

2787 HIGHWAY 378; BUILDING 2, CONWAY, SC 29527

# 2787 HIGHWAY 378; BUILDING 2



Tideland Commercial



## OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
CAM	TBD
Building Size:	25,000 SF
Available SF:	2,500- 5,000 SF
Lot Size:	5.88 Acres
Year Built:	2024
Zoning:	HI (Heavy Industrial)

## PROPERTY OVERVIEW

Introducing a prime leasing opportunity; Unit E/F available for immediate occupancy! This newly constructed unit boasts a total of 5,000 square feet, featuring a 645 square foot office space containing a reception area, two offices and a restroom and a sizable 4,305 square foot warehouse. Its strategic positioning off Highway 378 offers excellent visibility and easy accessibility. With 10-foot overhead doors, 18-foot clear height (24-foot to center), and ample parking, this property is well-suited for a variety of business needs. The fully finished office area with modern finishes provides a professional and inviting environment for both employees and clients. Asking \$11/SF NNN with free rent available if leased by September 15, 2025. CAM TBD. Unit E/F is the only remaining unit available; it can be subdivided into two 2,500 SF Units. Don't miss the opportunity to make this impressive space your own!

## PROPERTY HIGHLIGHTS

- 5,000 SF (50'x100'L), 645 SF office; 4,305 SF warehouse
- Prime Location off HWY 378
- 10' Overhead Doors
- 18' Clear Height; 24' to Center
- Ample Parking (84 spaces)
- Fully Finished Office Area with Modern Finishes

**OFFICE  
BUILDING  
FOR LEASE**

**SHEENA ROTE**

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,500 - 5,000 SF	Lease Rate:	\$11.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 2-E; Building 2	Available	2,500 SF	NNN	\$11.00 SF/yr	Unit 2-E, Building 2 - 2500 SF
Unit 2-F; Building 2	Available	5,000 SF	NNN	\$11.00 SF/yr	Unit 2-F, Building 2 - 5000 SF. Potential to subdivide into two, 2,500 SF Units.

