



PREVIOUS CAMPUS FACILITY
1900 MR. JOE WHITE AVENUE
MYRTLE BEACH, SC 29577

For Sale

Bank Owned

\$2.5 Million Renovations

Prepared by:
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PROPERTY OVERVIEW

PREVIOUS CAMPUS FACILITY

GOLF ACADEMY OF AMERICA – MYRTLE BEACH



1900 Mr. Joe White Avenue

Myrtle Beach, SC 29577

Building Size: 25,196

Net Rentable Area 25,196

Gross Building Area: 25,196

Year Built: 1982

Renovated: 2015

Sales Price: **\$4,390,000**

Ingress/Egress

Subject property is accessible from Mr. Joe White Avenue. Easily accessed from US Highway 17 Bypass, US Highway 17 Business and Robert M. Grissom Parkway.

Property

- The property is a 1-story building with approximately 25,196 sq ft situated on 6.24-acre site and renovated in 2015.
- 370' frontage offers high visibility from Mr. Joe White Avenue. 10,000 daily traffic count on Mr. Joe White Avenue (SCDOT 2017).
- Fastest growing area in northeast South Carolina
- Major corridors intersect less than 1/10 mile at Seaboard Street which is the South entrance into Seaboard Commons Shopping Center. This business neighborhood offers a diverse mix of national retailers to include Broadway at the Beach, Sam's Wholesale, Target and Lowes Home Improvement.
- This property represents a long term leasing opportunity to include existing furnishings, computers, IT and a possible purchase opportunity. **\$2.5 Million recent upfit.**

Area

Strategic location near HWY 17 Bypass and 10th Avenue North. Neighboring centers include Broadway at the Beach, 501 Commons and Coastal Grand Mall Strand's largest retail concentration.

***Ask about switching station on site**



Subject Photos, Aerials, Site & Floor Plan



SUBJECT PROPERTY



INTERIOR OFFICES



BUILDING ENTRANCE



CLASSROOM



CONFERENCE ROOM



OPEN AREA



SIDE ELEVATION



SIDE ELEVATION



OFFICE



LIBRARY



CLASSROOM



BREAKROOM



BATHROOM



HALLWAY



VIRTUAL COURSE



COVERED OUTSIDE AREA




FRONT RECEPTION




OFFICE

SITE PLAN



**Golf Academy
of America**
Your Path to a Golf Career

**1900 MR. JOE WHITE AVENUE
MYRTLE BEACH, SC 29577
HORRY COUNTY**

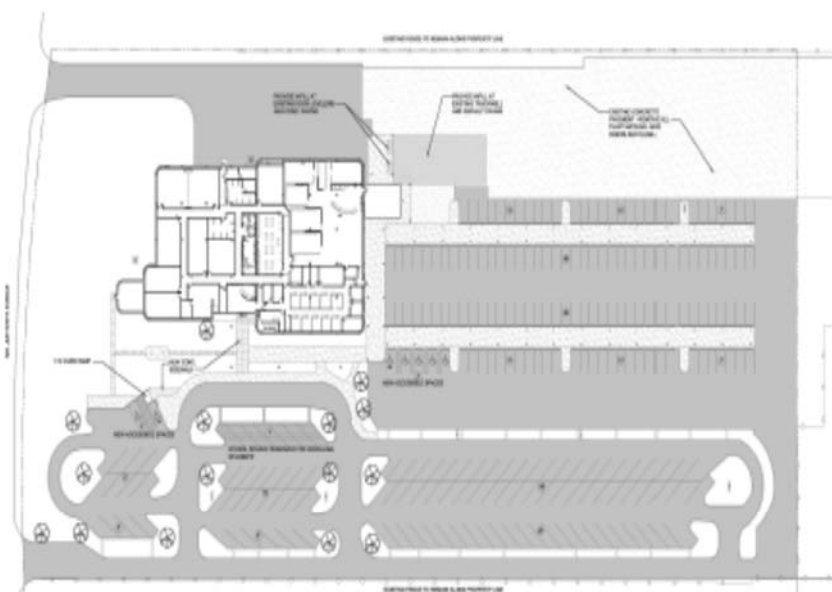


**ROB WALKER
ARCHITECTS LLC**
1208 WEST PINE STREET
SUITE 100
MYRTLE BEACH, SC 29577
732.334.5274

TENANT IMPROVEMENTS

PROJECT NO: 5005.92
DATE: 06/02/14

CONSTRUCTION DOCUMENTS



PROJECT DESCRIPTION
Proposed to construct tenant improvement building in Myrtle Beach, SC to a new location of Golf Academy of America. The project includes construction of office, classroom, training room, lobby, and kitchen. Includes kitchen area, and other support spaces. See the notes at the beginning.

