

Century Cir. Office/Warehouse

Century Circle @ Allied Drive, Conway, SC 29526



Listing ID: 1624639
 Property Type: Office For Lease
 Property Subtype: Executive Suites, Flex Space
 Rental Rate: \$7.50 PSF (Annual)
 Monthly Rent: \$9,375
 Lease Types: Absolute NNN
 Contiguous Space: 15,000 SF
 Total Available: 15,000 SF
 Loading: 4 Doors



Property Overview

The property consists of a new metal building located on the corner of Century Circle and Allied Drive in the Atlantic Center. The facility has excellent curb appeal and can be sub divided in 2,500 sq ft sections.

Motivated owner

Property is also offered for sale @ \$1,790,000

Property Details

General Information

Listing Name:	Century Cir. Office/Warehouse	Class of Space:	Class A
Tax ID Number/APN:	151-00-04-192	Gross Building Area (GBA):	15,000 SF
Office Type:	Executive Suites, Flex Space	Building Size (RSF):	15,000 SF
Zoning:	HI		

Available Space

Suite/Unit Number:	Available Space 2817890	Lease Term (Months):	See Agent
Space Available SF:	15,000 SF	Lease Type:	Absolute NNN
Maximum Contiguous SF:	15,000 SF	Space Type:	Relet
Lease Rate:	\$7.50 PSF (Annual)	Offices:	2
Date Available:	01/03/2008		

Area & Location

Market Type:	Large	Site Description:	Excellent Access to All Area Markets, New Construction - Attractive Curb Appeal, w/Access to Hwy 501, 90, 31 & 544
Property Located Between:	The site is located in the Atlantic Center for Business and Industry.	Area Description:	The site is located in the Atlantic Center for Business and Industry.
Road Type:	Paved		
Transportation:	Airport, Bus, Highway		
Highway(s) Access:	Hwy 501/544/90		

Building Related

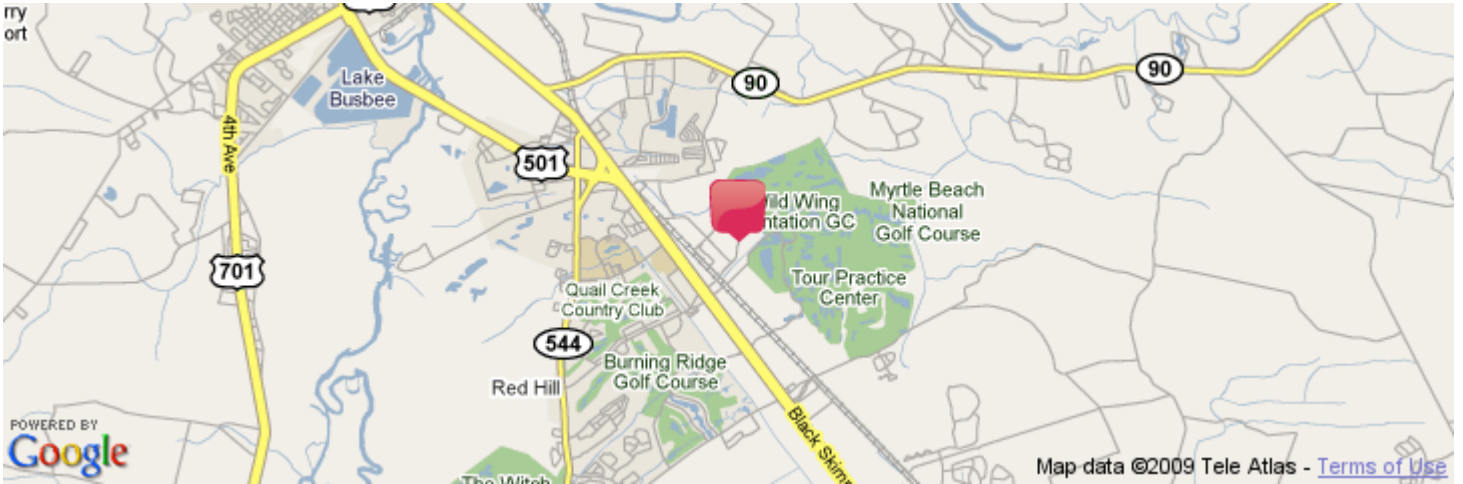
Total Number of Buildings:	1	Total Parking Spaces:	50
Number of Stories:	1	Parking Description:	Stripped
Year Built:	2007	Heat Type:	Electricity
Roof Type:	Gambrel	Heat Source:	Central
Exterior Description:	Brick and steel fabrication - Excellent curb appeal	Air Conditioning:	Engineered System
Parking Type:	Surface	Internet Access:	Cable, DSL