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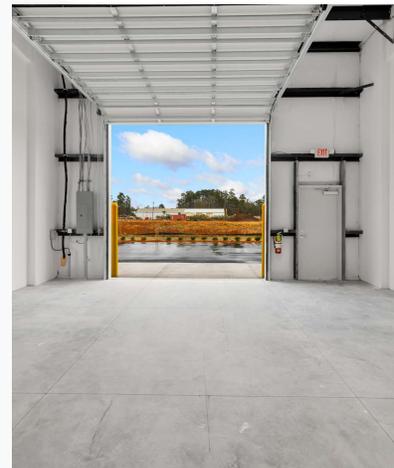
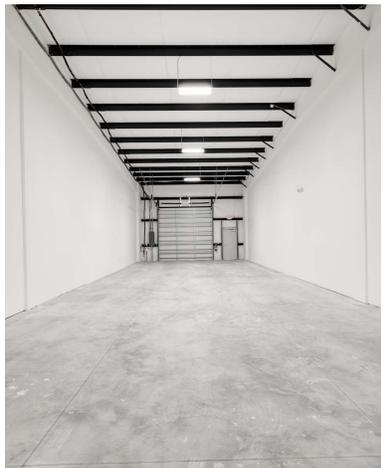
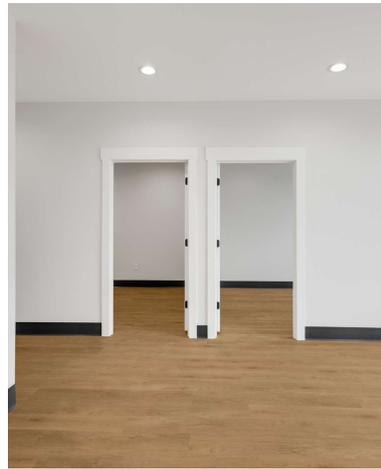
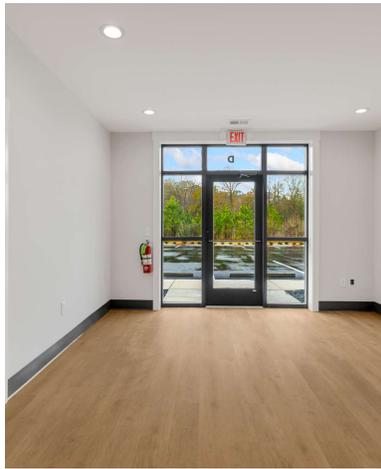
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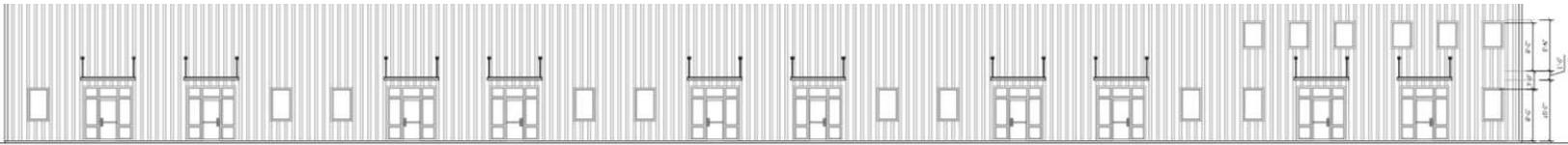
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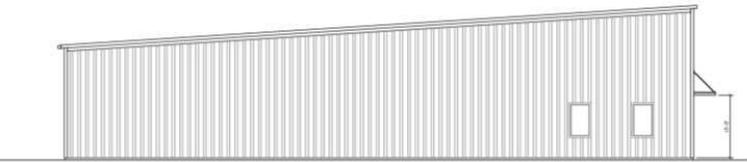
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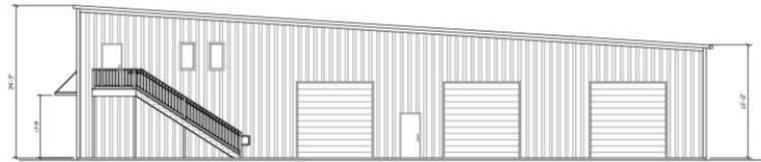
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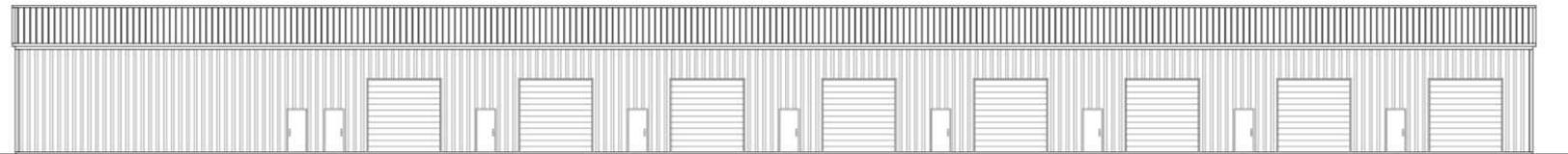
FRONT ELEVATION  
1" = 8'



