

# MYRTLE BEACH ARTS & INNOVATION DISTRICT



LS3P

For additional information, please contact:

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## OPPORTUNITY IN UP-AND-COMING AREA WITH GOVERNMENT INCENTIVES

## MYRTLE BEACH ARTS & INNOVATION DISTRICT

### PROPERTY HIGHLIGHTS

- 4 retail/restaurant units available for lease
- 2 units may be purchased
- Vanilla shell finish provides use and design flexibility
- Within walking distance of Boulevard Amusement District
- Base rent exclusive of buildout cost
- Strong neighboring user mix provides perennial draw to area
- Proximity to Highways 501 & 17/Kings Highway provides regional community connectivity
- HTC connectivity and broadband
- Located in nationally-recognized Historic District
- HTC Aspiring Hub/CoWorking space established tenancy on 9<sup>th</sup> Avenue North

### LOCAL ACCOLADES

MAJOR TOURIST DESTINATION	20.6 MILLION VISITORS SPENT \$11.1 BILLION IN 2019
	TOP 10 JULY 4 <sup>TH</sup> DESTINATIONS
	NAMED ONE OF AMERICA'S BEST BEACHES TO VISIT
	BEST DESTINATION FOR A GIRL'S GETAWAY
	#10 ON TOP 16 EAST COAST BEACHER
POPSUGAR.	#3 OF TOP 10 AFFORDABLE SPRING BREAK TRIPS

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## 4 UNITS AVAILABLE IN MYRTLE BEACH ARTS & INNOVATION DISTRICT

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ADDRESS	505-515 9 <sup>th</sup> Avenue North
MARKET	Downtown Myrtle Beach
SIZE / SQUARE FOOTAGE	2,280 – 9,904 (maximum contiguous)
UNITS AVAILABLE	For Lease – 4 For Sale - 2
PARKING	Street Parking along 9 <sup>th</sup> Avenue Arts & Innovation District Interior
ZONING	Arts & Innovation District – City of Myrtle Beach (ART)
PREMISES DELIVERY	Vanilla shell – Water, sewer, & electrical roughed in each space. HVAC rooftop units in place
DELIVERY DATE	4 <sup>th</sup> Quarter - 2021
PRICING	\$8 per square foot + NN

