



FLEX WAREHOUSE DISTRIBUTION SPACE FOR LEASE



Airport Warehouse Park

2525 VACATION DRIVE, MYRTLE BEACH, SC 29577



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OFFERING SUMMARY

Lease Rate:	\$10 - 15 SF/yr (NNN)
Available SF:	6,750 - 8,500 SF
Lot Size:	7.5 Acres
Zoning:	High Bulk District (RE4) County of Horry, SC.

PROPERTY OVERVIEW

OFFERED FOR LEASE: Custom Warehouse Space in the Airport Warehouse Park. Located just outside the city limits of Myrtle Beach in Horry County. Adjacent to Myrtle Beach International Airport. The Airport Warehouse Park is planned for approximately 80,000 SF of Warehouse/Distribution Space. The Park is highly visible from US Highway 17 Bypass with multiple access points off Fred Nash Boulevard and Shetland Lane. Soon to have connectivity with Seaboard Street with the extension of Fred Nash Blvd.

PROPERTY HIGHLIGHTS

- Approximately 7.5 Acre Warehouse Park.
- Custom Features: Grade Level Door(s), Dock Level Door(s), Office(s), Lay Down.
- Current Park Tenants: Lennox, West Shore Homes, & Southern Carlson.
- Average Daily Traffic Count-46,900 (Source: SCDOT 2019).
- Identified as: PIN# 44202010022, County of Horry, SC.

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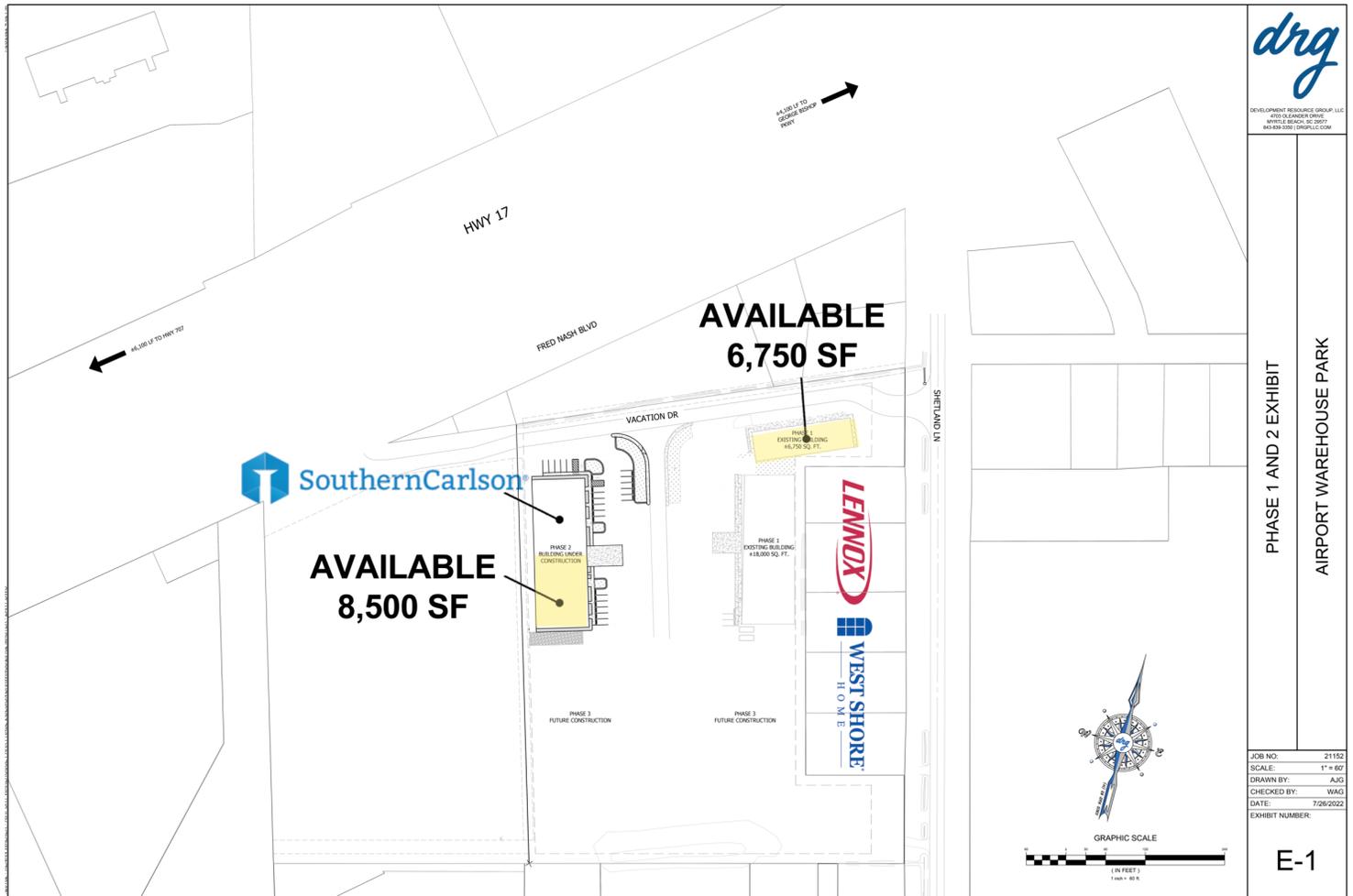
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drag

