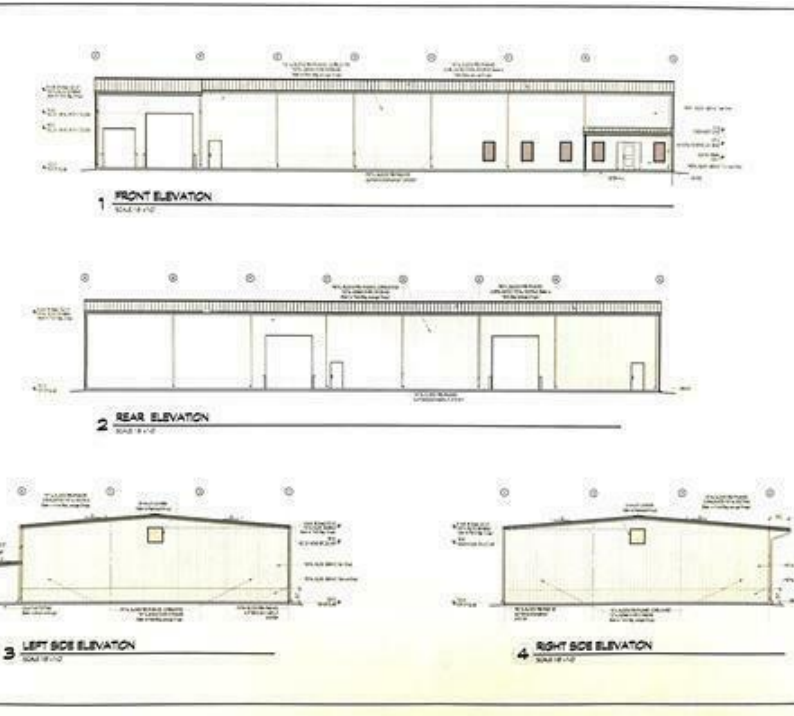


MYRTLE BEACH, SC 29588

# 209 HORSETAIL MOSS CT



Tideland Commercial



## OFFERING SUMMARY

Lease Rate:	\$12,250.00 per month (NNN)
Building Size:	10,500 SF
Available SF:	10,500 SF
Lot Size:	2.37 Acres
Number of Units:	1
Year Built:	2023
Zoning:	CFA

## PROPERTY OVERVIEW

Pre-Leasing 10,500 Square Foot Warehouse/Office building and Laydown yard with estimated completion in First Quarter of 2024. Close Proximity to Highways 31 and 707 Interchange. The 8,600 square foot warehouse includes (1) Loading dock with an 8'x10' Door and (3) Drive In doors with 12'x14' Doors, 20-foot Eve Height and 3 Phase power. The 1,900 square foot office includes Reception/Lobby, 5 offices, 3 bathrooms, conference room and break kitchen. The Laydown yard is approximately .4 acres. Listing Agent is an owner in property.