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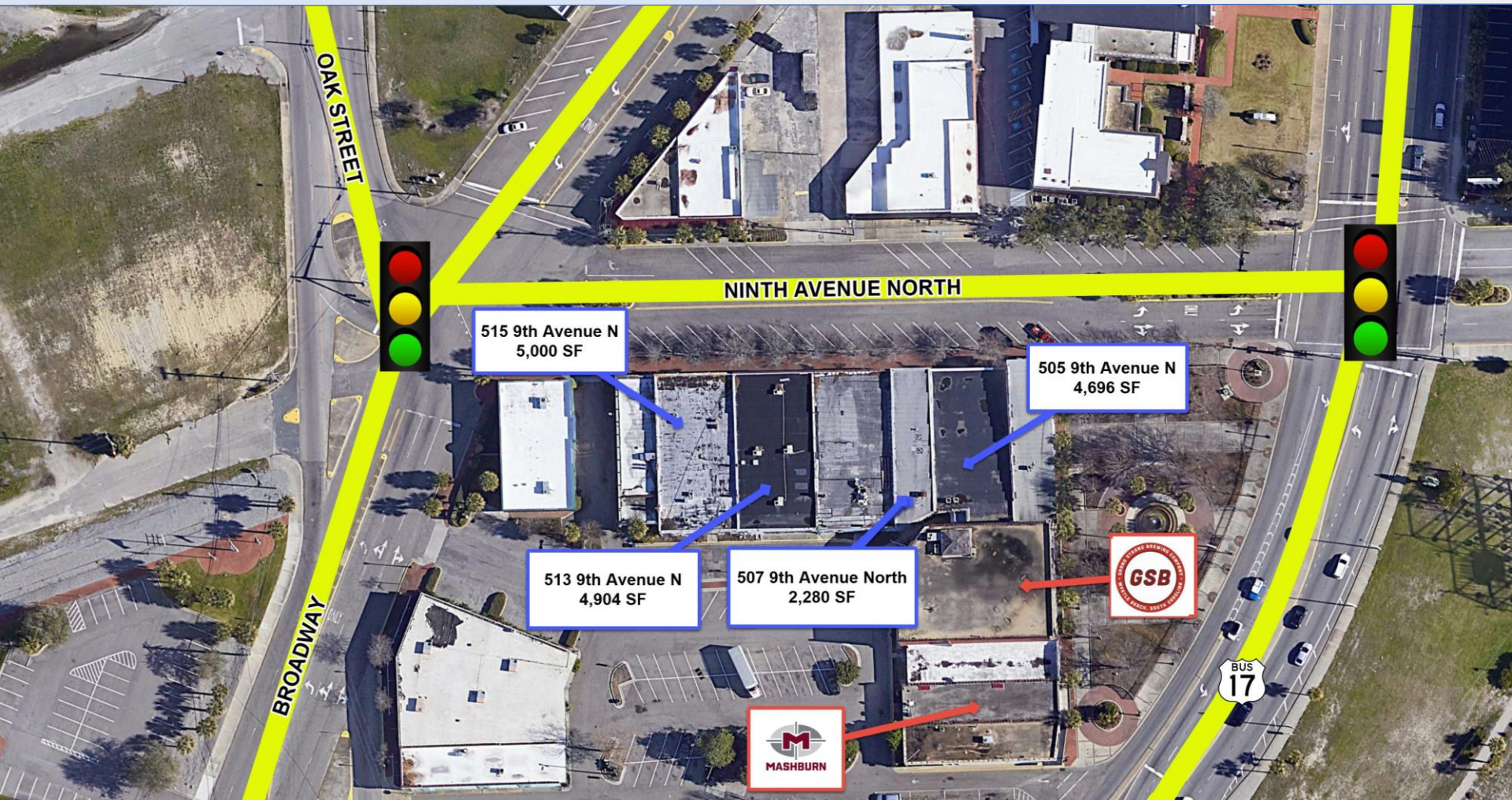
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MULTIPLE UNITS AVAILABLE AMPLE  
PARKING WITH EASY ACCESS