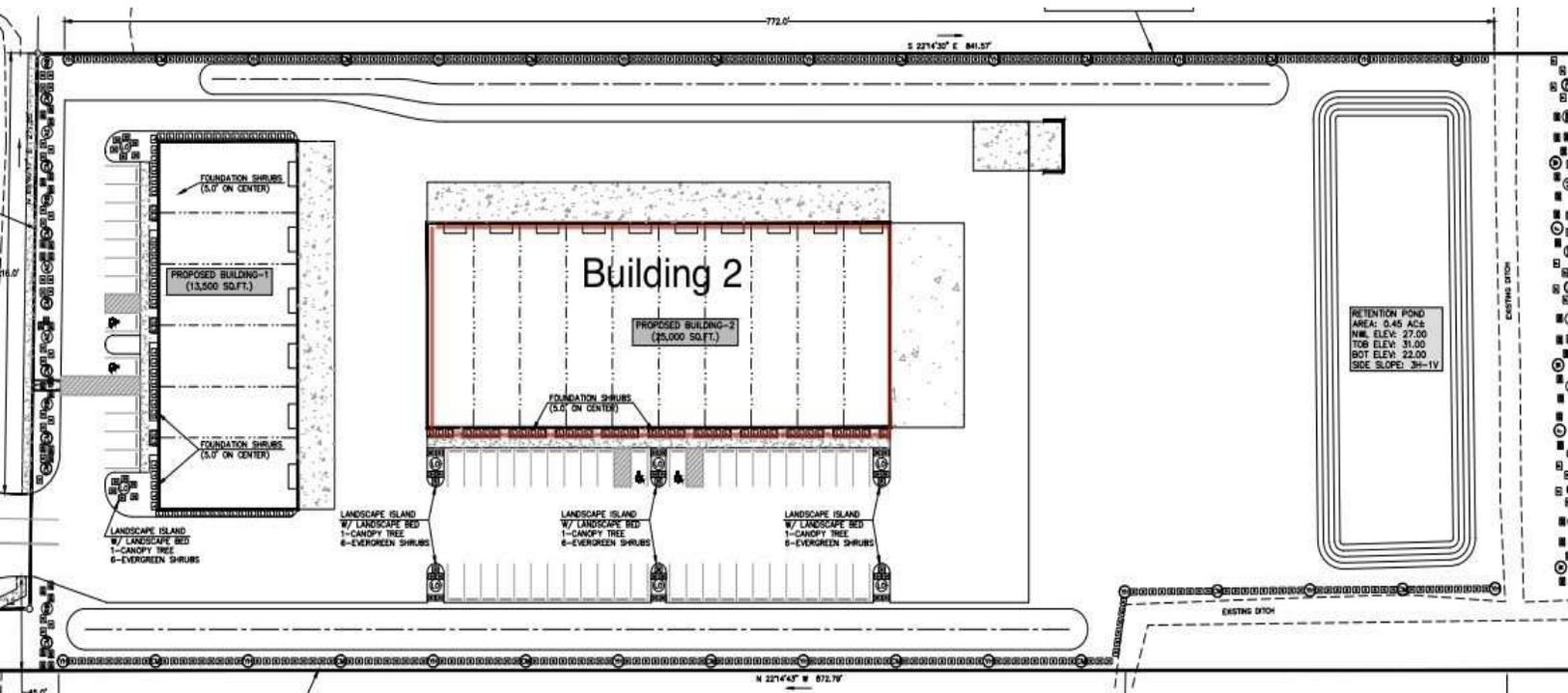
RIGHT ELEVATION  
1" = 8'



LEFT ELEVATION  
1" = 8'



REAR ELEVATION  
1" = 8'



