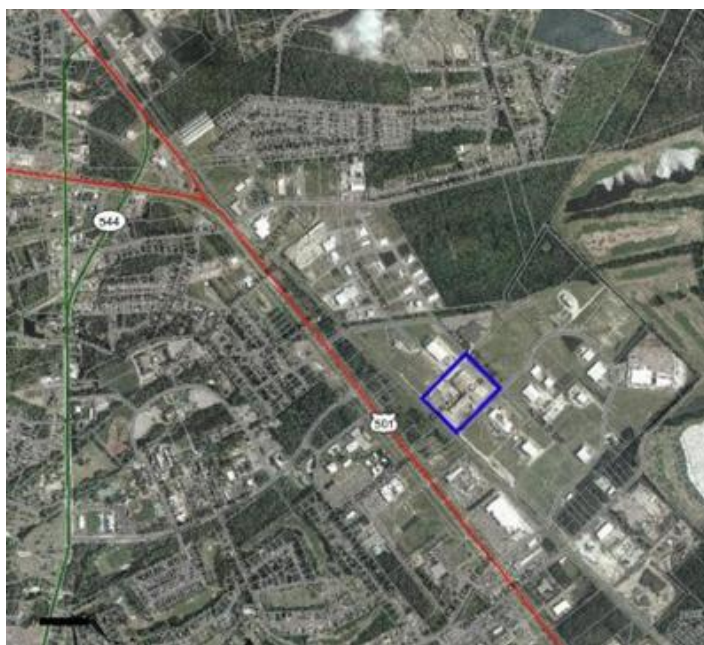


370 Allied Drive



370 Allied Drive, Conway, SC 29526

Listing ID: 1702938
 Property Type: Industrial For Lease
 Property Subtype: Manufacturing, Warehouse/
 Distribution
 Rental Rate: \$5 PSF (Annual)
 Monthly Rent: \$6,250
 Lease Types: Net Lease
 Contiguous Space: 15,000 SF
 Total Available: 15,000 SF



Property Overview

This is one of the few sites zoned HI, Heavy Industrial, in Horry County's premier Industrial Park.

Space available 5,000-15,000 sq. ft.

Property Details

General Information

Listing Name:	370 Allied Drive	Gross Building Area (GBA):	149,000 SF
Industrial Type:	Manufacturing, Warehouse/Distribution	Building Size (RSF):	149,000 SF
Zoning:	HI		

Available Space

Suite/Unit Number:	Available Space 2817501	Lease Term (Months):	See Agent
Space Available SF:	15,000 SF	Lease Type:	Net Lease
Maximum Contiguous SF:	15,000 SF	Space Type:	Relet
Lease Rate:	\$5 PSF (Annual)	Sublease Expiration Date:	01/01/2001
Date Available:	04/01/2007		