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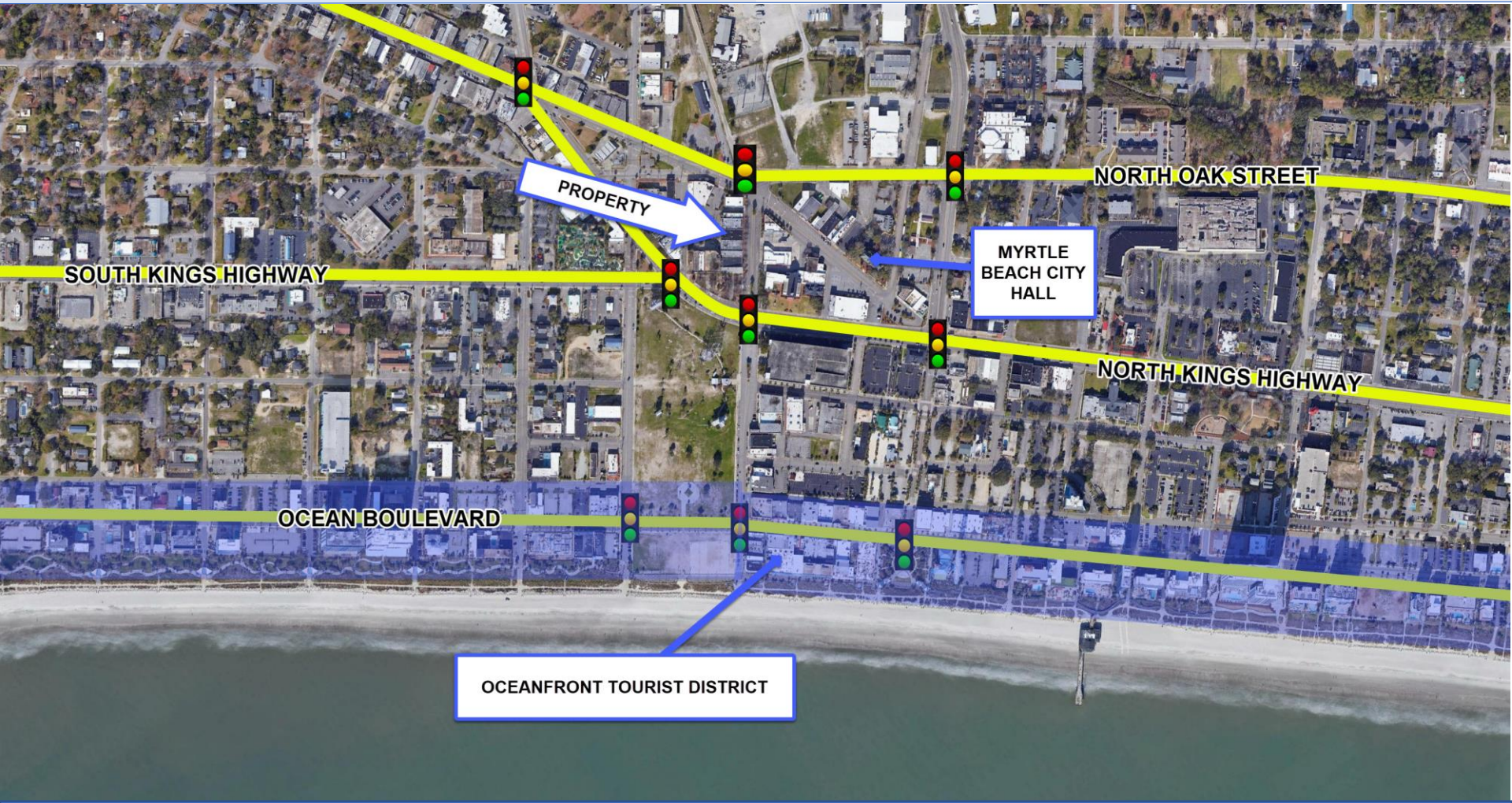
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SIGNALIZED INTERSECTIONS AND  
SIDEWALKS PROVIDE WALKABLE  
CONNECTIVITY TO TOURIST AND OFFICE  
CORRIDORS