NOI: 147-0001-01-001
NOI: 147-0001-01-002
NOI: 147-0001-01-003
NOI: 147-0001-01-004
NOI: 147-0001-01-005
NOI: 147-0001-01-006
NOI: 147-0001-01-007
NOI: 147-0001-01-008
NOI: 147-0001-01-009
NOI: 147-0001-01-010
NOI: 147-0001-01-011
NOI: 147-0001-01-012
NOI: 147-0001-01-013
NOI: 147-0001-01-014
NOI: 147-0001-01-015
NOI: 147-0001-01-016
NOI: 147-0001-01-017
NOI: 147-0001-01-018
NOI: 147-0001-01-019
NOI: 147-0001-01-020

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NOTICE:
Landlord, Tenant and General Contractor acknowledge that certain installations of certain FF&E, FF equipment and other personal property will be performed by third parties retained by Tenant outside of the scope of the construction contract, and invoices for such work will be either paid for directly by Landlord or Landlord will promptly reimburse (within 14 days of presentation of a paid invoice) Tenant after payments for such work have been made by Tenant. This payment reimbursement obligation shall not exceed \$700,000.

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SITE PLAN

FINISH NOTES	INTERIOR NOTES NEW CONSTRUCTION	RENOV/DEMO NOTES	DESIGNATIONS
<p>001. AS REFERENCED TO THE PLAN, ALL AREAS WHERE FINISHES DIFFER FROM THE EXISTING FINISHES SHALL BE INDICATED BY SHADING.</p> <p>002. ALL DEMOLITION OF EXISTING FINISHES SHALL BE INDICATED BY SHADING.</p> <p>003. CONTRACTOR IS TO PROVIDE "SURFPLUS" WORK AS NOTED BELOW SURPLUS WORK SHALL BE PROVIDED ON EACH OFFICE PRODUCT AND/OR FINISHES, TOTAL QUANTITY AND TYPE TO BE DETERMINED.</p> <p>004. CONTRACTOR SHALL PROVIDE SURFPLUS TO THE ARCHITECT FOR SURPLUS WORK TO BE PROVIDED TO THE ARCHITECT'S OFFICE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SURPLUS WORK TO BE PROVIDED TO THE ARCHITECT'S OFFICE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SURPLUS WORK TO BE PROVIDED TO THE ARCHITECT'S OFFICE.</p> <p>005. CONTRACTOR SHALL PROVIDE SURFPLUS TO THE ARCHITECT FOR SURPLUS WORK TO BE PROVIDED TO THE ARCHITECT'S OFFICE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SURPLUS WORK TO BE PROVIDED TO THE ARCHITECT'S OFFICE.</p> <p>006. 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ROB WALKER ARCHITECTS LLC
 200 WEST 10TH STREET, SUITE 200
 MYRTLE BEACH, SOUTH CAROLINA 29577
 PHONE: 843.666.7000
 FAX: 843.666.7001



Golf Academy of America
 Your Path to a Golf Career

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 Myrtle Beach, SC 29577
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 Fax: 843.666.7001

