



BLUE CROSS BLUE SHIELD CENTER

8733 HIGHWAY 17 BYPASS, MYRTLE BEACH, SC



For additional information, please contact:

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FORMER CALL CENTER LOCATED CONVENIENT TO PROFESSIONAL WORKFORCE

AVAILABLE FOR LEASE

HIGHLIGHTS

- 37,000 sq. ft. office building
- Former Blue Cross-Blue Shield call center
- Open floor plan allows for flexible buildout
- Co-tenants include Blue Cross-Blue Shield of South Carolina and Sky Fitness
- Lease rate: \$10 PSF + NNN
- Base rent exclusive of buildout cost. Landlord can deliver turn-key
- Subdivision possible to accommodate tenant need
- Parking ratio can accommodate medical/professional uses
- Can accommodate the following users:
 - Physical Therapy
 - Real estate brokerage
 - Hospice/Home Health Care
 - Mortgage Office
 - General Medicine
 - Administrative/Processing Center
 - Medical Specialist
 - Insurance Office
 - Surgical Center

DEMOGRAPHICS

	5 minutes	10 minutes	15 minutes
Population(2019)	4,413	54,010	122,660
Population (Projected 2024)	5,018	60,370	137,786
Households	1,964	23,606	58,958
Average HH Income	\$61,721	\$63,591	\$62,977
Median Age	50.2	43.9	42.8
% with Securities/ Investments	36.2%	35%	33%
% Homeowners	56%	47.8%	43.6%
Population Aged 65+	30.1%	24.5%	22.8%
Annual Average Healthcare Expenditures	\$4,548	\$4,562	\$4,518

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LOCATED AT SIGNALIZED
INTERSECTION OF HIGHWAY 17
BYPASS AND QUEENS HARBOUR
BOULEVARD

LOCATION



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HIGH TRAFFIC LOCATION HAS
ATTRACTED SUCCESSFUL REGIONAL
AND NATIONAL USER MIX

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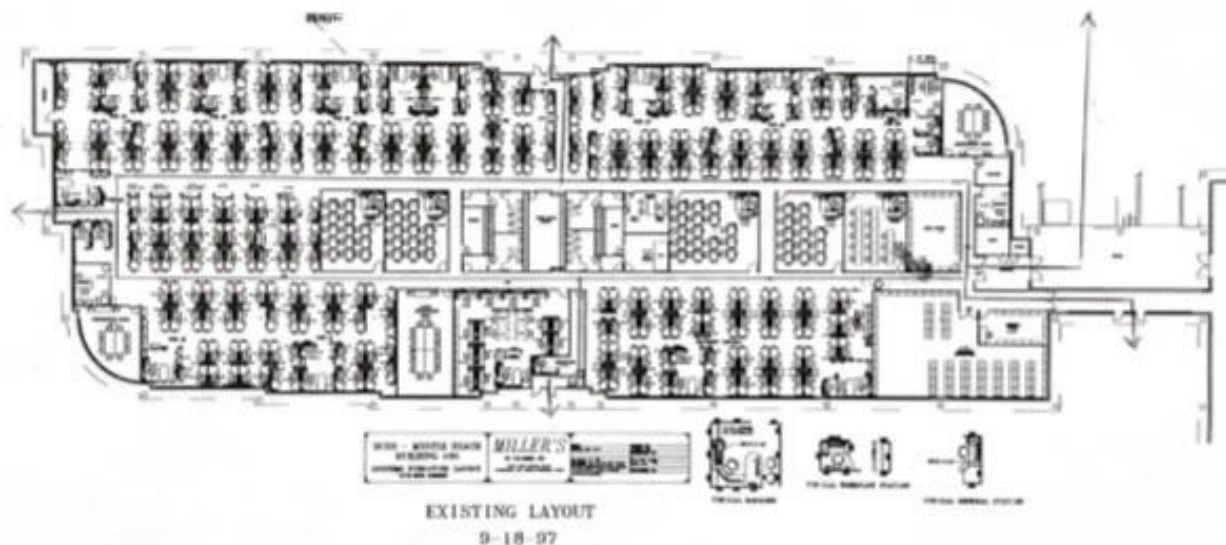
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FORMER CALL CENTER FLOOR PLAN CAN ACCOMMODATE ALL OFFICE/MEDICAL USES

FLOOR PLAN



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