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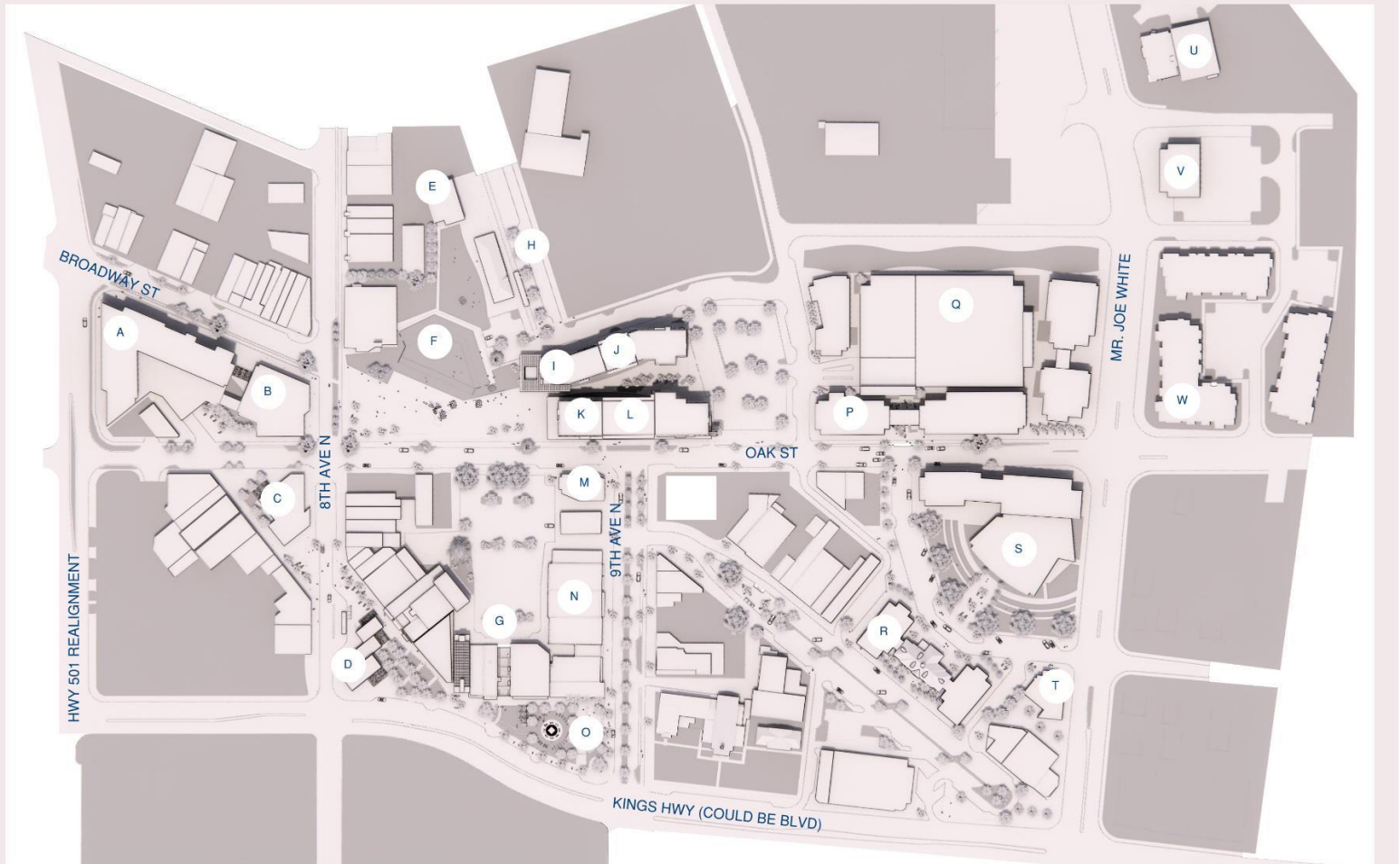




FUTURE DEVELOPMENT WILL DRAW  
ADDITIONAL OFFICE, RETAIL, AND  
MULTIFAMILY DEVELOPMENT TO  
DOWNTOWN MYRTLE BEACH

## MYRTLE BEACH ARTS & INNOVATION DISTRICT

- A. RESIDENTIAL / OFFICE /  
RETAIL / RESTAURANT
- B. COMB ART MUSEUM /  
EVENT SPACE
- C. RESTAURANT / RETAIL
- D. FOOD COURT
- E. EVENT / RESTAURANT
- F. PUBLIC OPEN SPACE
- G. MASHBURN OFFICE /  
BREWERY /  
LINEAR PARK
- H. TRAIN DEPOT /  
RAILS TO TRAILS HEAD
- I. CHILDREN'S MUSEUM
- J. RESIDENTIAL / OFFICE
- K. COMB LIBRARY
- L. RESIDENTIAL
- M. RESIDENTIAL / OFFICE /  
RETAIL
- N. COMB HISTORIC BUILDINGS
- O. NANCE PLAZA REFRESH
- P. RESIDENTIAL / OFFICE /  
RETAIL
- Q. ACCESS CONTROLLED  
PARKING
- R. CITY HALL ADDITION
- S. LAW ENFORCEMENT /  
CITY OFFICE / OFFICE
- T. RESTAURANT / OFFICE
- U. BOYS & GIRLS CLUB
- V. LAW ENFORCEMENT ANNEX
- W. RESIDENTIAL



