

4400 N KINGS HWY, MYRTLE BEACH, SC 29577

MAGNOLIA ROW



Tideland Commercial



OFFERING SUMMARY

Available SF: 1,501 - 46,564 SF

Lease Rate: \$22.00 SF/month (NNN)

Lot Size: 2.5 Acres

Building Size: 46,564 SF

Zoning: C2

PROPERTY OVERVIEW

Magnolia Row

Exclusive North-End of Myrtle Beach

Unbelievable opportunity to locate your retail store, restaurant or business office at a new and upscale location in the heart of Myrtle Beach.

Units can be leased or sold as business condo's
60 month lease

Units start at 1500 Sqft

Delivery Date Spring 2018

Tax Map # 174-09-10-073

Bethune Group File # 1047

PROPERTY HIGHLIGHTS

- -Magnolia Row
- -Units start at 1500 SQFT
- -Units can be leased or sold as business condo's
- -60 month lease offered
- -Leased or sold as vanilla box or built to suit

**RETAIL
PROPERTY
FOR LEASE**

PHIL BETHUNE

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BROWN BETHUNE

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IMAGE KEY



SITE PHOTOS

LS3P _ SHOPPES AT MAGNOLIA ROW _ CAB CONCEPTUAL

LS3P



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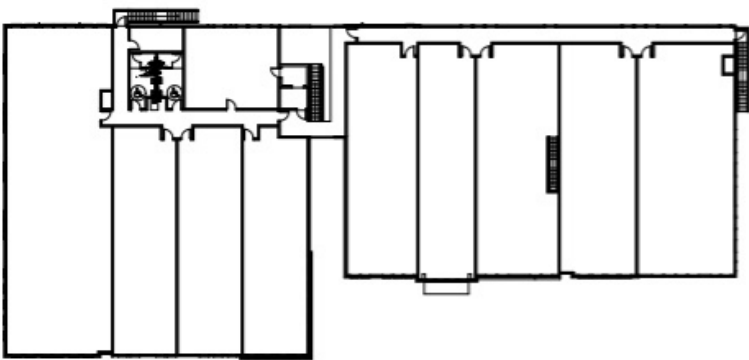
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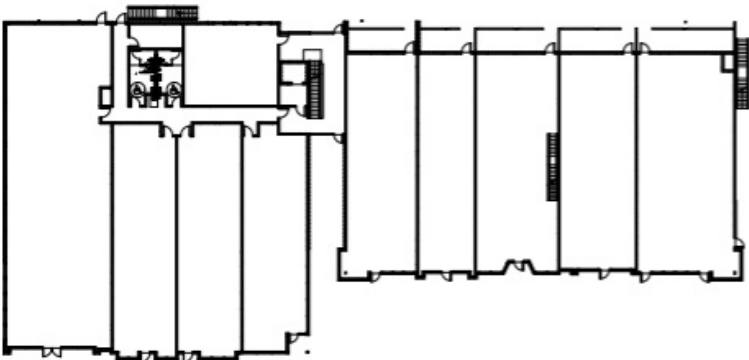
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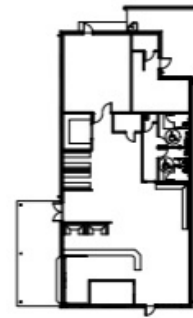
BUILDING 1_ SECOND FLOOR



AERIAL _ FACING NORTHWEST



BUILDING 1_ FIRST FLOOR



BUILDING 2_ FIRST FLOOR

AERIAL & FLOOR PLANS (SCALE : 1/16" = 1'-0")
LS3P _ SHOPPES AT MAGNOLIA ROW _ CAB CONCEPTUAL

LS3P

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BUILDING 1 - ELEVATIONS (1/16" = 1'-0")
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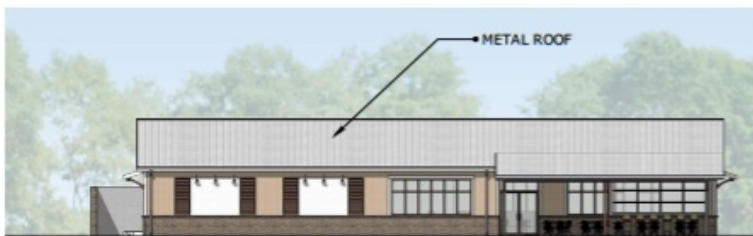
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NOTE: MASONRY & SIDING COLOR SW 2804 RENWICK ROSE BEIGE FROM PALETTE 5. SHUTTERS ARE SW 2837 AURORA BROWN.



