

# Raceware Mfg.

## 212 Bohemia Court, Conway, SC 29526



Listing ID: 1849163  
 Property Type: Industrial For Lease  
 Property Subtype: Warehouse/Distribution  
 Rental Rate: \$5.50 PSF (Annual)  
 Monthly Rent: \$5,362.50  
 Lease Types: Net Lease  
 Contiguous Space: 11,700 SF  
 Total Available: 11,700 SF



### Property Overview

Two year old facility - excellent condition - Owner will consider rent reduction for the right tenant.

Property is also offered for sale @ \$960,000

### Property Details

#### General Information

Listing Name:	Raceware Mfg.	Gross Building Area (GBA):	11,700 SF
Industrial Type:	Warehouse/Distribution	Building Size (RSF):	11,700 SF

#### Available Space

Suite/Unit Number:	Available Space2816507	Lease Term (Months):	See Agent
Space Available SF:	11,700 SF	Lease Type:	Net Lease
Maximum Contiguous SF:	11,700 SF	Space Type:	Relet
Lease Rate:	\$5.50 PSF (Annual)	Sublease Expiration Date:	01/01/2010
Date Available:	09/13/2008		

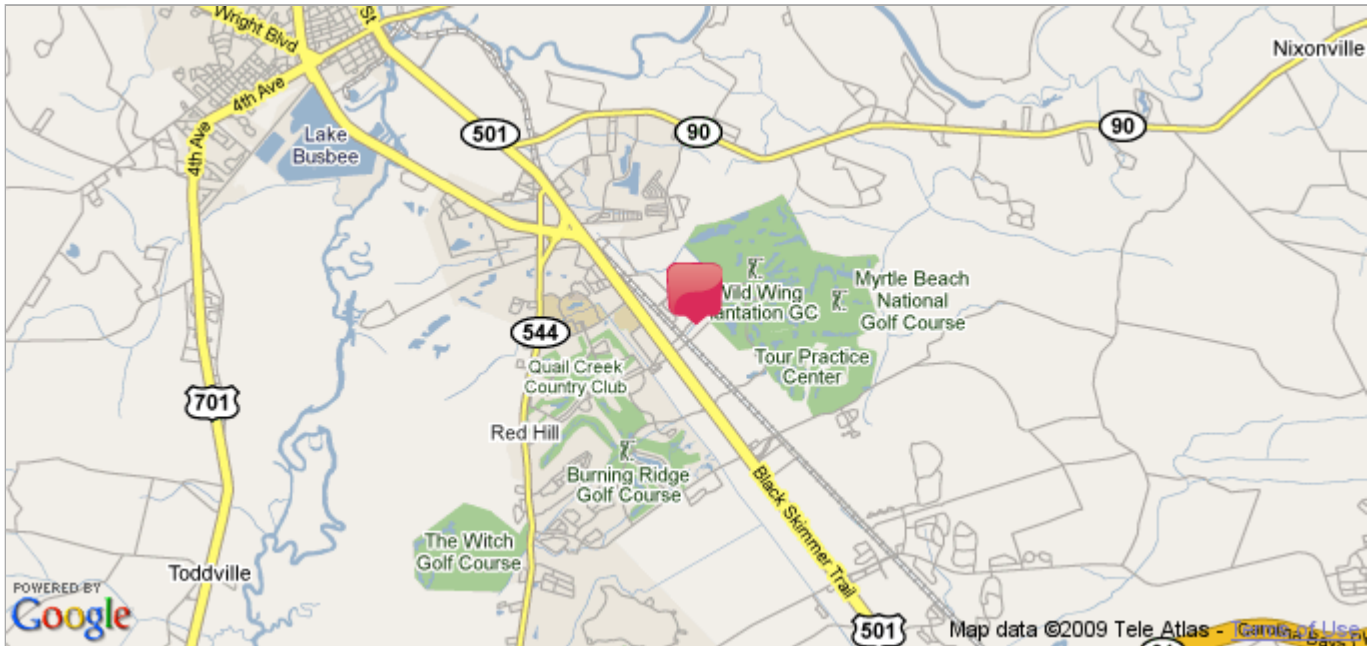
#### Area & Location

Property Located Between:	The subject property is located in a high growth area in Horry County's largest Industrial Park.	Airports:	Myrtle Beach International
Road Type:	Paved	Site Description:	Excellent Facility and Location, Strategically Located Near Horry County Markets, Priced to Lease, Ready to Move-In
Property Visibility:	Excellent	Area Description:	The subject property is located in a high growth area in Horry County's largest Industrial Park near Coastal Carolina University & Horry Georgetown Tec..
Transportation:	Airport, Bus, Highway		
Highway(s) Access:	501, 544, 90		
Rail Access:	Yes		