TENANT IMPROVEMENTS CONSTRUCTION DOCUMENTS

PROJECT NO.: 2020.02
 DATE: 08/11/21

GENERAL NOTES

A0.1

AERIAL



1039 44TH AVENUE NORTH, SUITE 203
MYRTLE BEACH, SOUTH CAROLINA 29577

WWW.TRADDCOMMERCIAL.COM

LOCAL BUSINESS NEIGHBORHOOD



1039 44TH AVENUE NORTH, SUITE 203
MYRTLE BEACH, SOUTH CAROLINA 29577

WWW.TRADDCOMMERCIAL.COM

REGIONAL VIEW





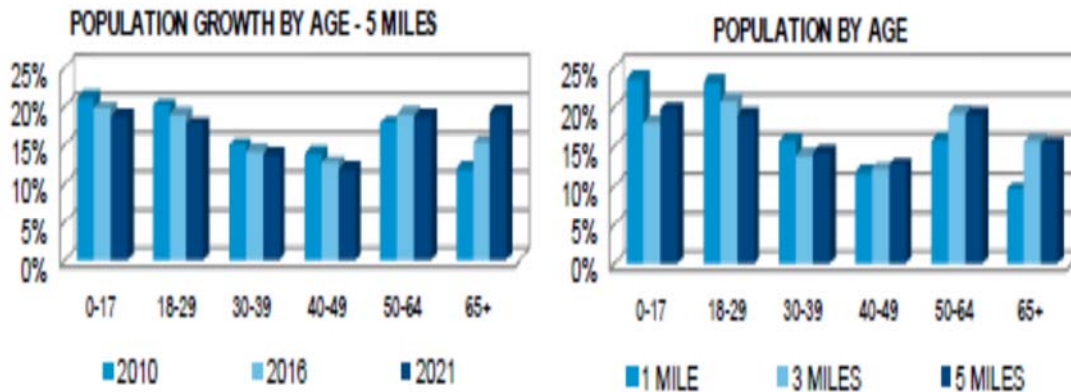
DEMOGRAPHICS

1, 3 & 5 MILE DEMOGRAPHICS

LOCAL AREA DEMOGRAPHICS							
DESCRIPTION	1 MILE	3 MILES	5 MILES	DESCRIPTION	1 MILE	3 MILES	5 MILES
POPULATION				AVERAGE HOUSEHOLD INCOME			
2000 Population	4,264	20,860	38,502	2016	\$35,902	\$51,161	\$59,404
2010 Population	5,401	29,023	63,964	2021	\$37,489	\$53,328	\$61,777
2016 Population	5,964	33,165	77,912	Change 2016-2021	4.42%	4.24%	3.99%
2021 Population	6,680	38,439	93,001	MEDIAN HOUSEHOLD INCOME			
Change 2000-2010	26.67%	39.13%	66.13%	2016	\$25,123	\$36,659	\$44,193
Change 2010-2016	10.42%	14.27%	21.81%	2021	\$26,809	\$39,948	\$46,796
Change 2016-2021	12.01%	15.90%	19.37%	Change 2016-2021	6.71%	8.97%	5.89%
POPULATION 65+				PER CAPITA INCOME			
2010 Population	409	3,543	7,588	2016	\$12,271	\$20,658	\$23,247
2016 Population	575	5,213	11,957	2021	\$12,126	\$20,398	\$22,843
2021 Population	784	7,497	17,819	Change 2016-2021	(1.18%)	(1.26%)	(1.74%)
Change 2000-2016	40.59%	47.14%	57.58%	2016 HOUSEHOLDS BY INCOME			
Change 2016-2021	36.35%	43.81%	49.03%	<\$15,000	31.6%	18.3%	13.2%
NUMBER OF HOUSEHOLDS				\$15,000-\$24,999	18.1%	15.0%	12.8%
2000 Households	1,678	9,381	17,031	\$25,000-\$34,999	12.9%	14.7%	12.3%
2010 Households	1,915	12,575	27,024	\$35,000-\$49,999	13.7%	16.7%	19.3%
2016 Households	1,966	13,246	30,687	\$50,000-\$74,999	13.0%	17.7%	19.7%
2021 Households	2,086	14,551	34,637	\$75,000-\$99,999	7.4%	8.6%	9.4%
Change 2000-2010	14.12%	34.05%	58.68%	\$100,000-\$149,999	1.8%	5.6%	8.4%
Change 2010-2016	2.66%	5.34%	13.55%	\$150,000-\$199,999	0.5%	1.1%	2.3%
Change 2016-2021	6.10%	9.85%	12.87%	\$200,000 or greater	0.7%	2.2%	2.6%
HOUSING UNITS (2016)				MEDIAN HOME VALUE			
Owner Occupied	450	5,778	16,628	\$99,688	\$148,899	\$162,243	
Renter Occupied	1,230	7,303	13,767	AVERAGE HOME VALUE			
HOUSING UNITS BY YEAR BUILT				\$121,923	\$199,761	\$218,820	
Built 2010 or later	28	259	774	HOUSING UNITS BY UNITS IN STRUCTURE			
Built 2000 to 2009	337	3,806	11,462	1, detached	526	5,275	15,113
Built 1990 to 1999	276	2,819	6,438	1, attached	92	801	1,899
Built 1980 to 1989	430	2,600	5,324	2	100	374	611
Built 1970 to 1979	414	1,813	3,413	3 or 4	220	1,043	1,606
Built 1960 to 1969	243	1,009	1,566	5 to 9	279	1,759	3,072
Built 1950 to 1959	176	666	1,175	10 to 19	109	1,454	3,033
Built 1940 to 1949	36	166	280	20 to 49	128	862	1,625
Built 1939 or earlier	26	109	255	50 or more	67	419	688
				Mobile home	159	1,091	2,741
				Boat, RV, van, etc.	0	1	7

Source: Pitney Bowes/Gadberry Group - GroundView ©

1, 3 & 5 MILE DEMOGRAPHICS



Transportation Routes

Major traffic arteries are shown in the chart below:

MAJOR ROADWAYS & THOROUGHFARES			
HIGHWAY	DIRECTION	FUNCTION	DISTANCE FROM SUBJECT
US Highway 17 Bypass	North-South	US Highway	This is just down the street from the subject property.
US Highway 501	East-West	US Highway	This is just down the street from the subject property.
SURFACE STREETS	DIRECTION	FUNCTION	DISTANCE FROM SUBJECT
10th Avenue North	North-South	Connector Street	The subject property fronts this street.
Seaboard Street	East-West	Connector Street	This is just down the street from the subject property.
Robert M Grissom Pkwy	East-West	Connector Street	This is just down the street from the subject property.