Land Related

Total Land Size: 1.7 Acres
Lot Frontage (Feet): 300+-
Topography: Level

Location

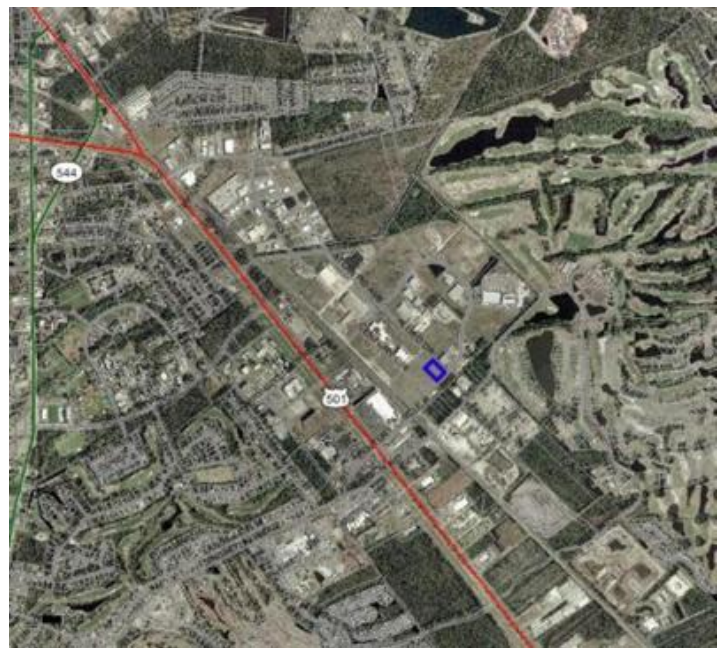
Address: Century Circle @ Allied Drive
Conway, SC 29526
County: Horry
MSA: Myrtle Beach-North Myrtle Beach-Conway



Property Images

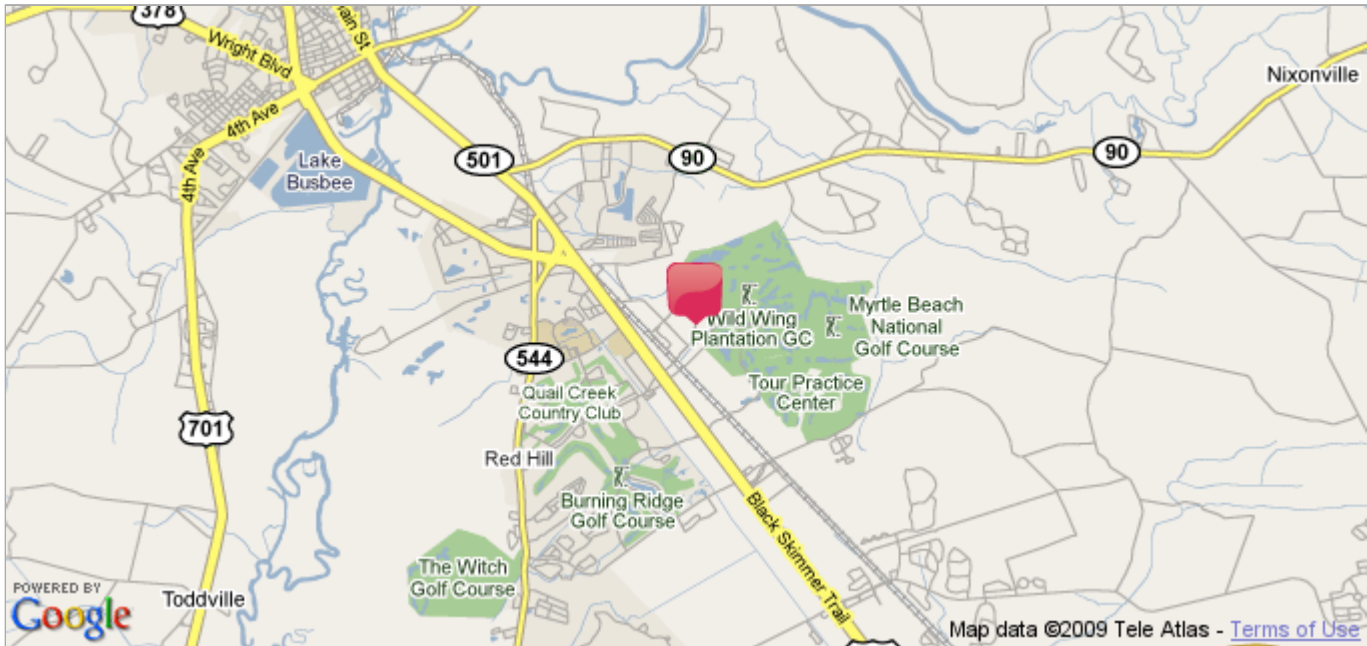


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Demographic Information



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 : Century Circle @ Allied Drive, Conway SC

