FOR LEASE



4540 US HWY 17

MURRELLS INLET, SC 29576

TRINITY REALTY GROUP | TRGCOS.COM | 518.458.7203 | 18 COMPUTER DRIVE EAST, STE 201, ALBANY, NY 12205

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HIGHLIGHTS

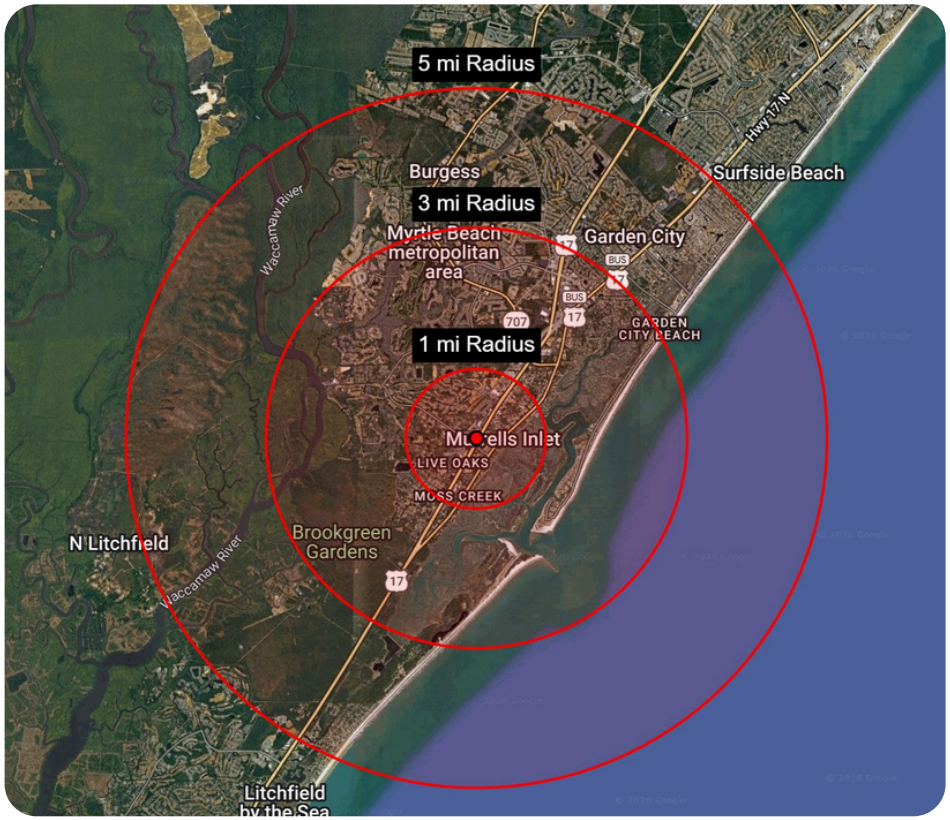
- ±0.892 AC pad site on US Hwy 17 Bypass — 41,900 AADT
- Full-movement access to the signalized Wachesaw Rd intersection via cross-access through the adjacent Refuel gas station
- Shares access and fuel traffic with a high-volume Refuel c-store
- ¼ mile from Brand New Murrells Inlet ER
- Tidelands Waccamaw Community Hospital and major medical offices within 1 mile
- Two miles from the Ongoing Inlet Square Mall redevelopment — Hobby Lobby, Floor & Decor, Chipotle and Home2 Suites by Hilton, & more

OFFERING INFO

Parcel Size:	0.892 Acres
Rent:	Call for details
Nets:	Call for details

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	4,468	19,451	41,004
HOUSEHOLDS	2,257	9,524	20,434
AVERAGE HH INCOME	$114,606	$129,318	$118,154
DAYTIME POPULATION	2,975	12,768	27,272
BUSINESS ESTABLISHMENTS	114	550	1,125



AREA TRAFFIC GENERATORS:

ALDI

MURRELLS INLET ER

DUNKIN'