DEVELOPMENT RESOURCE GROUP, LLC
2525 VACATION DRIVE
MYRTLE BEACH, SC 29577
404.828.8358 | DRG@DRG-LLC.COM

PHASE 1 AND 2 EXHIBIT
AIRPORT WAREHOUSE PARK

JOB NO:	21192
SCALE:	1" = 80'
DRAWN BY:	AJG
CHECKED BY:	WAG
DATE:	7/26/2022
EXHIBIT NUMBER:	

E-1

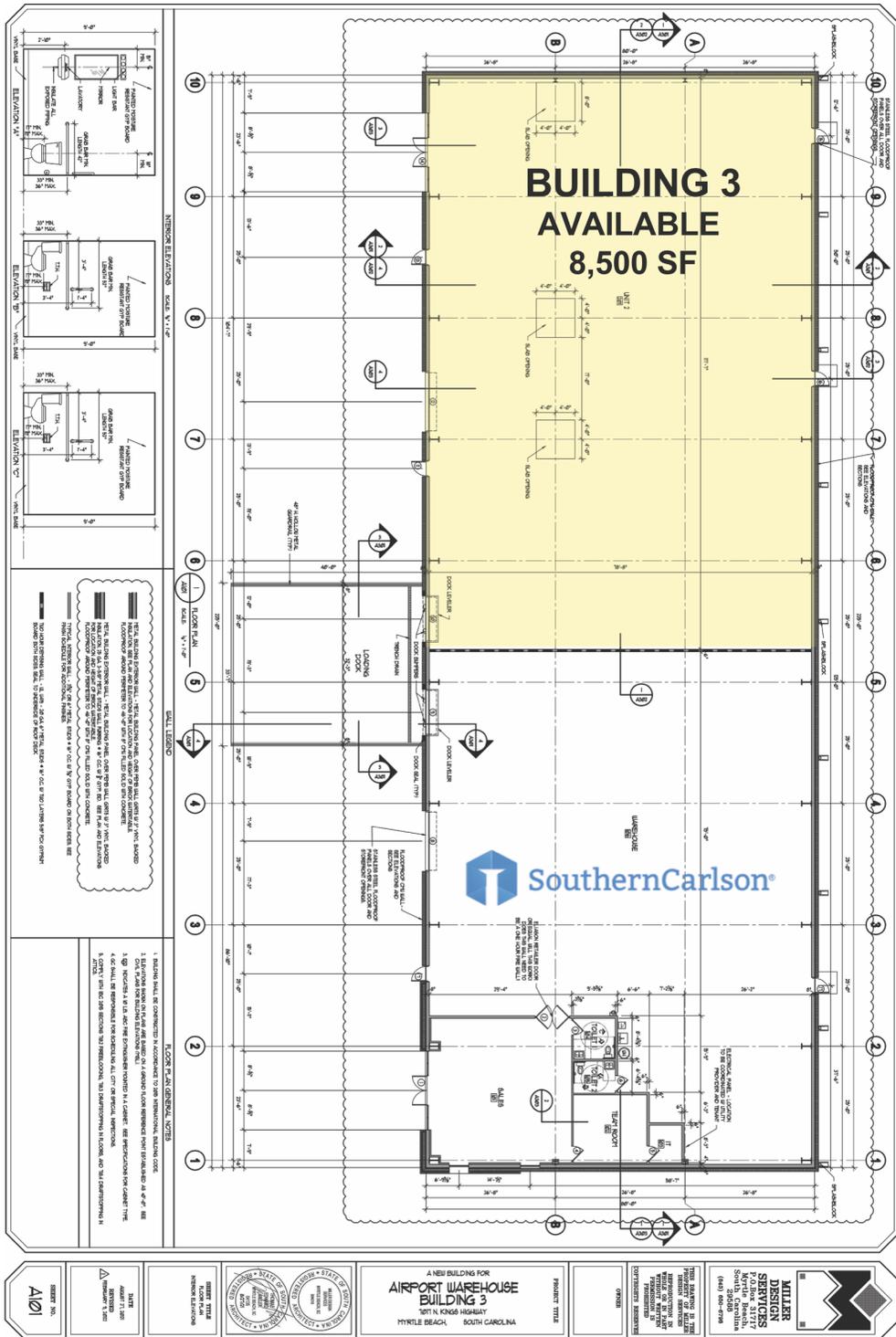
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Keystone Commercial Realty, LLC, has prepared this document in order to market the sale/lease of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is specifically urged to perform his/her own investigation of the information contained herein.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,750 - 8,500 SF	Lease Rate:	\$10.00 - \$15.00 SF/yr