Population

Population:	1 Mile	3 Miles	5 Miles
Housing Units	330	5,836	11,177
Households	267	4,778	9,158
Population	667	12,469	23,669
Population In Group Quarters	146	899	998
Male Population	327	6,051	11,430
Female Population	340	6,418	12,239

Age

Age:	1 Mile	3 Miles	5 Miles
Total Population Median Age	25	34	35
Female Median Age	25	36	36
Male Median Age	25	33	33

Housing Units

Housing Units:	1 Mile	3 Miles	5 Miles
1, Attached	3	52	102
1, Detached	199	3,118	5,975
50 Or More	3	21	30

Radius:	1 Mile	3 Miles	5 Miles
1, Attached	1%	1%	1%
1, Detached	67%	69%	67%
50 Or More	1%	0%	0%

2	8	47	181
3 Or 4	46	325	595
5 To 9	14	285	811
10 To 19	21	516	825
20 To 49	0	115	269

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

Occupancy

Occupancy:	1 Mile	3 Miles	5 Miles
Occupied Housing Units	267	4,778	9,158
Owner Occupied Housing Units	200	3,590	6,730
Renter Occupied Housing Units	67	1,188	2,429

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

Housing Value

Housing Value:	1 Mile	3 Miles	5 Miles
Less Than \$10,000	5	67	99
\$10,000 To \$14,999	0	22	80
\$15,000 To \$19,999	0	29	80
\$20,000 To \$24,999	1	39	82
\$25,000 To \$29,999	3	52	110
\$30,000 To \$34,999	2	99	170
\$35,000 To \$39,999	2	56	125
\$40,000 To \$49,999	5	156	290
\$50,000 To \$59,999	12	227	508
\$60,000 To \$69,999	7	245	455
\$70,000 To \$79,999	10	203	422
\$80,000 To \$89,999	2	165	410
\$90,000 To \$99,999	14	244	556
\$100,000 To \$124,999	45	596	1,093
\$125,000 To \$149,999	10	367	672
\$150,000 To \$174,999	36	373	594
\$175,000 To \$199,999	24	296	407
\$200,000 To \$249,999	15	226	325
\$250,000 To \$299,999	3	44	106
\$300,000 To \$399,999	2	46	80
\$400,000 To \$499,999	0	16	25
\$500,000 To \$749,999	0	1	5
\$750,000 To \$999,999	0	0	0
\$1,000,000 Or More	2	21	35

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	0%	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	2%	4%	4%
\$50,000 To \$59,999	6%	6%	7%
\$60,000 To \$69,999	3%	6%	6%
\$70,000 To \$79,999	5%	5%	6%
\$80,000 To \$89,999	1%	4%	6%
\$90,000 To \$99,999	7%	6%	8%
\$100,000 To \$124,999	22%	16%	16%
\$125,000 To \$149,999	5%	10%	9%
\$150,000 To \$174,999	18%	10%	8%
\$175,000 To \$199,999	12%	8%	6%
\$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	19	384	834
Bachelor's Degree	54	1,023	1,903
9th To 11th Grade, No Diploma	26	941	2,012
Graduate Degree	55	765	1,241
High School Graduate	98	2,581	4,880
Nursery To 8th Grade	5	230	610

Radius:	1 Mile	3 Miles	5 Miles
Associate Degree	5%	4%	5%
Bachelor's Degree	16%	13%	12%
9th To 11th Grade, No Diploma	7%	12%	13%
Graduate Degree	16%	9%	8%
High School Graduate	29%	33%	32%
Nursery To 8th Grade	1%	2%	4%

No Schooling Completed	0	25	84
Some College, No Degree	76	1,866	3,524

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

Income

Income:	1 Mile	3 Miles	5 Miles
Per Capita Income	\$22,707	\$19,162	\$18,391

Household Income

Household Income:	1 Mile	3 Miles	5 Miles
Less Than \$10,000	12	346	787
\$10,000 To \$14,999	25	325	626
\$15,000 To \$19,999	6	253	544
\$20,000 To \$24,999	26	494	895
\$25,000 To \$29,999	15	379	760
\$30,000 To \$34,999	16	391	717
\$35,000 To \$39,999	15	331	622
\$40,000 To \$44,999	12	326	590
\$45,000 To \$49,999	9	226	479
\$50,000 To \$59,999	36	531	1,044
\$60,000 To \$74,999	39	489	886
\$75,000 To \$99,999	32	334	607
\$100,000 To \$124,999	8	165	265
\$125,000 To \$149,999	4	42	105
\$150,000 To \$199,999	6	39	67
Household Average Income	\$56,728	\$50,006	\$47,529