ANYTIME FITNESS

CVS

TIDELANDS WACCAMAW COMMUNITY HOSPITAL

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MARKET AERIAL



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LOW AERIAL

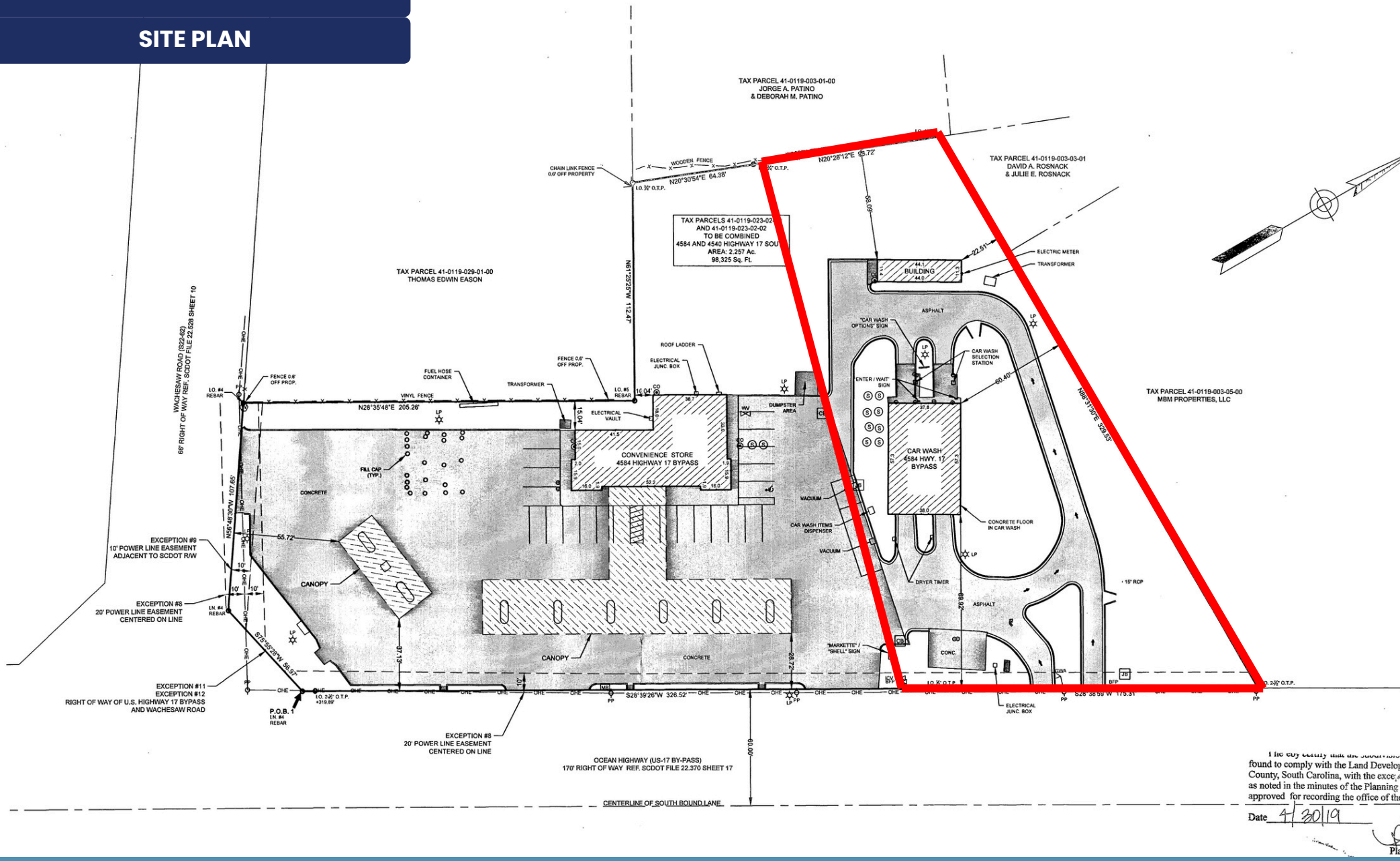


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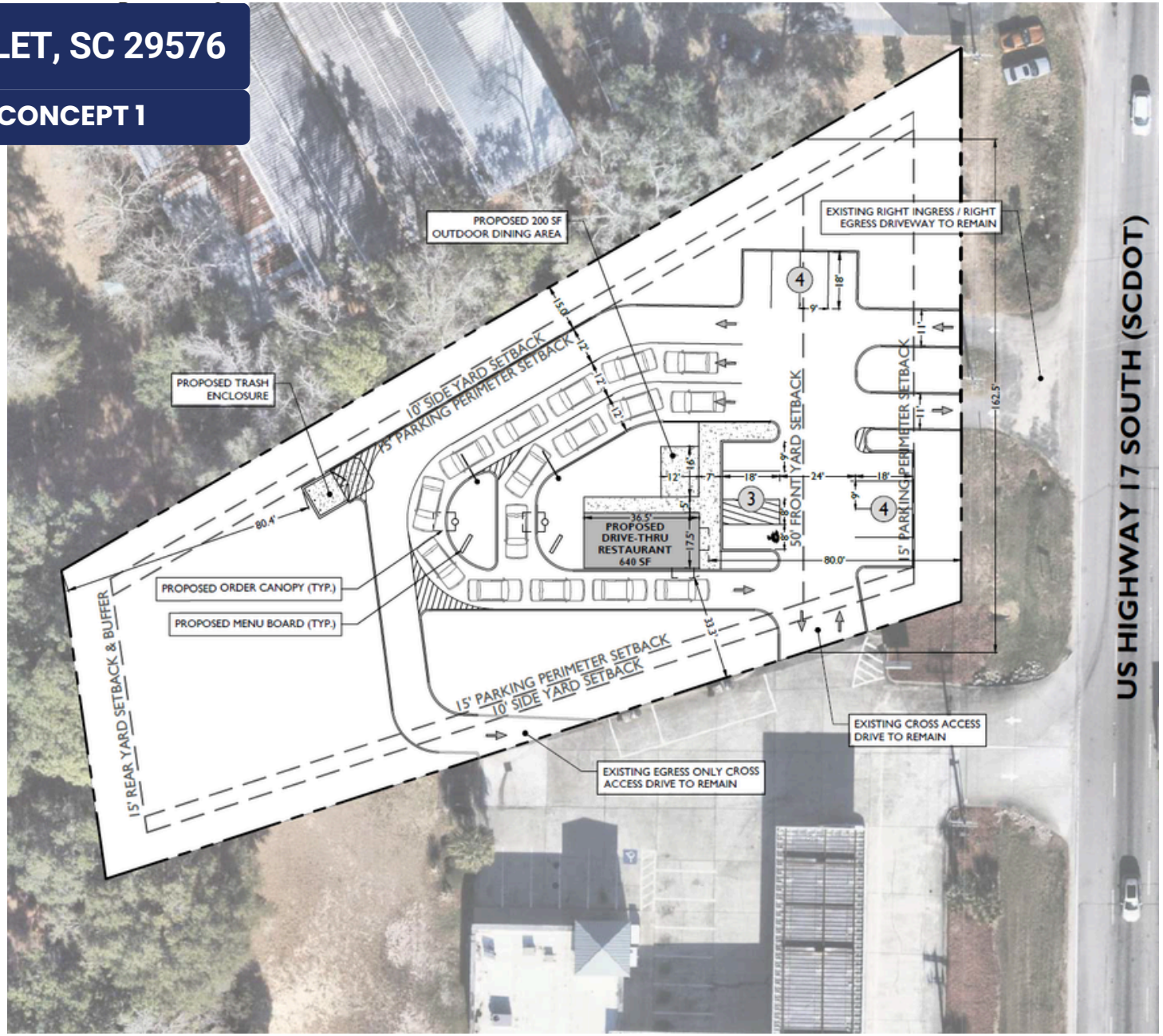
SITE PLAN