AVAILABLE SPACES

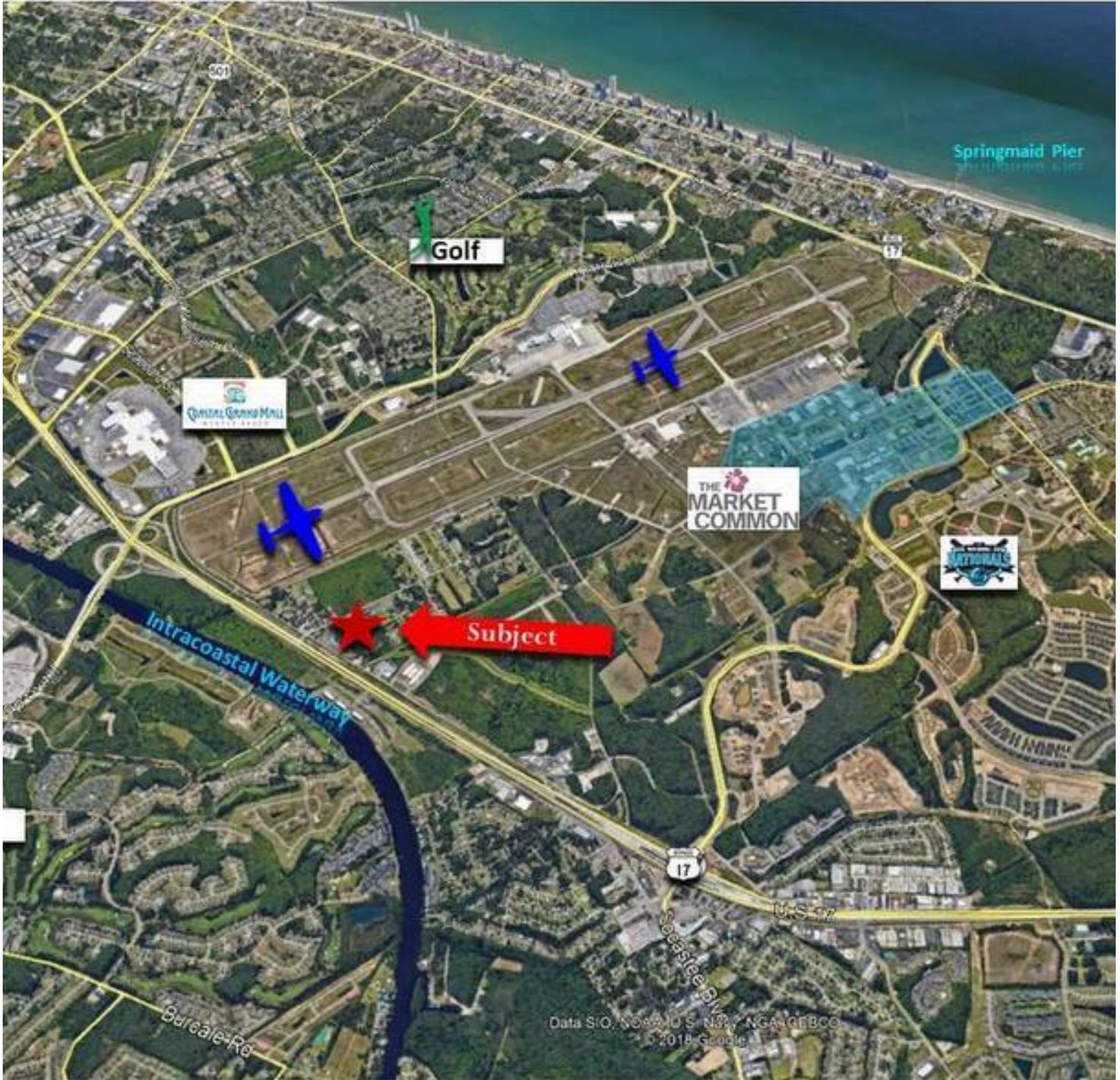
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1	-	18,000 SF	NNN	\$10.00 - 15.00 SF/yr	Tenants: A. Lennox B. West Shore Home
Building 2	Available	6,750 SF	NNN	\$10.00 - 15.00 SF/yr	Under Construction Roll Up Door(s) Custom Buildout Available
Building 3	Available	8,500 SF	NNN	\$10.00 - 15.00 SF/yr	Loading Dock(s) Custom Buildout Available