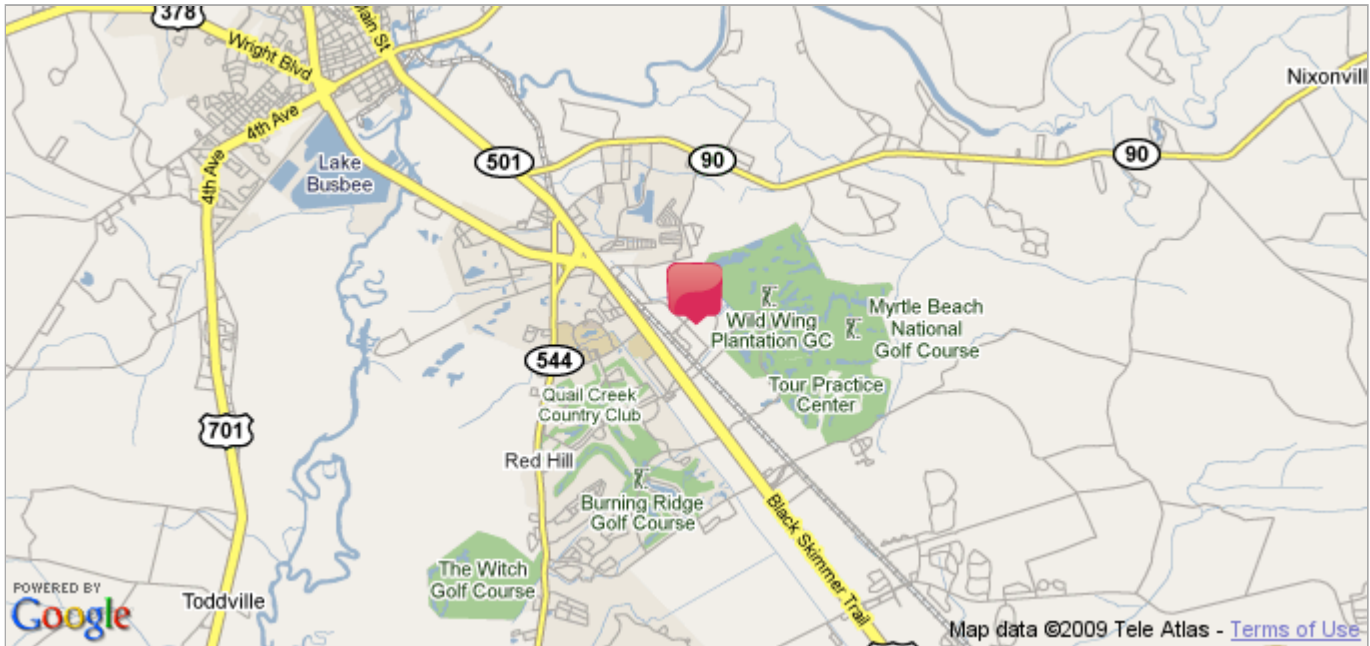
Area & Location

Market Type:	Large	Rail Access:	Yes
Property Located Between:	This site is located in the Atlantic Center for Business and Industry. It has excellent access to Hwy. 501, 544, 22 and 90.	Site Description:	Excellent Access to Hwy. 501, 544, 31 & 90, Zoned HI - Heavy Industrial, Located in Horry County's Premier Industrial Park
Road Type:	Highway Service Drive	Area Description:	This site is located in the Atlantic Center for Business and Industry. It has excellent access to Hwy. 501, 544, 22 and 90.
Transportation:	Airport, Bus, Highway		
Highway(s) Access:	Hwy 501 - Hwy 90 - Hwy 544		

Building Related

Tenancy:	Multiple Tenants	Exterior Description:	Pier spacin 24' X 60"
Total Number of Buildings:	1	Total Parking Spaces:	200
Number of Stories:	1	Parking Description:	Paved
Property Condition:	Good	Overhead Cranes:	8
Year Built:	1974	Interior Description:	Constructed for heavy manufacturing. 42 drive in doors - Docks -8-10" concrete floors
Roof Type:	Gambrel		

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 : 370 Allied Drive, Conway SC

Population

Population:	1 Mile	3 Miles	5 Miles
Housing Units	427	5,676	12,140
Households	344	4,633	10,049
Population	934	12,084	25,983
Population In Group Quarters	159	899	1,102
Male Population	456	5,861	12,486
Female Population	478	6,223	13,497

Age

Age:	1 Mile	3 Miles	5 Miles
Total Population Median Age	28	35	35
Female Median Age	29	36	36
Male Median Age	28	33	33

Housing Units

Housing Units:	1 Mile	3 Miles	5 Miles
1, Attached	3	50	116
1, Detached	256	3,031	6,650
50 Or More	4	20	34

Radius:	1 Mile	3 Miles	5 Miles
1, Attached	0%	1%	1%
1, Detached	71%	69%	68%
50 Or More	1%	0%	0%

2	9	46	241
3 Or 4	49	321	664
5 To 9	16	282	875
10 To 19	22	501	834
20 To 49	0	106	280

2	2%	1%	2%
3 Or 4	13%	7%	6%
5 To 9	4%	6%	9%
10 To 19	6%	11%	8%
20 To 49	0%	2%	2%

Occupancy

Occupancy:	1 Mile	3 Miles	5 Miles
Occupied Housing Units	344	4,633	10,049
Owner Occupied Housing Units	264	3,483	7,288
Renter Occupied Housing Units	80	1,150	2,762