#### Building Related

Total Number of Buildings:	1	Parking Description:	Paved
Number of Stories:	1	X-Phase:	3 phase
Property Condition:	Excellent	Heat Type:	Electricity
Year Built:	2007	Heat Source:	Central
Roof Type:	Folded Plate	Lighting:	Halogen
Construction/Siding:	Brick/Aluminum Siding	Internet Access:	Cable, DSL
Exterior Description:	Split Block/Steel	Interior Description:	Clean - clear spann - offices AC
Parking Type:	Surface		

# 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 : 212 Bohemia Court, Conway SC

### Population

Population:	1 Mile	3 Miles	5 Miles
Housing Units	370	5,921	11,505
Households	306	4,819	9,457
Population	777	12,584	24,414
Population In Group Quarters	168	900	997
Male Population	377	6,106	11,797
Female Population	400	6,478	12,617

### Age

Age:	1 Mile	3 Miles	5 Miles
Total Population Median Age	27	35	35
Female Median Age	28	36	35
Male Median Age	26	33	33

### Housing Units

Housing Units:	1 Mile	3 Miles	5 Miles
1, Attached	5	51	120
1, Detached	219	3,139	6,183
50 Or More	4	21	29

Radius:	1 Mile	3 Miles	5 Miles
1, Attached	1%	1%	1%
1, Detached	63%	68%	67%
50 Or More	1%	0%	0%

2	9	46	246
3 Or 4	53	345	592
5 To 9	22	299	873
10 To 19	32	536	824
20 To 49	1	117	266

2	2%	1%	2%
3 Or 4	15%	7%	6%
5 To 9	6%	6%	9%
10 To 19	9%	11%	9%
20 To 49	0%	2%	2%

## Occupancy

Occupancy:	1 Mile	3 Miles	5 Miles
Occupied Housing Units	306	4,819	9,457
Owner Occupied Housing Units	221	3,627	6,912
Renter Occupied Housing Units	85	1,192	2,545

Radius:	1 Mile	3 Miles	5 Miles
Occupied Housing Units	50%	50%	50%
Owner Occupied Housing Units	36%	37%	36%
Renter Occupied Housing Units	13%	12%	13%

## Housing Value

Housing Value:	1 Mile	3 Miles	5 Miles
Less Than \$10,000	3	67	98
\$10,000 To \$14,999	0	21	79
\$15,000 To \$19,999	1	27	77
\$20,000 To \$24,999	0	37	81
\$25,000 To \$29,999	3	54	109
\$30,000 To \$34,999	1	94	168
\$35,000 To \$39,999	0	54	121
\$40,000 To \$49,999	3	155	286
\$50,000 To \$59,999	12	240	503
\$60,000 To \$69,999	2	253	452
\$70,000 To \$79,999	11	206	438
\$80,000 To \$89,999	1	161	479
\$90,000 To \$99,999	15	236	616
\$100,000 To \$124,999	54	645	1,152
\$125,000 To \$149,999	16	373	663
\$150,000 To \$174,999	46	373	595
\$175,000 To \$199,999	25	286	407
\$200,000 To \$249,999	17	221	335
\$250,000 To \$299,999	4	41	107
\$300,000 To \$399,999	4	47	77
\$400,000 To \$499,999	0	16	23
\$500,000 To \$749,999	0	1	5
\$750,000 To \$999,999	0	0	0
\$1,000,000 Or More	3	20	40