SOUTH



EAST



NORTH



WEST

BUILDING 2 - ELEVATIONS (1/16" = 1'-0")
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SOUTH



NORTH

BUILDING 1 - ELEVATIONS (1/16" = 1'-0")
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PERSPECTIVE VIEW

LS3P _ SHOPPES AT MAGNOLIA ROW _ CAB CONCEPTUAL

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PRECEDENTS

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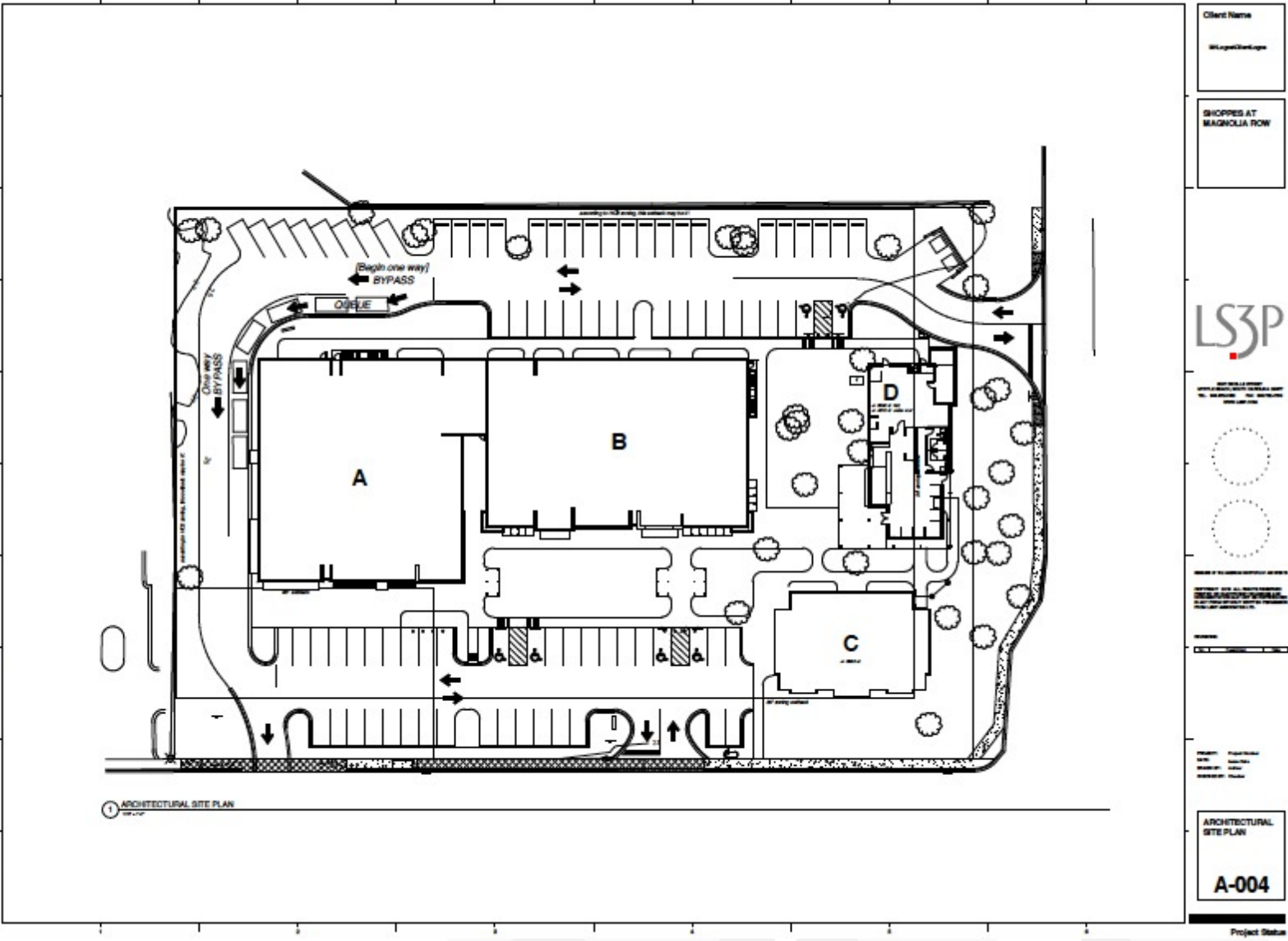
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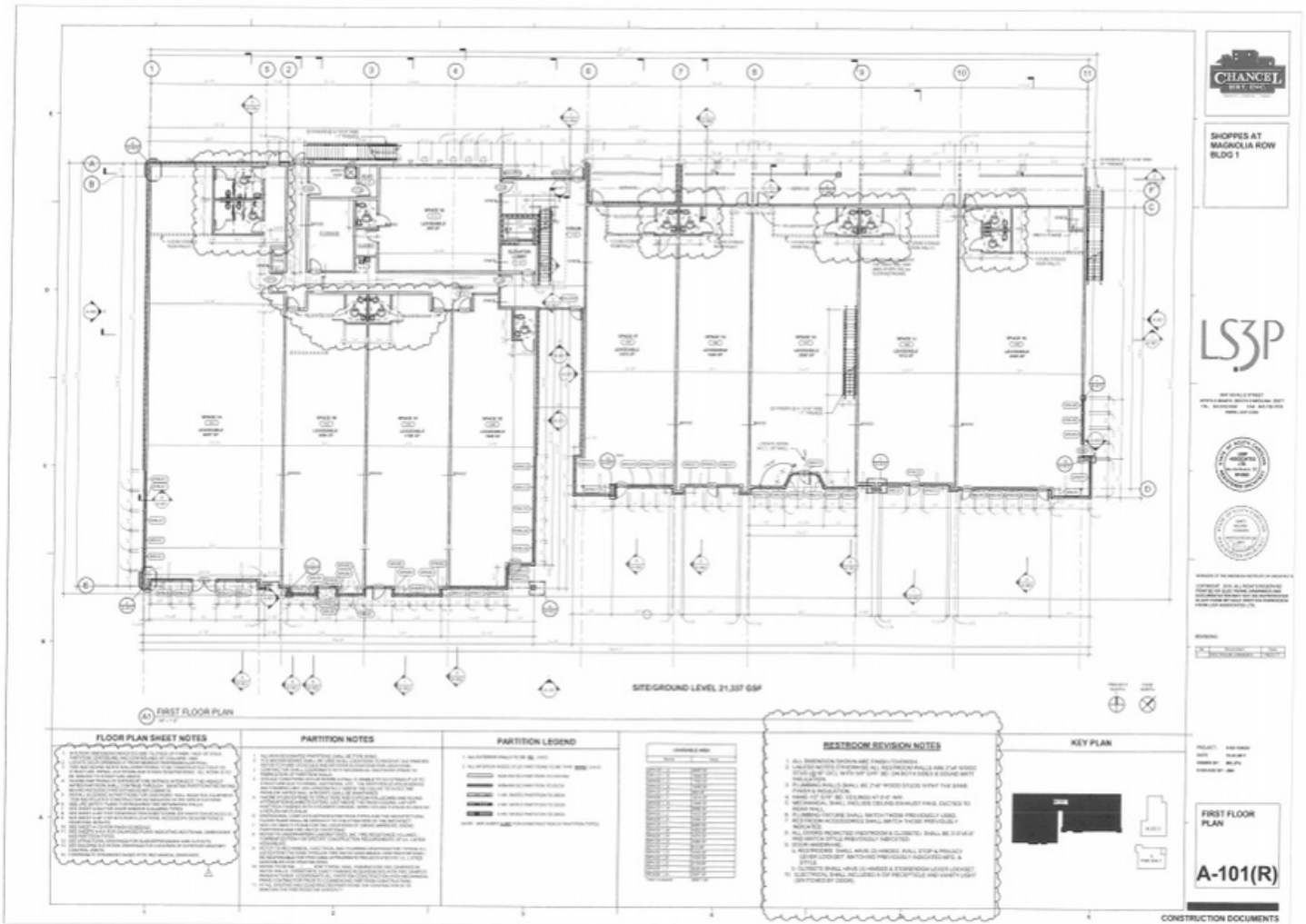
