \$35,000 To \$39,999 | 5% | 5% | 6% |
| \$40,000 To \$44,999 | 8% | 8% | 6% |
| \$45,000 To \$49,999 | 6% | 5% | 6% |
| \$50,000 To \$59,999 | 10% | 11% | 12% |
| \$60,000 To \$74,999 | 17% | 13% | 11% |
| \$75,000 To \$99,999 | 7% | 8% | 8% |
| \$100,000 To \$124,999 | 4% | 4% | 3% |
| \$125,000 To \$149,999 | 2% | 1% | 1% |
| \$150,000 To \$199,999 | 1% | 1% | 0% |
| \$200,000 Or More | 1% | 3% | 2% |

Employment

| | | | |
|-------------|--------|---------|---------|
| Employment: | 1 Mile | 3 Miles | 5 Miles |
|-------------|--------|---------|---------|

| | | | |
|--------------------------------------|-------|-------|--------|
| Median Travel Time To Work (minutes) | 20 | 20 | 21 |
| Total Labor Force | 1,764 | 5,264 | 14,602 |

Employment By Industry

| Employment By Industry: | 1 Mile | 3 Miles | 5 Miles |
|---|--------|---------|---------|
| Administrative And Support And Waste Management Service | 3.89% | 3.49% | 2.79% |
| Agriculture Forestry Fishing And Hunting | 0.27% | 0.15% | 0.19% |
| Arts Entertainment And Recreation | 5.68% | 5.87% | 3.93% |
| Construction | 12.19% | 12.23% | 11.36% |
| Educational Services | 14.83% | 12.72% | 10.74% |
| Finance And Insurance | 2.71% | 2.83% | 3.69% |
| Accommodation And Food Services | 9.14% | 11.26% | 13.20% |
| Health Care And Social Assistance | 9.31% | 9.82% | 7.98% |
| Information | 2.37% | 3.01% | 2.89% |
| Manufacturing | 4.61% | 6.07% | 7.62% |
| Management Of Companies And Enterprises | 0.00% | 0.00% | 0.04% |
| Other Services (except Public Administration) | 3.65% | 3.22% | 4.06% |
| Professional Scientific And Technical Services | 2.75% | 2.50% | 2.74% |
| Public Administration | 3.95% | 3.33% | 4.14% |
| Real Estate And Rental And Leasing | 2.68% | 1.98% | 2.53% |
| Retail Trade | 16.25% | 16.39% | 16.04% |
| Transportation And Warehousing | 1.77% | 2.13% | 2.57% |
| Utilities | 0.80% | 0.61% | 0.99% |
| Wholesale Trade | 2.78% | 2.19% | 2.43% |

Race and Ethnicity

| Race and Ethnicity: | 1 Mile | 3 Miles | 5 Miles |
|--|--------|---------|---------|
| White | 89.16% | 87.31% | 75.51% |
| Hispanic Or Latino | 4.18% | 3.38% | 2.36% |
| Asian | 0.87% | 0.89% | 0.76% |
| Black | 7.00% | 8.89% | 21.19% |
| American Indian and Alaska Native | 0.30% | 0.48% | 0.48% |
| Native Hawaiian and Other Pacific Islander | 0.03% | 0.08% | 0.04% |
| Other | 1.43% | 1.10% | 0.97% |
| Two Or More Races | 1.21% | 1.26% | 1.05% |

| Radius: | 1 Mile | 3 Miles | 5 Miles |
|---|--------|---------|---------|
| Administrative And Support And Waste Management Service | 3% | 3% | 2% |
| Agriculture Forestry Fishing And Hunting | 0% | 0% | 0% |
| Arts Entertainment And Recreation | 5% | 5% | 3% |
| Construction | 12% | 12% | 11% |
| Educational Services | 14% | 12% | 10% |
| Finance And Insurance | 2% | 2% | 3% |
| Accommodation And Food Services | 9% | 11% | 13% |
| Health Care And Social Assistance | 9% | 9% | 7% |
| Information | 2% | 3% | 2% |
| Manufacturing | 4% | 6% | 7% |
| Management Of Companies And Enterprises | 0% | 0% | 0% |
| Other Services (except Public Administration) | 3% | 3% | 4% |
| Professional Scientific And Technical Services | 2% | 2% | 2% |
| Public Administration | 3% | 3% | 4% |
| Real Estate And Rental And Leasing | 2% | 1% | 2% |
| Retail Trade | 16% | 16% | 16% |
| Transportation And Warehousing | 1% | 2% | 2% |
| Utilities | 0% | 0% | 0% |
| Wholesale Trade | 2% | 2% | 2% |

| Radius: | 1 Mile | 3 Miles | 5 Miles |
|--|--------|---------|---------|
| White | 89% | 87% | 75% |
| Hispanic Or Latino | 4% | 3% | 2% |
| Asian | 0% | 0% | 0% |
| Black | 7% | 8% | 21% |
| American Indian and Alaska Native | 0% | 0% | 0% |
| Native Hawaiian and Other Pacific Islander | 0% | 0% | 0% |
| Other | 1% | 1% | 0% |