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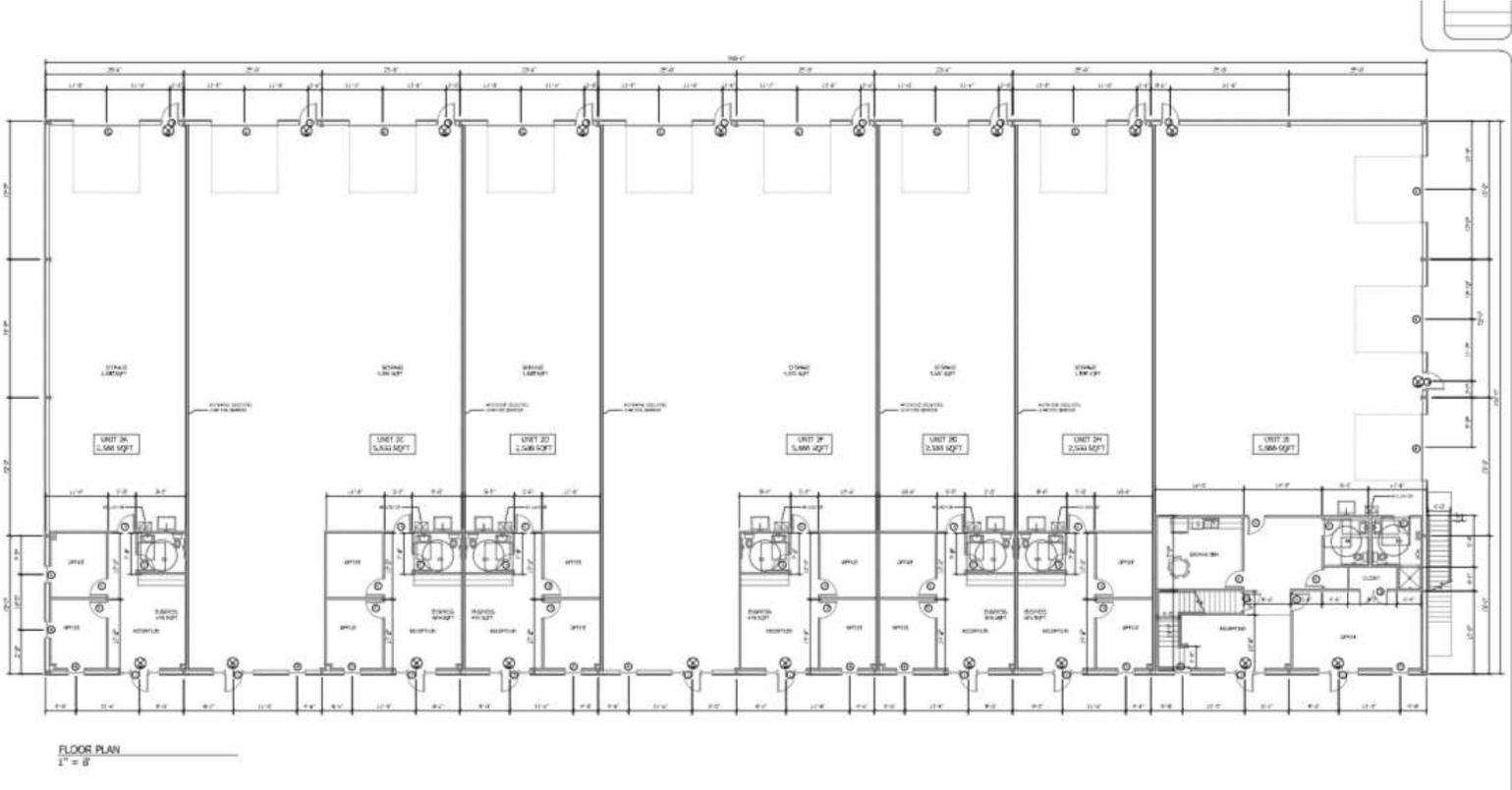
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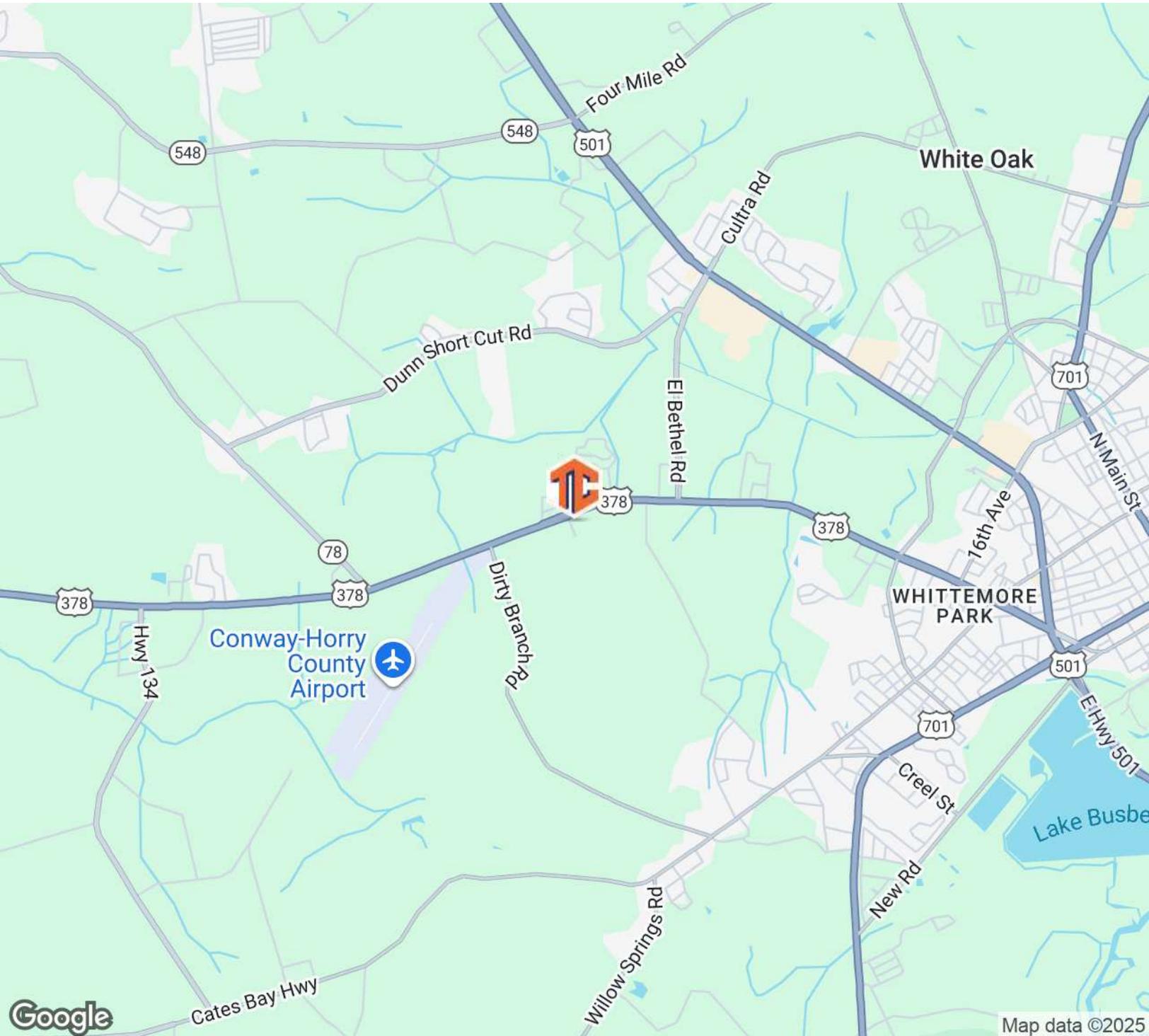
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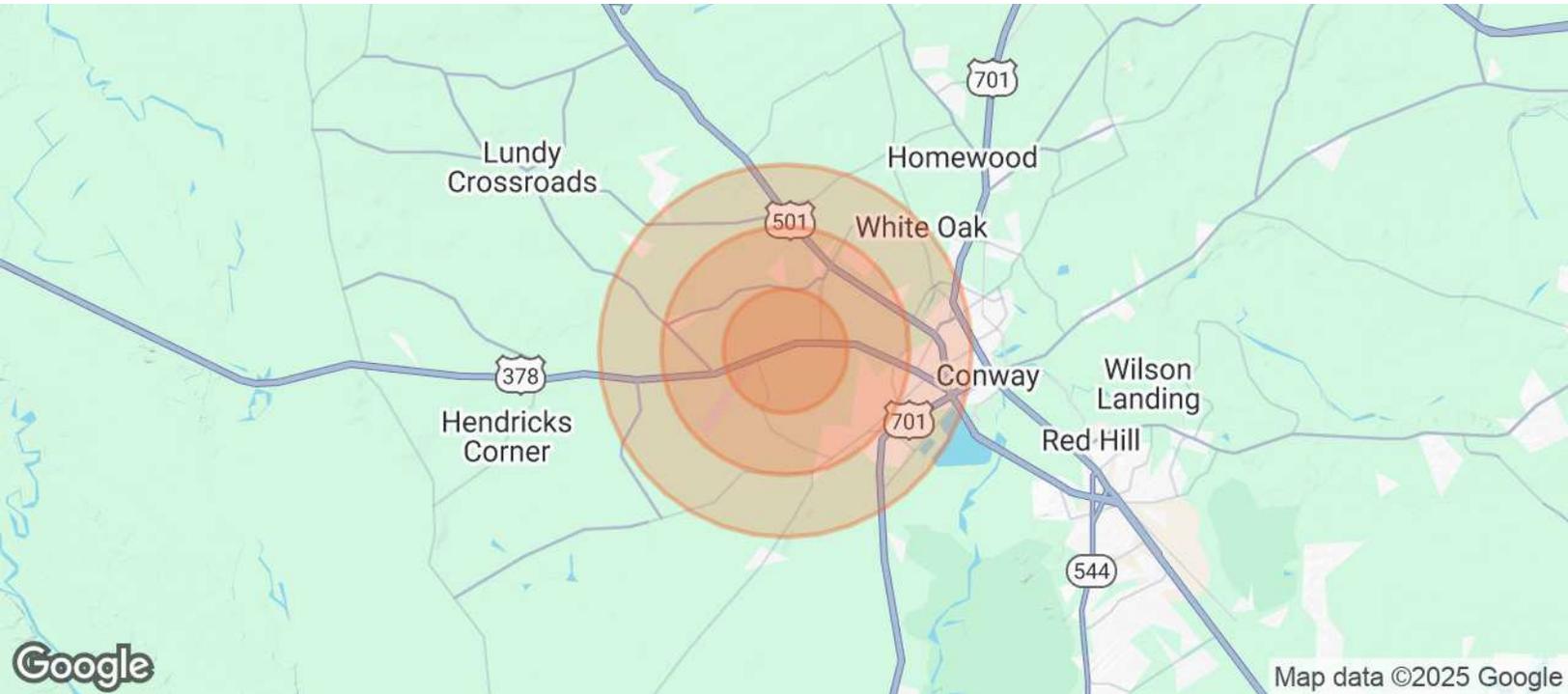
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	2,091	7,678	15,929
Average Age	41.0	43.5	43.8
Average Age (Male)	39.1	41.6	42.8
Average Age (Female)	43.0	45.4	45.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	906	3,388	6,998
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$35,975	\$38,879	\$44,730
Average House Value	\$148,049	\$145,500	\$151,027