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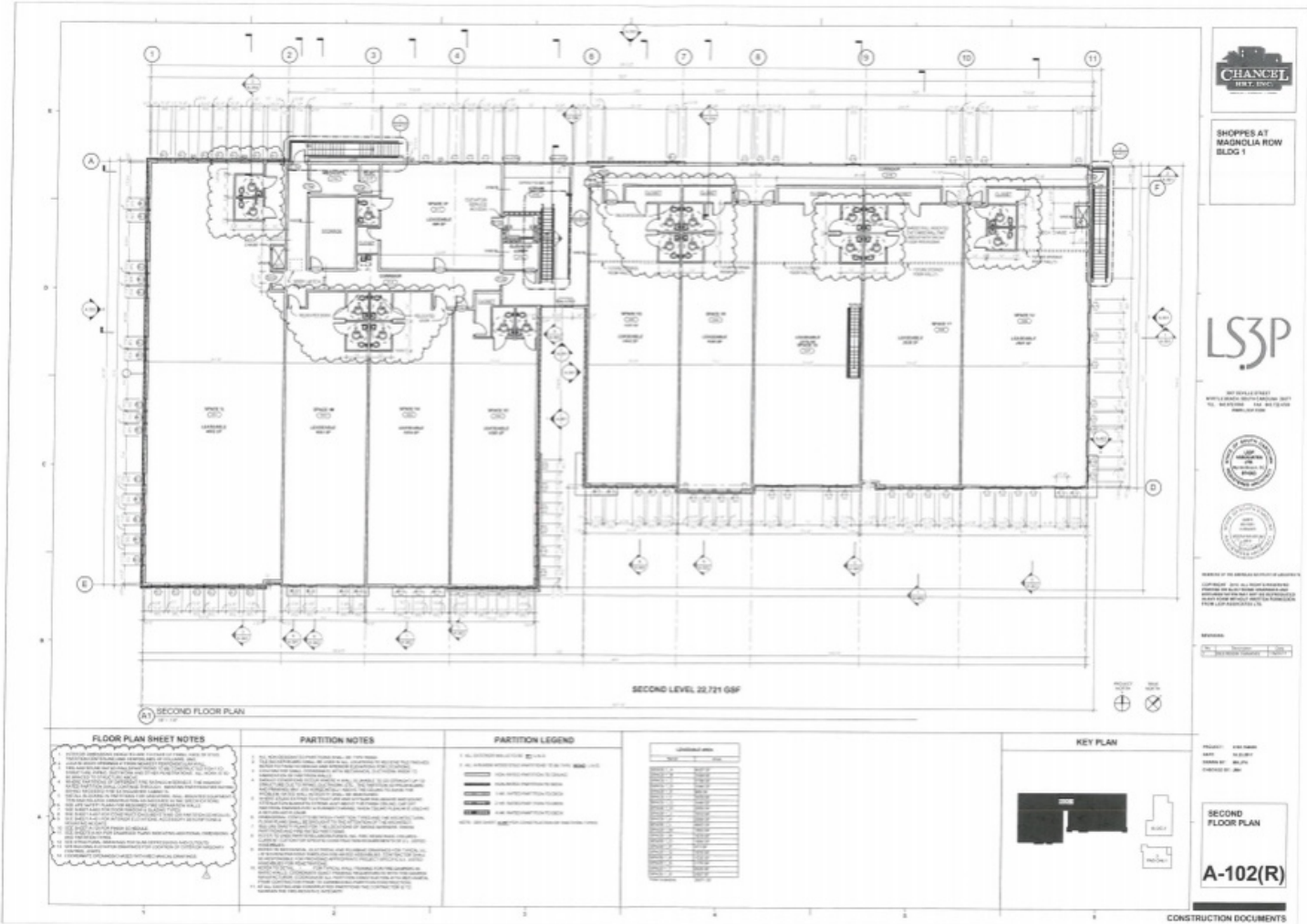
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MAGNOLIA ROW			NORTH KINGS HIGHWAY AND 44TH AVE NORTH, MYRTLE BEACH, SC				
BUILDING	FLOOR	UNIT	SQFT	LEASE PRICE NNN	SALE PRICE	RESERVED	NAME
A							
	1	1A	4007	\$88,154.00	\$801,400.00		
		1B	1684	\$37,048.00	\$336,800.00		
		1C	1700	\$37,400.00	\$340,000.00		
		1D	1545	\$33,990.00	\$309,000.00	X	STUDIO 77
		1E	909	\$19,998.00	\$181,800.00		
	2	1L	4065	\$69,105.00	\$711,375.00		
		1M	1653	\$28,101.00	\$289,275.00		
		1N	1674	\$28,458.00	\$292,950.00		
		1O	1689	\$28,713.00	\$295,575.00	X	ASH HOFFMAN
		1P	909	\$15,453.00	\$159,075.00		
B	1	1F	1874	\$41,228.00	\$374,800.00		
		1G	1444	\$31,768.00	\$288,800.00	X	GALLERY BOUTIQUE
		1H	2050	\$45,100.00	\$410,000.00	X	TWD
		1J	1912	\$42,064.00	\$382,400.00	X	RAMBLER
		1K	2506	\$55,132.00	\$501,200.00	X	TWD
	2	1Q	1916	\$32,572.00	\$335,300.00		
		1R	1535	\$26,095.00	\$268,625.00		
		1S	2179	\$37,043.00	\$381,325.00		
		1T	2028	\$34,476.00	\$354,900.00		
		1U	2187	\$37,179.00	\$382,725.00		
C	1	OUTPARCEL	3950	\$106,650.00	\$1,185,000.00		
D	1	RESTAURANT	4313	\$94,886.00	\$862,600.00	X	44TH CRAFT BEER & BURGER