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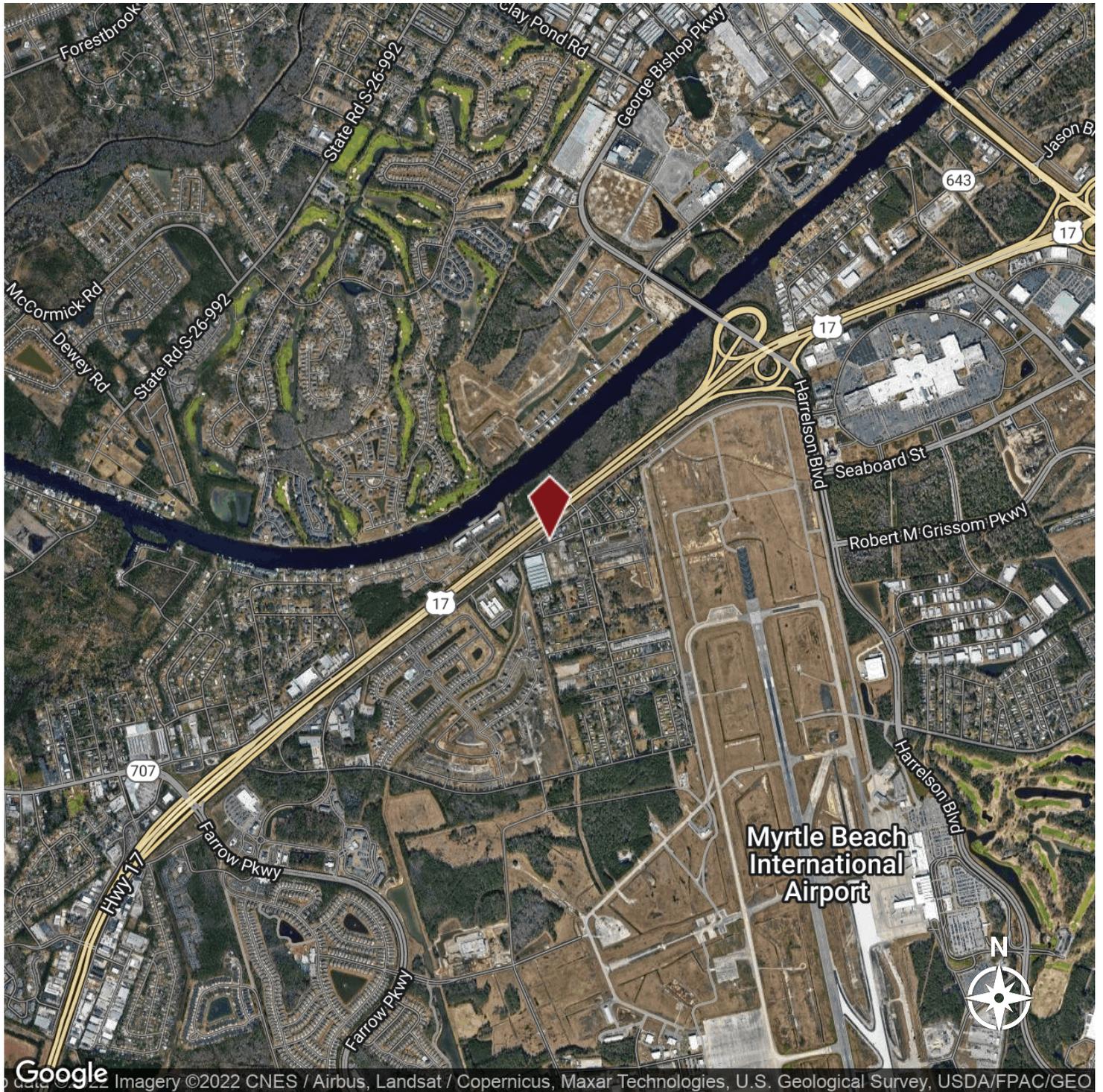
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Myrtle Beach & the Grand Strand