Radius:	1 Mile	3 Miles	5 Miles
Less Than \$10,000	1%	1%	1%
\$10,000 To \$14,999	0%	0%	1%
\$15,000 To \$19,999	0%	0%	1%
\$20,000 To \$24,999	0%	1%	1%
\$25,000 To \$29,999	1%	1%	1%
\$30,000 To \$34,999	0%	2%	2%
\$35,000 To \$39,999	0%	1%	1%
\$40,000 To \$49,999	1%	4%	4%
\$50,000 To \$59,999	5%	6%	7%
\$60,000 To \$69,999	0%	6%	6%
\$70,000 To \$79,999	4%	5%	6%
\$80,000 To \$89,999	0%	4%	6%
\$90,000 To \$99,999	6%	6%	8%
\$100,000 To \$124,999	24%	17%	16%
\$125,000 To \$149,999	7%	10%	9%
\$150,000 To \$174,999	20%	10%	8%
\$175,000 To \$199,999	11%	7%	5%
\$200,000 To \$249,999	7%	6%	4%
\$250,000 To \$299,999	1%	1%	1%
\$300,000 To \$399,999	1%	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	1%	0%	0%

## Education

Education:	1 Mile	3 Miles	5 Miles
Associate Degree	20	385	906
Bachelor's Degree	73	1,039	1,990
9th To 11th Grade, No Diploma	35	938	2,003
Graduate Degree	73	761	1,225
High School Graduate	113	2,629	5,062
Nursery To 8th Grade	4	233	593

Radius:	1 Mile	3 Miles	5 Miles
Associate Degree	4%	4%	5%
Bachelor's Degree	17%	13%	12%
9th To 11th Grade, No Diploma	8%	11%	12%
Graduate Degree	17%	9%	7%
High School Graduate	27%	33%	32%
Nursery To 8th Grade	0%	2%	3%

No Schooling Completed	0	26	81
Some College, No Degree	92	1,884	3,701

No Schooling Completed	0%	0%	0%
Some College, No Degree	22%	23%	23%

## Income

Income:	1 Mile	3 Miles	5 Miles
Per Capita Income	\$22,938	\$19,077	\$18,334

## Household Income

Household Income:	1 Mile	3 Miles	5 Miles
Less Than \$10,000	15	343	771
\$10,000 To \$14,999	26	322	625
\$15,000 To \$19,999	10	253	548
\$20,000 To \$24,999	30	501	927
\$25,000 To \$29,999	17	386	805
\$30,000 To \$34,999	20	402	768
\$35,000 To \$39,999	17	336	635
\$40,000 To \$44,999	14	321	605
\$45,000 To \$49,999	9	241	520
\$50,000 To \$59,999	43	539	1,099
\$60,000 To \$74,999	39	493	946
\$75,000 To \$99,999	38	336	609
\$100,000 To \$124,999	10	162	266
\$125,000 To \$149,999	3	39	109
\$150,000 To \$199,999	7	38	64
Household Average Income	\$58,258	\$49,816	\$47,330

Radius:	1 Mile	3 Miles	5 Miles
Less Than \$10,000	4%	7%	8%
\$10,000 To \$14,999	8%	6%	6%
\$15,000 To \$19,999	3%	5%	5%
\$20,000 To \$24,999	9%	10%	9%
\$25,000 To \$29,999	5%	8%	8%
\$30,000 To \$34,999	6%	8%	8%
\$35,000 To \$39,999	5%	6%	6%
\$40,000 To \$44,999	4%	6%	6%
\$45,000 To \$49,999	2%	5%	5%
\$50,000 To \$59,999	14%	11%	11%
\$60,000 To \$74,999	12%	10%	10%
\$75,000 To \$99,999	12%	6%	6%
\$100,000 To \$124,999	3%	3%	2%
\$125,000 To \$149,999	0%	0%	1%
\$150,000 To \$199,999	2%	0%	0%

## Family Household Income

Family Household Income:	1 Mile	3 Miles	5 Miles
Less Than \$10,000	5	148	304
\$10,000 To \$14,999	11	157	304
\$15,000 To \$19,999	3	141	299
\$20,000 To \$24,999	17	294	570
\$25,000 To \$29,999	11	264	519
\$30,000 To \$34,999	10	257	494
\$35,000 To \$39,999	11	205	435
\$40,000 To \$44,999	11	248	469
\$45,000 To \$49,999	9	225	466
\$50,000 To \$59,999	24	414	881
\$60,000 To \$74,999	36	440	838
\$75,000 To \$99,999	34	299	546
\$100,000 To \$124,999	9	146	237
\$125,000 To \$149,999	3	38	106
\$150,000 To \$199,999	7	38	61
\$200,000 Or More	8	94	132