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PROPOSED CONCEPT 1



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PROPOSED CONCEPT 1

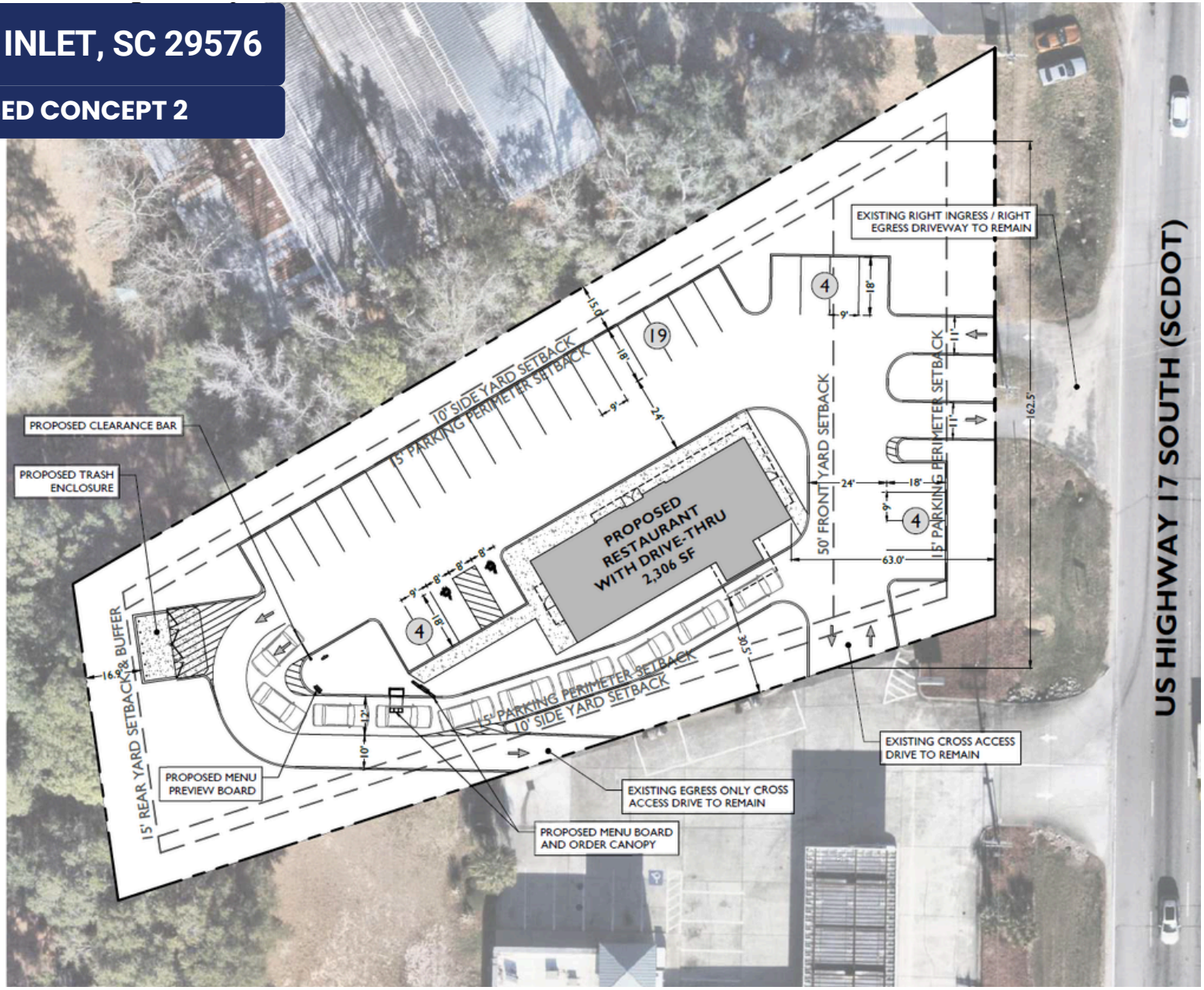