Radius:	1 Mile	3 Miles	5 Miles
Occupied Housing Units	50%	50%	49%
Owner Occupied Housing Units	38%	37%	36%
Renter Occupied Housing Units	11%	12%	13%

Housing Value

Housing Value:	1 Mile	3 Miles	5 Miles
Less Than \$10,000	7	66	101
\$10,000 To \$14,999	0	21	87
\$15,000 To \$19,999	1	27	95
\$20,000 To \$24,999	3	37	84
\$25,000 To \$29,999	4	53	116
\$30,000 To \$34,999	4	93	174
\$35,000 To \$39,999	4	53	142
\$40,000 To \$49,999	10	152	312
\$50,000 To \$59,999	15	227	555
\$60,000 To \$69,999	15	242	504
\$70,000 To \$79,999	15	198	482
\$80,000 To \$89,999	5	155	466
\$90,000 To \$99,999	18	227	628
\$100,000 To \$124,999	51	592	1,152
\$125,000 To \$149,999	14	355	733
\$150,000 To \$174,999	40	365	621
\$175,000 To \$199,999	30	282	426
\$200,000 To \$249,999	19	217	339
\$250,000 To \$299,999	3	40	118
\$300,000 To \$399,999	2	44	85
\$400,000 To \$499,999	0	16	26
\$500,000 To \$749,999	0	1	5
\$750,000 To \$999,999	0	0	0
\$1,000,000 Or More	3	21	37

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

Education

Education:	1 Mile	3 Miles	5 Miles
Associate Degree	27	367	946
Bachelor's Degree	76	996	2,069
9th To 11th Grade, No Diploma	45	900	2,268
Graduate Degree	70	741	1,349
High School Graduate	161	2,521	5,337
Nursery To 8th Grade	12	222	740

Radius:	1 Mile	3 Miles	5 Miles
Associate Degree	5%	4%	5%
Bachelor's Degree	14%	13%	12%
9th To 11th Grade, No Diploma	8%	11%	13%
Graduate Degree	13%	9%	8%
High School Graduate	31%	33%	32%
Nursery To 8th Grade	2%	2%	4%

No Schooling Completed	0	25	109
Some College, No Degree	120	1,807	3,782

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

Income

Income:	1 Mile	3 Miles	5 Miles
Per Capita Income	\$20,222	\$19,174	\$18,188

Household Income

Household Income:	1 Mile	3 Miles	5 Miles
Less Than \$10,000	18	332	923
\$10,000 To \$14,999	30	313	706
\$15,000 To \$19,999	10	246	631
\$20,000 To \$24,999	34	481	960
\$25,000 To \$29,999	21	367	824
\$30,000 To \$34,999	22	383	767
\$35,000 To \$39,999	20	319	671
\$40,000 To \$44,999	18	313	635
\$45,000 To \$49,999	13	224	531
\$50,000 To \$59,999	43	513	1,122
\$60,000 To \$74,999	50	477	964
\$75,000 To \$99,999	37	324	666
\$100,000 To \$124,999	11	158	279
\$125,000 To \$149,999	5	39	119
\$150,000 To \$199,999	6	37	75
Household Average Income	\$54,908	\$50,010	\$47,028

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

Family Household Income

Family Household Income:	1 Mile	3 Miles	5 Miles
Less Than \$10,000	7	144	355
\$10,000 To \$14,999	13	154	364
\$15,000 To \$19,999	5	137	358
\$20,000 To \$24,999	19	278	608
\$25,000 To \$29,999	14	252	528
\$30,000 To \$34,999	12	245	487
\$35,000 To \$39,999	13	196	454
\$40,000 To \$44,999	14	243	493
\$45,000 To \$49,999	13	209	471
\$50,000 To \$59,999	26	391	906
\$60,000 To \$74,999	45	424	846
\$75,000 To \$99,999	31	288	599
\$100,000 To \$124,999	10	142	246
\$125,000 To \$149,999	5	39	112
\$150,000 To \$199,999	6	37	69
\$200,000 Or More	5	93	145