Radius:	1 Mile	3 Miles	5 Miles
Less Than \$10,000	2%	4%	4%
\$10,000 To \$14,999	5%	4%	4%
\$15,000 To \$19,999	1%	4%	4%
\$20,000 To \$24,999	8%	8%	8%
\$25,000 To \$29,999	5%	7%	7%
\$30,000 To \$34,999	4%	7%	7%
\$35,000 To \$39,999	5%	6%	6%
\$40,000 To \$44,999	5%	7%	7%
\$45,000 To \$49,999	4%	6%	6%
\$50,000 To \$59,999	11%	12%	13%
\$60,000 To \$74,999	17%	12%	12%
\$75,000 To \$99,999	16%	8%	8%
\$100,000 To \$124,999	4%	4%	3%
\$125,000 To \$149,999	1%	1%	1%
\$150,000 To \$199,999	3%	1%	0%
\$200,000 Or More	3%	2%	1%

## Employment

Employment:	1 Mile	3 Miles	5 Miles
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Median Travel Time To Work (minutes)	16	20	21
Total Labor Force	460	6,460	12,727

## Employment By Industry

Employment By Industry:	1 Mile	3 Miles	5 Miles
Administrative And Support And Waste Management Service	3.16%	3.55%	3.36%
Agriculture Forestry Fishing And Hunting	0.02%	0.12%	0.12%
Arts Entertainment And Recreation	8.48%	5.38%	4.91%
Construction	8.94%	11.66%	11.77%
Educational Services	21.28%	12.08%	10.40%
Finance And Insurance	2.20%	3.83%	4.00%
Accommodation And Food Services	11.63%	13.47%	13.55%
Health Care And Social Assistance	8.11%	8.87%	7.97%
Information	2.69%	2.99%	2.95%
Manufacturing	4.08%	5.86%	6.79%
Management Of Companies And Enterprises	0.00%	0.00%	0.04%
Other Services (except Public Administration)	1.89%	2.97%	3.76%
Professional Scientific And Technical Services	2.90%	2.51%	2.76%
Public Administration	1.86%	3.24%	3.81%
Real Estate And Rental And Leasing	0.76%	2.48%	2.82%
Retail Trade	18.71%	16.29%	15.69%
Transportation And Warehousing	1.02%	2.10%	2.34%
Utilities	0.04%	0.48%	0.64%
Wholesale Trade	2.22%	1.95%	2.23%

## Race and Ethnicity

Race and Ethnicity:	1 Mile	3 Miles	5 Miles
White	86.11%	88.28%	82.90%
Hispanic Or Latino	4.35%	3.26%	2.63%
Asian	1.15%	0.92%	0.89%
Black	9.80%	7.74%	13.40%
American Indian and Alaska Native	0.30%	0.54%	0.56%
Native Hawaiian and Other Pacific Islander	0.11%	0.07%	0.05%
Other	1.48%	1.18%	1.06%
Two Or More Races	1.06%	1.26%	1.14%

Radius:	1 Mile	3 Miles	5 Miles
Administrative And Support And Waste Management Service	3%	3%	3%
Agriculture Forestry Fishing And Hunting	0%	0%	0%
Arts Entertainment And Recreation	8%	5%	4%
Construction	8%	11%	11%
Educational Services	21%	12%	10%
Finance And Insurance	2%	3%	4%
Accommodation And Food Services	11%	13%	13%
Health Care And Social Assistance	8%	8%	7%
Information	2%	2%	2%
Manufacturing	4%	5%	6%
Management Of Companies And Enterprises	0%	0%	0%
Other Services (except Public Administration)	1%	2%	3%
Professional Scientific And Technical Services	2%	2%	2%
Public Administration	1%	3%	3%
Real Estate And Rental And Leasing	0%	2%	2%
Retail Trade	18%	16%	15%
Transportation And Warehousing	1%	2%	2%
Utilities	0%	0%	0%
Wholesale Trade	2%	1%	2%

Radius:	1 Mile	3 Miles	5 Miles
White	86%	88%	82%
Hispanic Or Latino	4%	3%	2%
Asian	1%	0%	0%
Black	9%	7%	13%
American Indian and Alaska Native	0%	0%	0%
Native Hawaiian and Other Pacific Islander	0%	0%	0%
Other	1%	1%	1%