OFFICE  
BUILDING  
FOR LEASE

CURRY MARTIN

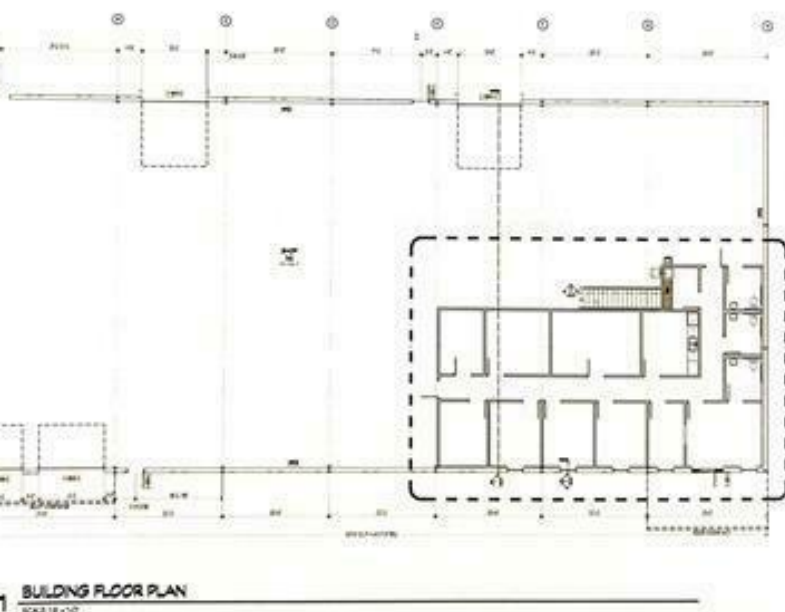
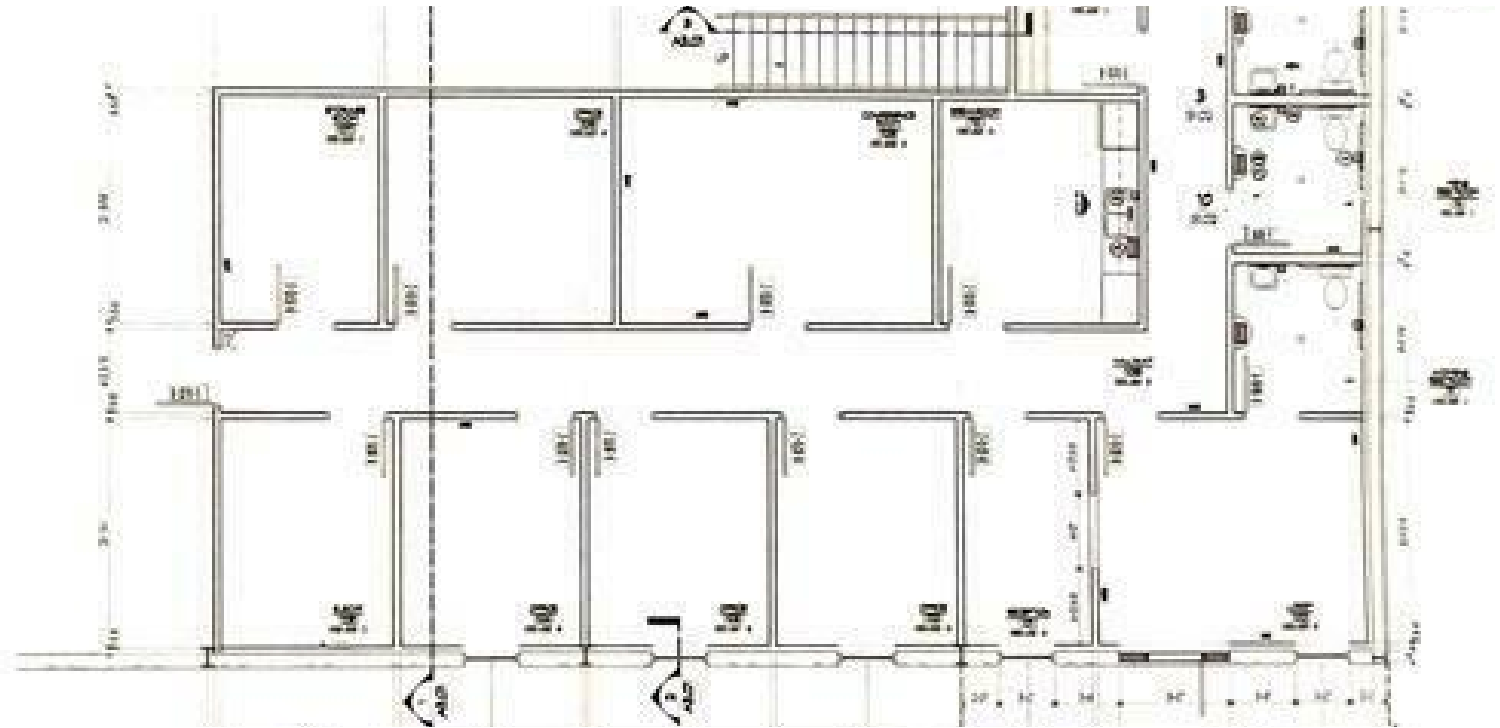
cmartin@tidelandcommercial.com  
843.957.5961