Radius:	1 Mile	3 Miles	5 Miles
Less Than \$10,000	2%	4%	5%
\$10,000 To \$14,999	5%	4%	5%
\$15,000 To \$19,999	2%	4%	5%
\$20,000 To \$24,999	7%	8%	8%
\$25,000 To \$29,999	5%	7%	7%
\$30,000 To \$34,999	5%	7%	6%
\$35,000 To \$39,999	5%	5%	6%
\$40,000 To \$44,999	5%	7%	7%
\$45,000 To \$49,999	5%	6%	6%
\$50,000 To \$59,999	10%	11%	12%
\$60,000 To \$74,999	18%	12%	12%
\$75,000 To \$99,999	13%	8%	8%
\$100,000 To \$124,999	4%	4%	3%
\$125,000 To \$149,999	2%	1%	1%
\$150,000 To \$199,999	2%	1%	0%
\$200,000 Or More	2%	2%	2%

Employment

Employment:	1 Mile	3 Miles	5 Miles
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Median Travel Time To Work (minutes)	18	20	21
Total Labor Force	551	6,204	13,281

Employment By Industry

Employment By Industry:	1 Mile	3 Miles	5 Miles
Administrative And Support And Waste Management Service	3.62%	3.55%	2.97%
Agriculture Forestry Fishing And Hunting	0.16%	0.12%	0.15%
Arts Entertainment And Recreation	7.05%	5.47%	4.30%
Construction	10.54%	11.74%	11.74%
Educational Services	18.35%	12.21%	10.72%
Finance And Insurance	2.48%	3.68%	3.80%
Accommodation And Food Services	9.96%	13.14%	13.42%
Health Care And Social Assistance	8.63%	9.02%	7.89%
Information	2.40%	3.00%	2.88%
Manufacturing	4.09%	5.88%	7.12%
Management Of Companies And Enterprises	0.00%	0.00%	0.04%
Other Services (except Public Administration)	2.85%	3.00%	3.94%
Professional Scientific And Technical Services	2.87%	2.50%	2.74%
Public Administration	3.00%	3.24%	4.08%
Real Estate And Rental And Leasing	1.90%	2.38%	2.66%
Retail Trade	17.53%	16.31%	15.89%
Transportation And Warehousing	1.31%	2.08%	2.46%
Utilities	0.44%	0.50%	0.79%
Wholesale Trade	2.59%	1.99%	2.33%

Race and Ethnicity

Race and Ethnicity:	1 Mile	3 Miles	5 Miles
White	87.82%	88.18%	79.68%
Hispanic Or Latino	4.41%	3.28%	2.56%
Asian	1.00%	0.92%	0.83%
Black	8.21%	7.86%	16.76%
American Indian and Alaska Native	0.27%	0.53%	0.53%
Native Hawaiian and Other Pacific Islander	0.06%	0.08%	0.04%
Other	1.52%	1.17%	1.05%
Two Or More Races	1.13%	1.26%	1.10%

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	7%	5%	4%
Construction	10%	11%	11%
Educational Services	18%	12%	10%
Finance And Insurance	2%	3%	3%
Accommodation And Food Services	9%	13%	13%
Health Care And Social Assistance	8%	9%	7%
Information	2%	3%	2%
Manufacturing	4%	5%	7%
Management Of Companies And Enterprises	0%	0%	0%
Other Services (except Public Administration)	2%	3%	3%
Professional Scientific And Technical Services	2%	2%	2%
Public Administration	3%	3%	4%
Real Estate And Rental And Leasing	1%	2%	2%
Retail Trade	17%	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	87%	88%	79%
Hispanic Or Latino	4%	3%	2%
Asian	1%	0%	0%
Black	8%	7%	16%
American Indian and Alaska Native	0%	0%	0%
Native Hawaiian and Other Pacific Islander	0%	0%	0%
Other	1%	1%	1%