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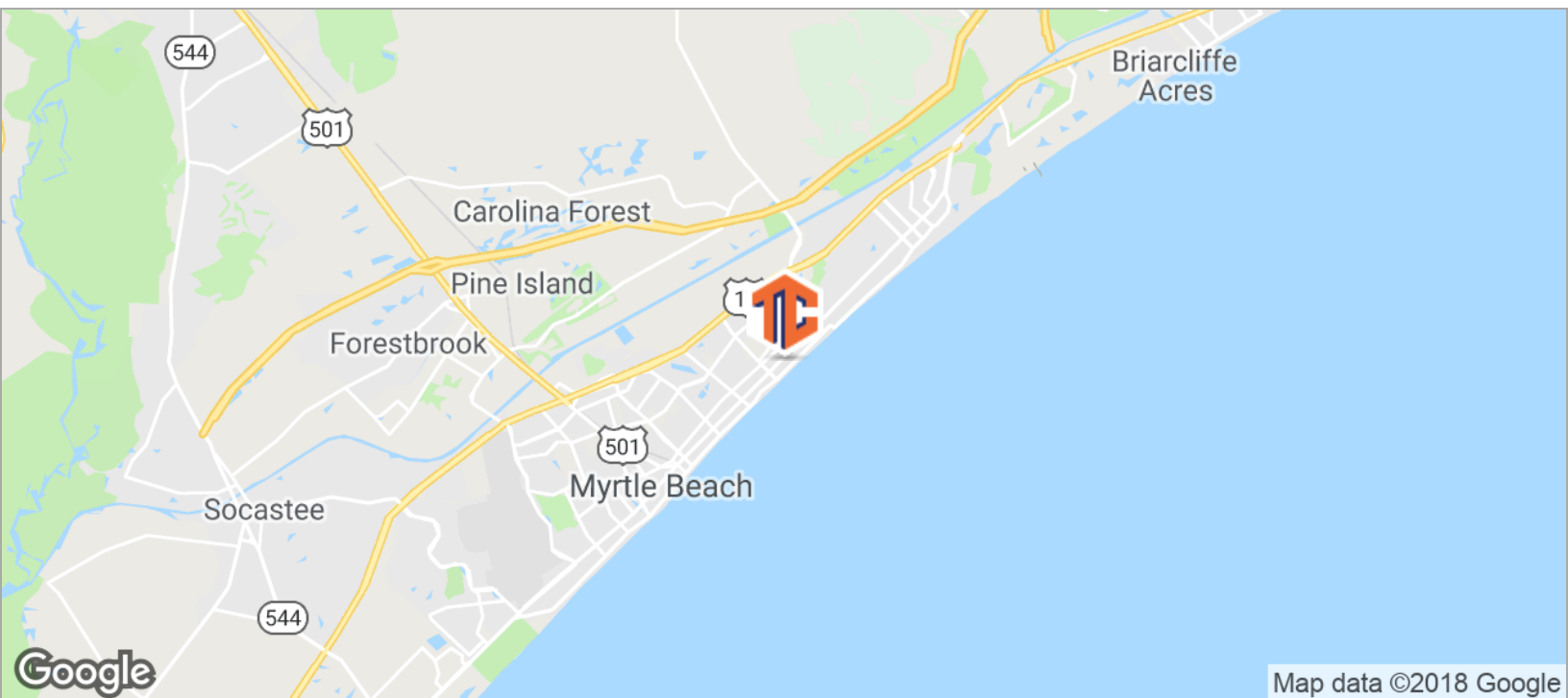
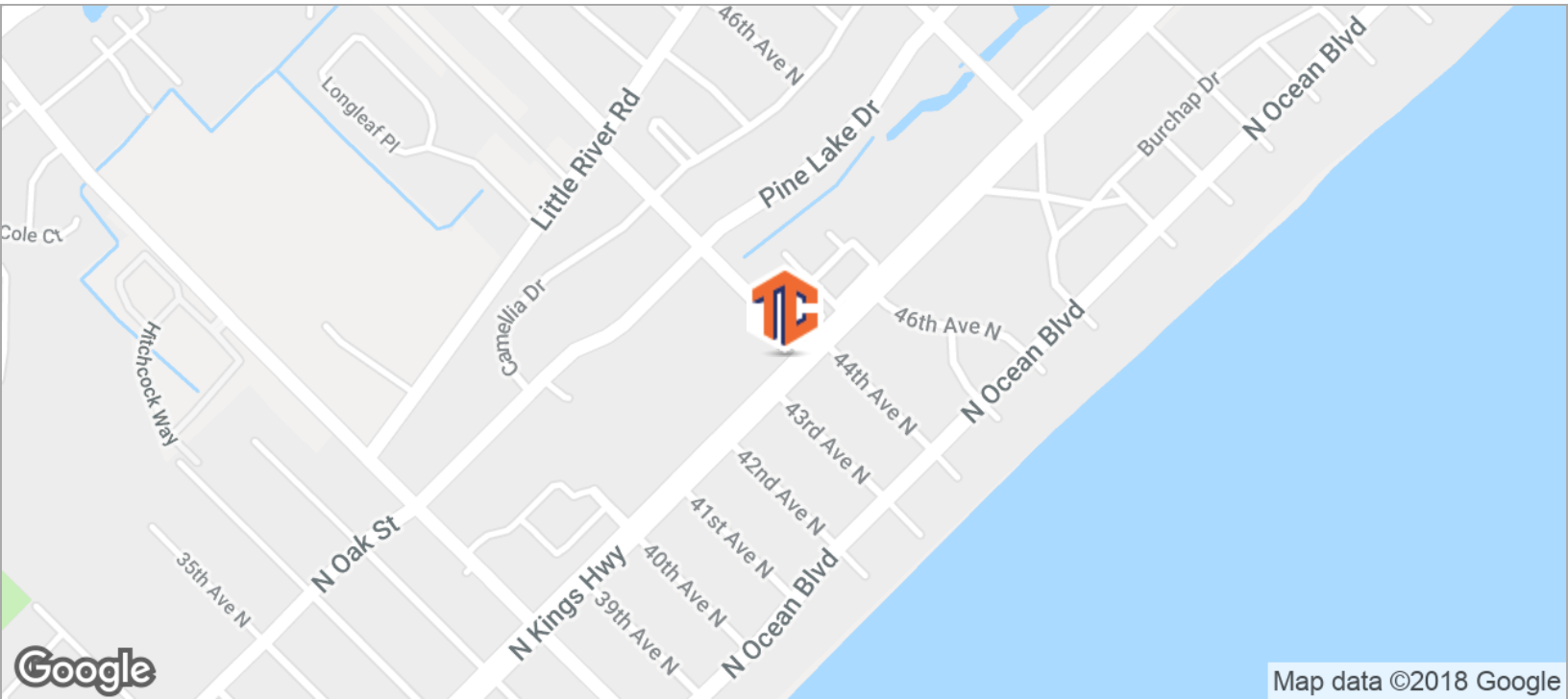
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