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, and numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

Beaches

Hotels, condos, and resorts create a mini-skyline along downtown Myrtle Beach, where the sandy beaches are long and deep, and the crowds are family-oriented. The Myrtle Beach State Park provides more than 300 acres of piney woods and access to a sandy beach; cast your line into the ocean water from a fishing pier.

Shopping

Specialty shops line the pathways of the shopping centers at Barefoot Landing and Broadway at the Beach, and fireworks in the summer lend a festive air. Bargain hunt for brands such as Reebok and Polo Ralph Lauren at Tanger Outlets. Urban critics applaud the work-play-live development at The Market Common, which offers restaurants, a movie theater, and residential homes atop upscale storefronts.

Eating and Drinking

Many major chains and sports-celebrity restaurants are found here, including Hard Rock Café, The House of Blues and Greg Norman's Australian Grill. Away from the chains, look for waterside spots serving fresh local seafood in unvarnished Low Country preparations. Or give decorum a rest and head to, Calvin Gilmore's Carolina Opry which packs in crowds nightly.

Attractions

Renowned for its thrilling entertainment venues and exciting attractions, Myrtle Beach is one of the nation's most sought after tourist destinations. Meet locals on the golf course -- there are more than 100 to choose from. Myrtle Beach Board Walk, 1.2 miles long, named the nation's #3 boardwalk by National Geographic. Myrtle Waves, one of the largest water parks on the east coast. Family Kingdom Amusement Park, a classic seaside amusement park, named #5 best amusement park in the country. Broadway at the Beach, a large entertainment festival complex including the Pavilion Nostalgia Park, Ripley's Aquarium, Magiquest, and Jimmy Buffett's Margaritaville. Also, look for the Skywheel, NASCAR SpeedParks, Wild Water and Wheels, Ocean Water Sports, Alabama Theater and Medieval Times. The list of exciting family friendly entertainment is abundant and is waiting just for you.



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THE REGION

#1 BEST PLACES
TO LIVE IN
SOUTH CAROLINA

US News & World Report, 2020

Ranked # 3

Best Places to Live
By the Beach in the U.S.

US News & World Report, 2020

BEST FAMILY BEACH VACATION
RANKED #6

US News & World Report, 2020

**Second Fastest Growing
Metropolitan Area
in the Country**

U.S. Census Bureau, 2019

BEST PLACES TO RETIRE
RANKED #11

US News & World Report, 2020

MYRTLE BEACH, SC.

Metropolitan Statistical Area

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	2010	2018	2023
Population U.S. Census Bureau	376,722	467,292	533,198
Total Households U.S. Census Bureau	158,522	196,299	244,089
Avg. Household Income U.S. Census Bureau		\$68,058	\$77,206

EMPLOYMENT, Bureau of Labor Statistics



MAY 2018:
3.6%

MAY 2019
4.1%

UNEMPLOYMENT RATE
Bureau of Labor Statistics