MYRTLE BEACH, SC 29588

## 209 HORSETAIL MOSS CT



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## 209 HORSETAIL MOSS CT

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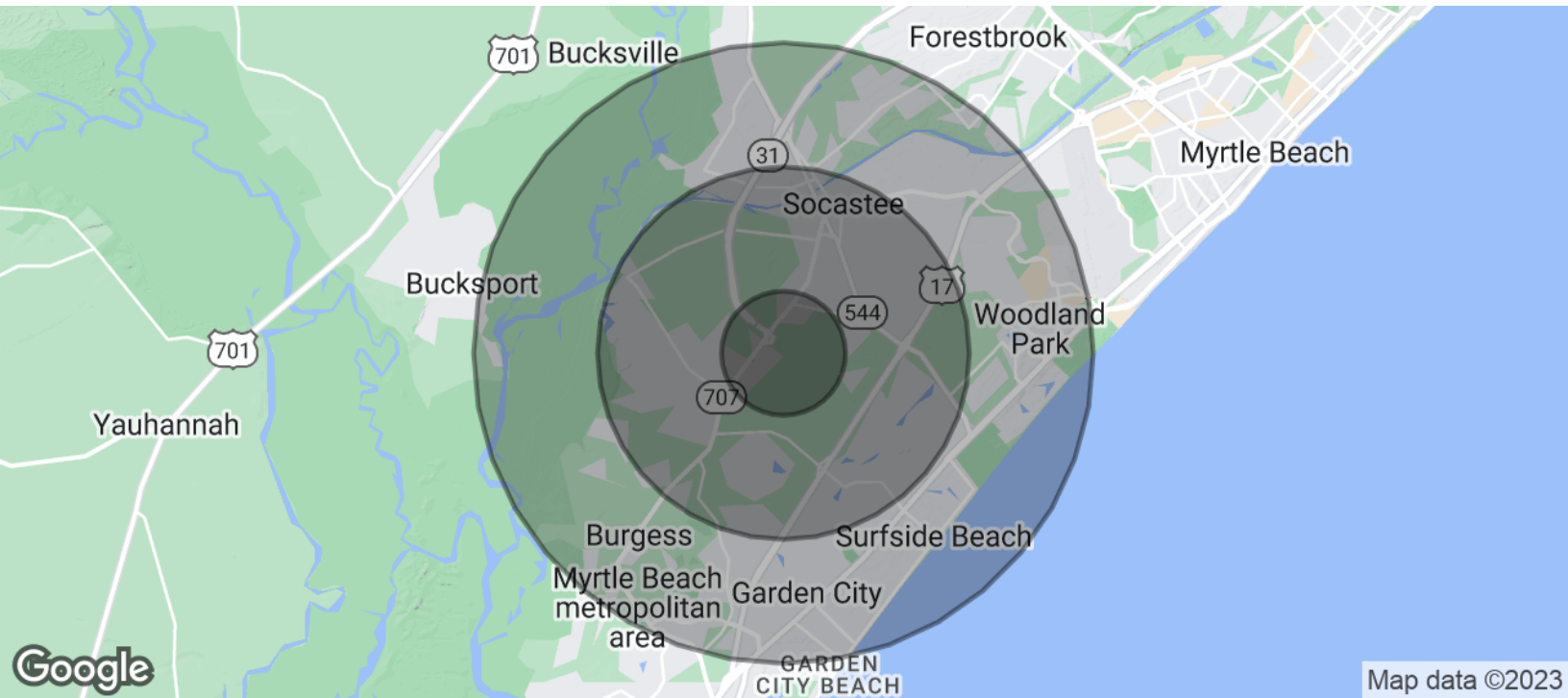
cmartin@tidelandcommercial.com  
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## 209 HORSETAIL MOSS CT



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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,136	43,364	95,095
Average Age	43.4	48.0	50.5
Average Age (Male)	42.4	45.7	47.9
Average Age (Female)	43.9	49.7	51.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,182	20,472	56,557
# of Persons per HH	2.7	2.1	1.7
Average HH Income	\$59,342	\$55,415	\$48,439
Average House Value	\$144,735	\$188,558	\$203,446

\* Demographic data derived from 2020 ACS - US Census

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## 209 HORSETAIL MOSS CT



Tideland Commercial



### CURRY MARTIN

Associate Advisor

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Direct: **843.957.5961** | Cell: **843.957.5961**

SC #62256

### PROFESSIONAL BACKGROUND

Curry Martin is an Associate Advisor with Tideland Commercial Real Estate. Curry has many years of experience as a chef, in the Restaurant Industry including ownership of an Award Winning casual fine dining restaurant for over ten years in Myrtle Beach. In addition to his restaurant experience Curry was a Commercial Real Estate Broker in Charlotte, North Carolina for with a focus on tenant and landlord representation in the office and retail sectors. Curry enjoys guiding clients through the entire transaction process. He will help identify the needs of the client including property identification and negotiation and transaction process. His focus at Tideland Commercial is Restaurant Sales and Leasing, Investment properties...Land? Combining his experience as a business owner with Real Estate, Curry is ready to assist clients in their search for the perfect site location as well as assist sellers and landlords to identify qualified buyers and tenants.

Curry is a graduate of Johnson and Wales University with a A.A.S degree in Culinary Arts as well Queens University of Charlotte with a B.A in Organizational Communications. He has lived in Myrtle Beach for over ten years and enjoys all outdoor activities especially beach time, fishing, boating, and hunting with his wife and two daughters.

#### Tideland Commercial

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