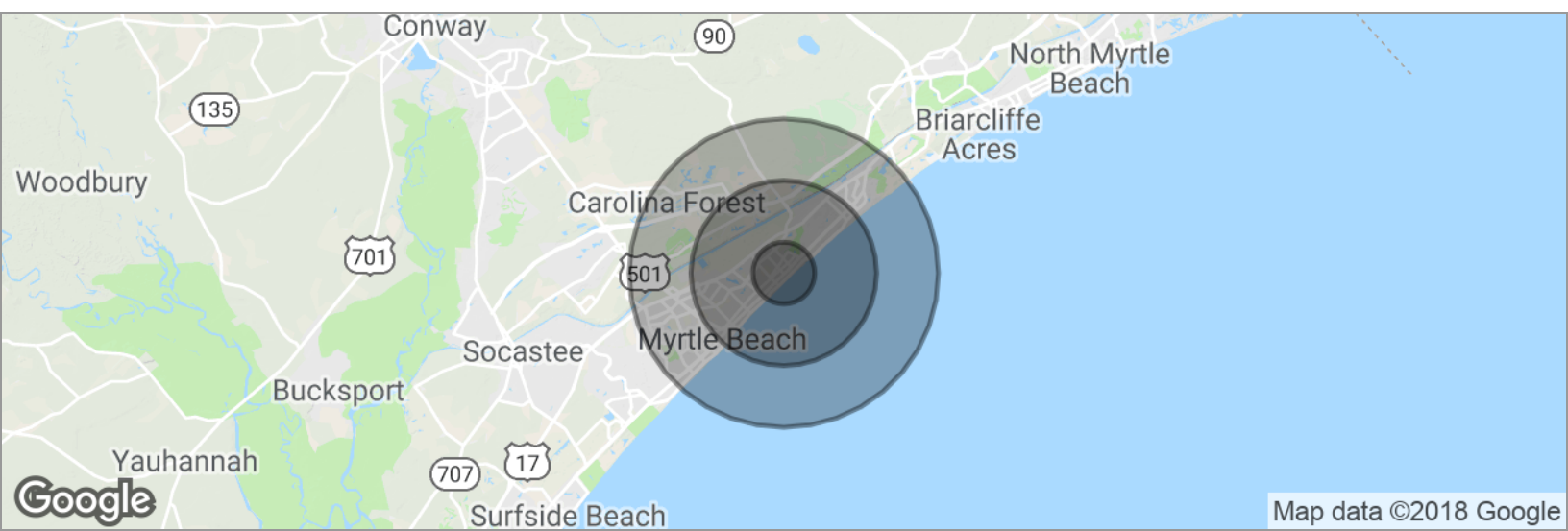
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,166	17,954	37,509
Median age	45.5	39.8	36.9
Median age (Male)	43.3	37.9	35.4
Median age (Female)	47.8	42.7	39.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,524	8,516	16,992
# of persons per HH	2.1	2.1	2.2
Average HH income	\$77,734	\$65,432	\$64,881
Average house value	\$451,767	\$337,394	\$314,779