2020 American Community Survey (ACS)

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### SHEENA ROTE

Senior Advisor

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SC #91544

### PROFESSIONAL BACKGROUND

Sheena Rote is a Senior Advisor for Tideland Commercial, where she has been actively involved in the sale and leasing of office, retail/restaurant, medical, industrial, multi-family and land brokerage transactions as well as site selection. During her time as a Realtor, she has facilitated transactions in all facets of the Leasing, Development and Commercial Real Estate Industry. Sheena's success in real estate has been attributed to her responsiveness, firm negotiation skills, integrity, knowledge of the local market, creative marketing strategies and unparalleled customer service and commitment to client satisfaction. Sheena and the Tideland Commercial team are dedicated to putting 100% into every transaction, no matter the size, from our valued Local Clients to our national Corporate Clients.

For the past 18 years she has made her home in Myrtle Beach, SC where she is currently a resident of the Grande Dunes area.

### EDUCATION

Sheena holds a Master's Degree from Webster University in Management and Leadership as well as a B.A. in Political Science from Coastal Carolina University.

Sheena is currently working on her CCIM designation.

### MEMBERSHIPS

Sheena has a passion for making a difference which has compelled her to become involved with several worldwide charity organizations on a global scale, including the Laureus Foundation. She is also an active member of the Grand Strand Junior League, Chicora Rotary Club, National Association of Realtors®, Grand Strand Young Professionals, Coastal Power Woman's Network, and the Woman's Small Business Association. Sheena is also a member of the SVN Hospitality, Leasing, Storage, Multi-family, Restaurant and Land Product Councils.

#### Tideland Commercial

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