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PROPOSED CONCEPT 2



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PROPOSED CONCEPT 2

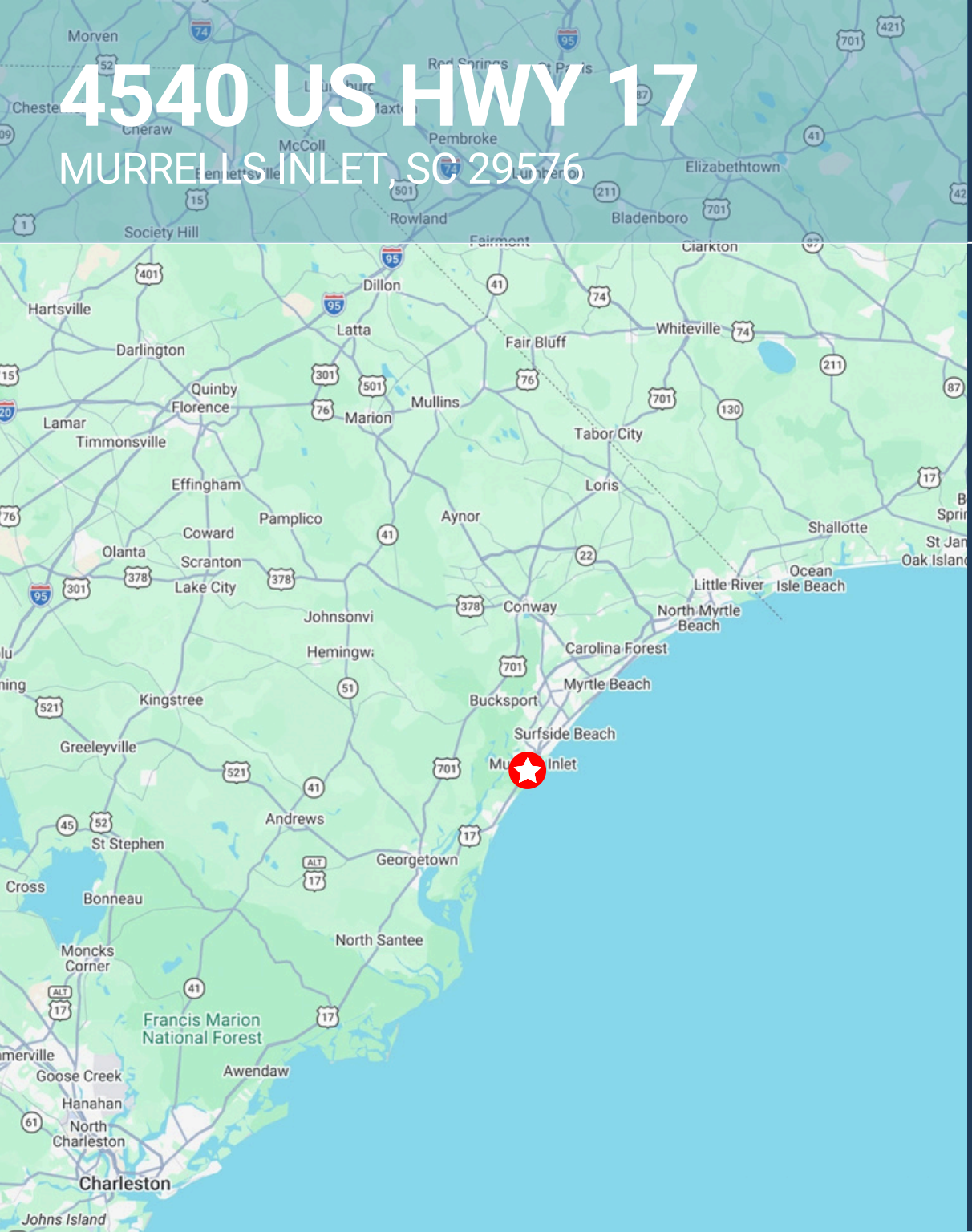


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