CITY OF MYRTLE BEACH ARTS AND INNOVATION DISTRICT  
ADVANCED PLANNING AND ARCHITECTURE



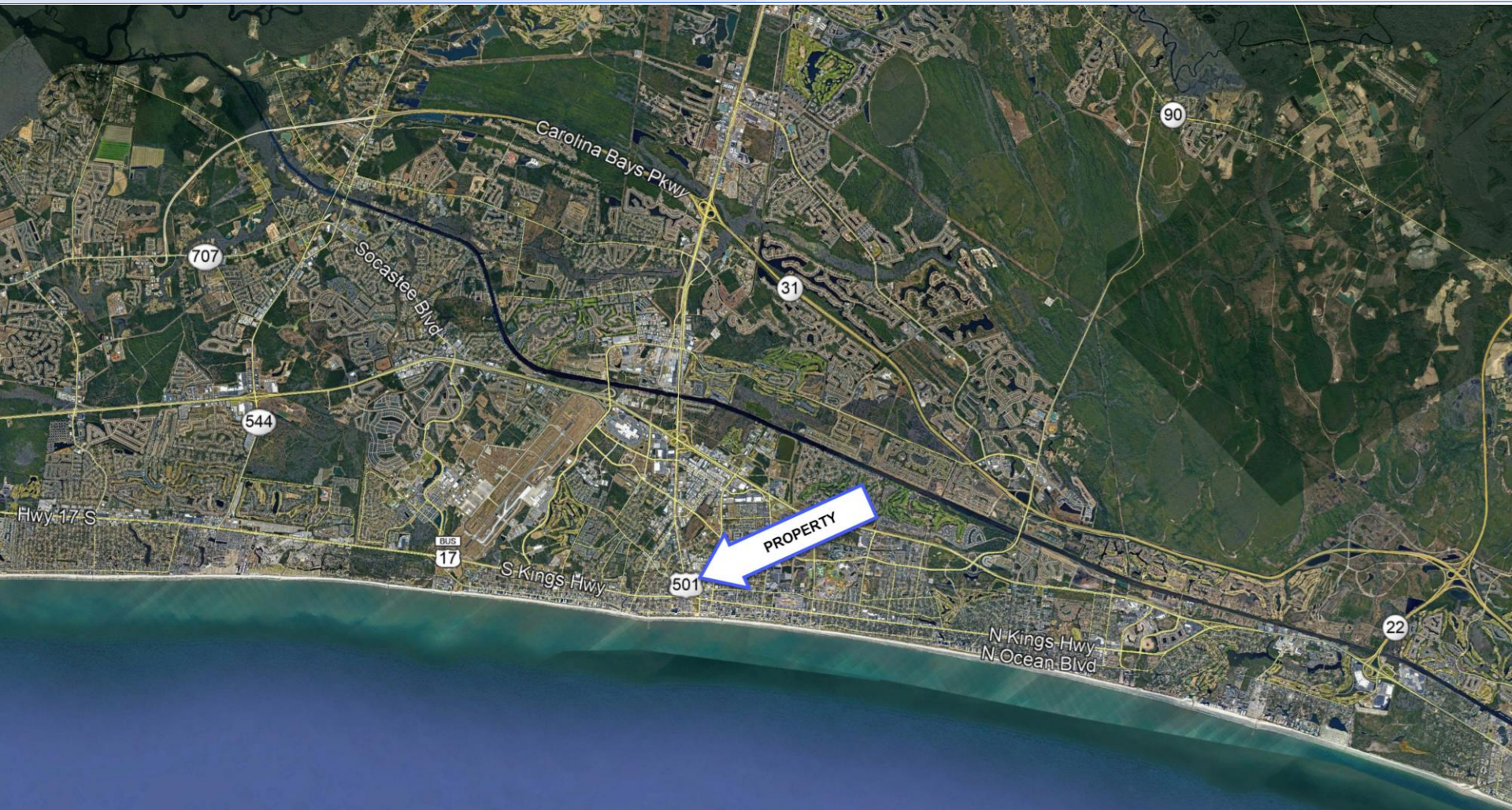
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PROXIMITY TO MAJOR AREA  
THOROUGHFARES PROVIDES  
CONNECTIVITY TO REGIONAL YEAR-  
ROUND POPULATION

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