* Demographic data derived from 2010 US Census

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60 month lease

Units start at 1500 Sqft

Delivery Date Spring 2018

Tax Map # 174-09-10-073

Bethune Group File # 1047

LOCATION OVERVIEW

Corner of North Kings Hwy & 44th Ave. North
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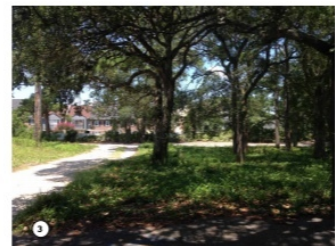
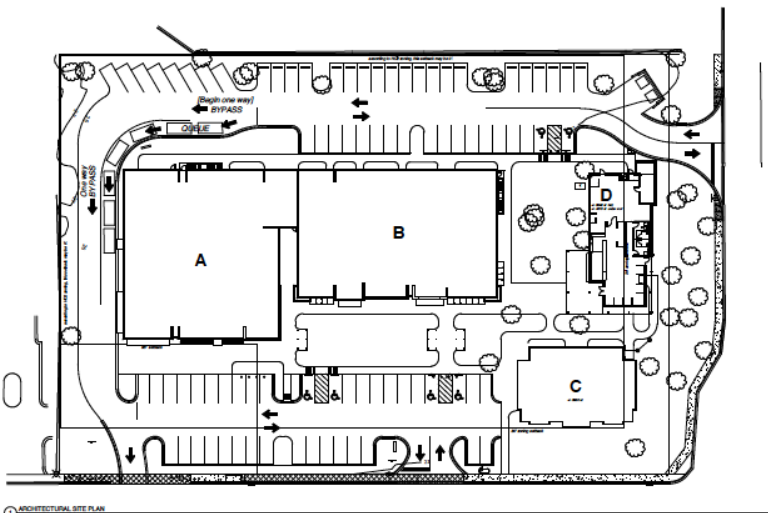
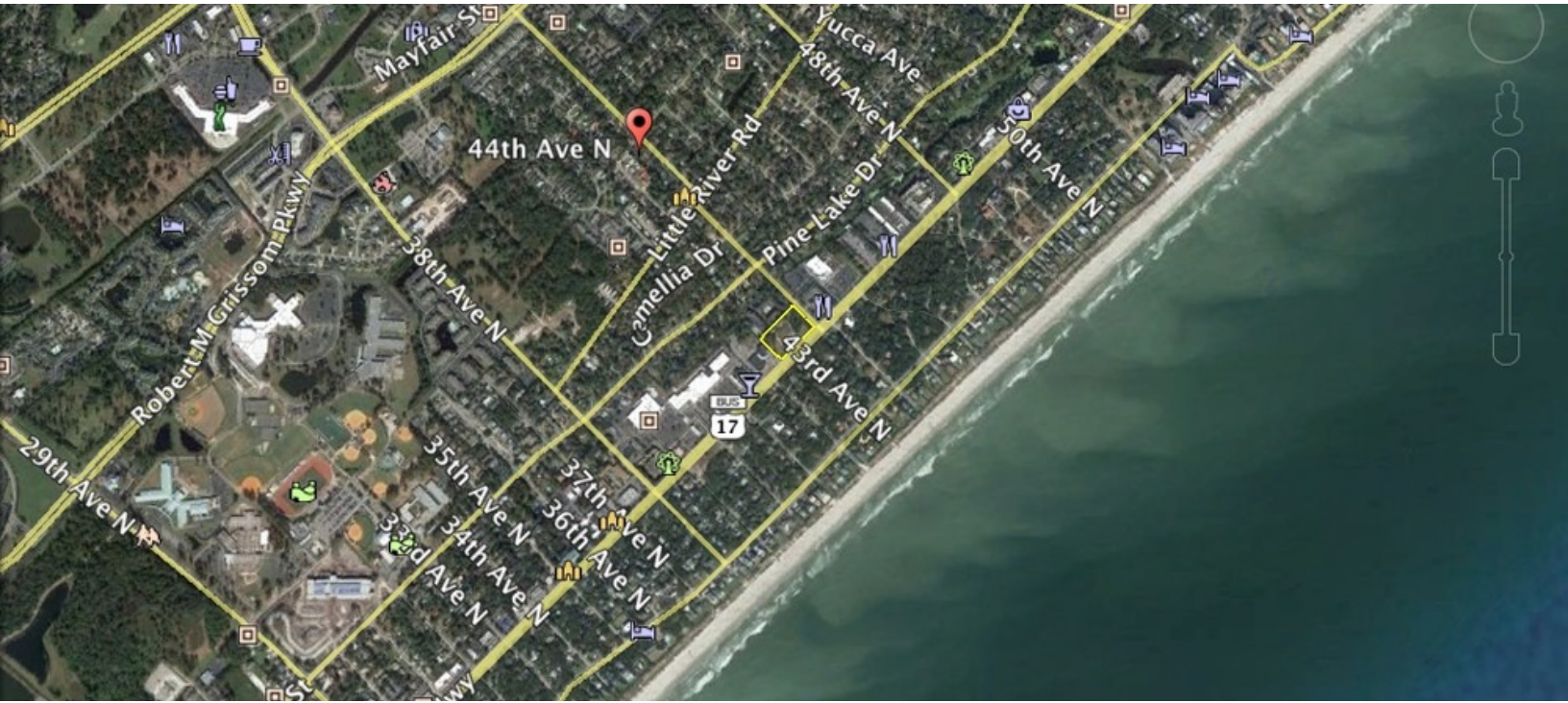
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