Radius:	1 Mile	3 Miles	5 Miles
Less Than \$10,000	4%	7%	8%
\$10,000 To \$14,999	9%	6%	6%
\$15,000 To \$19,999	2%	5%	5%
\$20,000 To \$24,999	9%	10%	9%
\$25,000 To \$29,999	5%	7%	8%
\$30,000 To \$34,999	6%	8%	7%
\$35,000 To \$39,999	5%	6%	6%
\$40,000 To \$44,999	4%	6%	6%
\$45,000 To \$49,999	3%	4%	5%
\$50,000 To \$59,999	13%	11%	11%
\$60,000 To \$74,999	14%	10%	9%
\$75,000 To \$99,999	12%	6%	6%
\$100,000 To \$124,999	3%	3%	2%
\$125,000 To \$149,999	1%	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	4	148	305
\$10,000 To \$14,999	11	160	312
\$15,000 To \$19,999	2	140	298
\$20,000 To \$24,999	15	287	566
\$25,000 To \$29,999	10	260	488
\$30,000 To \$34,999	8	251	459
\$35,000 To \$39,999	9	206	418
\$40,000 To \$44,999	9	256	456
\$45,000 To \$49,999	9	210	431
\$50,000 To \$59,999	21	405	842
\$60,000 To \$74,999	36	433	782
\$75,000 To \$99,999	28	296	543
\$100,000 To \$124,999	7	147	234
\$125,000 To \$149,999	4	41	101
\$150,000 To \$199,999	6	39	62
\$200,000 Or More	5	94	135

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	4%	6%	6%
\$40,000 To \$44,999	4%	7%	7%
\$45,000 To \$49,999	4%	6%	6%
\$50,000 To \$59,999	11%	12%	13%
\$60,000 To \$74,999	19%	12%	12%
\$75,000 To \$99,999	15%	8%	8%
\$100,000 To \$124,999	3%	4%	3%
\$125,000 To \$149,999	2%	1%	1%
\$150,000 To \$199,999	3%	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)	17	20	21
Total Labor Force	424	6,420	12,193

Employment By Industry

Employment By Industry:	1 Mile	3 Miles	5 Miles
Administrative And Support And Waste Management Service	3.38%	3.62%	3.12%
Agriculture Forestry Fishing And Hunting	0.10%	0.12%	0.13%
Arts Entertainment And Recreation	7.66%	5.41%	4.52%
Construction	9.74%	11.88%	11.93%
Educational Services	21.16%	12.10%	10.67%
Finance And Insurance	2.14%	3.66%	3.89%
Accommodation And Food Services	10.54%	13.20%	13.55%
Health Care And Social Assistance	7.63%	9.00%	7.89%
Information	2.32%	3.03%	2.92%
Manufacturing	3.32%	5.83%	6.78%
Management Of Companies And Enterprises	0.00%	0.00%	0.04%
Other Services (except Public Administration)	2.55%	3.08%	3.81%
Professional Scientific And Technical Services	3.05%	2.47%	2.75%
Public Administration	2.73%	3.29%	3.95%
Real Estate And Rental And Leasing	1.41%	2.35%	2.74%
Retail Trade	17.96%	16.27%	15.87%
Transportation And Warehousing	1.19%	2.04%	2.46%
Utilities	0.28%	0.52%	0.69%
Wholesale Trade	2.68%	1.97%	2.19%

Race and Ethnicity

Race and Ethnicity:	1 Mile	3 Miles	5 Miles
White	87.47%	87.90%	82.26%
Hispanic Or Latino	4.68%	3.23%	2.65%
Asian	1.12%	0.92%	0.85%
Black	8.51%	8.14%	14.08%
American Indian and Alaska Native	0.18%	0.55%	0.56%
Native Hawaiian and Other Pacific Islander	0.06%	0.07%	0.05%
Other	1.64%	1.16%	1.07%
Two Or More Races	1.02%	1.26%	1.13%

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	7%	5%	4%
Construction	9%	11%	11%
Educational Services	21%	12%	10%
Finance And Insurance	2%	3%	3%
Accommodation And Food Services	10%	13%	13%
Health Care And Social Assistance	7%	9%	7%
Information	2%	3%	2%
Manufacturing	3%	5%	6%
Management Of Companies And Enterprises	0%	0%	0%
Other Services (except Public Administration)	2%	3%	3%
Professional Scientific And Technical Services	3%	2%	2%
Public Administration	2%	3%	3%
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%	87%	82%
Hispanic Or Latino	4%	3%	2%
Asian	1%	0%	0%
Black	8%	8%	14%
American Indian and Alaska Native	0%	0%	0%
Native Hawaiian and Other Pacific Islander	0%	0%	0%
Other	1%	1%	1%