



501 VILLAGE

754 Oak Forest Ln Myrtle Beach, SC 29577

PROPERTY HIGHLIGHTS

- Fully leased 25,000 SF Shadow Center with available 2.2 AC Retail Pad
- Located on US 501 and Hwy. 17 Bypass (100,000 ADT)
- Tenants include Matt's Package Store, Adam & Eve, Osaka Japanese & Super Cuts
- Residential Nearby: Numerous neighborhood and vacation rental properties
- Retail Nearby: At the entrance to Coastal Grand Mall (1.5M SF) as well as Walmart, Costco, Best Buy, PetSmart, Golden

KICK ASS CONCEPTS

336.601.0000 | kickassconcepts.com



501 VILLAGE

754 Oak Forest Ln Myrtle Beach, SC 29577



OFFERING SUMMARY

Lease Rate:	Market Rate
Building Size:	25,000 SF
Available SF:	2.2 Acres

PROPERTY OVERVIEW

Fully leased 25,000 SF Shadow Center with available 2.24 acre retail pad located at US 501 and Hwy 17 Bypass (100,000 ADT) in Myrtle Beach SC. This property has numerous access points. One access point onto US 501, and multiple access points onto Oak Forest Ln. 501 Village is also located in "The Grand Stand" tourist area in Myrtle Beach and surrounded by numerous neighborhoods, vacation rental properties, the Myrtle Beach International Airport, multiple hotels, as well as a multitude of retailers.

PROPERTY HIGHLIGHTS

- Fully leased 25,000 SF Shadow Center with available 2.2 AC Retail Pad
- Located on US 501 and Hwy. 17 Bypass (100,000 ADT)
- Tenants include Matt's Package Store, Adam & Eve, Osaka Japanese & Super Cuts
- Residential Nearby: Numerous neighborhood and vacation rental properties
- Retail Nearby: At the entrance to Coastal Grand Mall (1.5M SF), as well as Walmart, Costco, Best Buy, PetSmart, Golden Corral & Cracker Barrel
- Features: Numerous access points - one onto US 501, multiple onto Oak Forest Ln.
- Located in "The Grand Strand" tourist area
- Lat: 33.704019 Long: -78.909770



**EXECUTIVE
SUMMARY**

MARTY KOTIS
336.209.0000
marty@kickassconcepts.com



LANCE WOOD
336.339.7036
lance@kickassconcepts.com



501 VILLAGE

754 Oak Forest Ln Myrtle Beach, SC 29577



**ADDITIONAL
PHOTOS**

MARTY KOTIS
336.209.0000
marty@kickassconcepts.com



LANCE WOOD
336.339.7036
lance@kickassconcepts.com



501 VILLAGE

754 Oak Forest Ln Myrtle Beach, SC 29577



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
501 Village Retail Pad	Available	2.2 Acres	NNN



PLANS

MARTY KOTIS
336.209.0000
marty@kickassconcepts.com



LANCE WOOD
336.339.7036
lance@kickassconcepts.com



501 VILLAGE

754 Oak Forest Ln Myrtle Beach, SC 29577



**RETAILER
MAP**

MARTY KOTIS
336.209.0000
marty@kickassconcepts.com

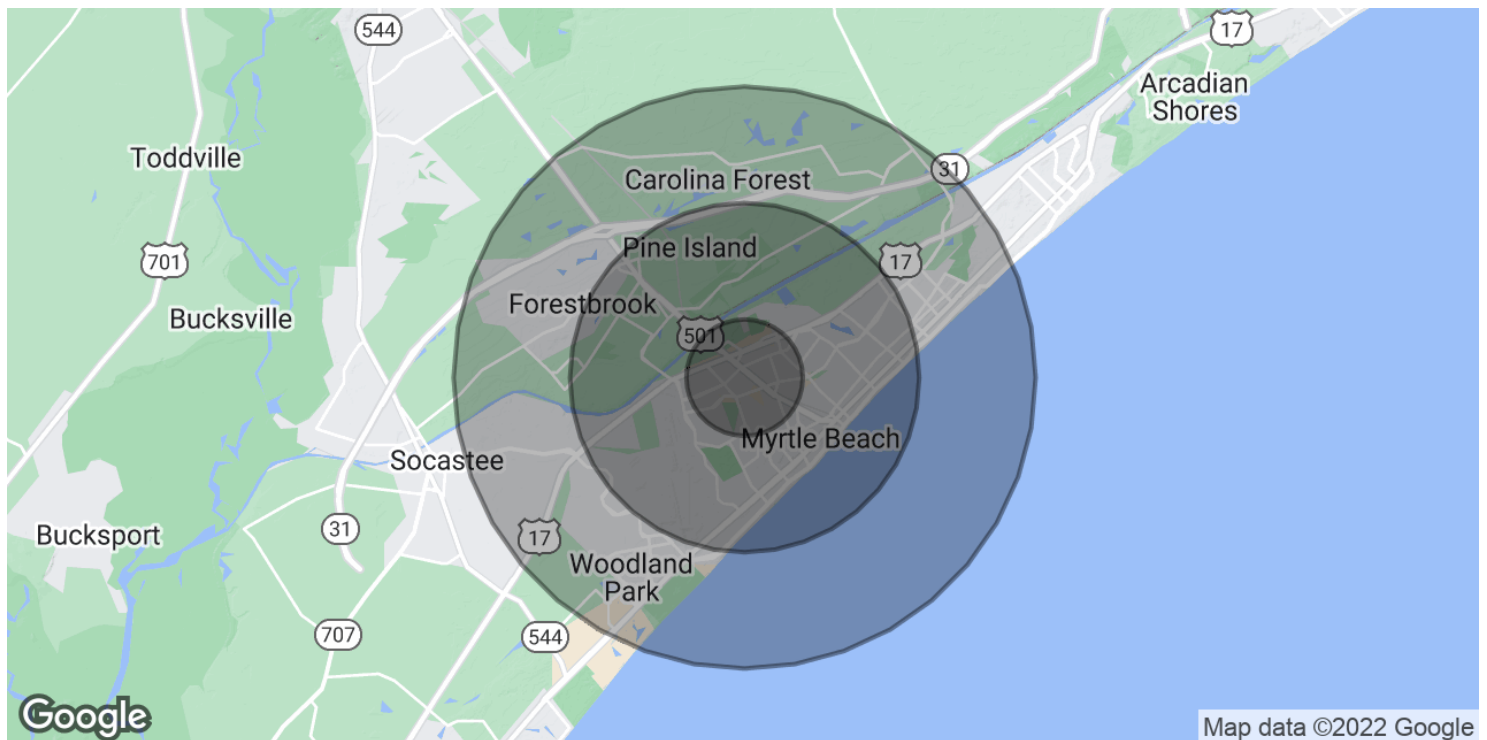


LANCE WOOD
336.339.7036
lance@kickassconcepts.com



501 VILLAGE

754 Oak Forest Ln Myrtle Beach, SC 29577



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,188	26,902	58,055
Average Age	31.6	33.3	35.5
Average Age (Male)	29.5	31.5	33.9
Average Age (Female)	34.9	35.7	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,772	11,862	25,593
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$41,453	\$47,807	\$56,162
Average House Value		\$220,661	\$248,691

* Demographic data derived from 2020 ACS - US Census



DEMOGRAPHICS
MAP & REPORT

MARTY KOTIS
336.209.0000
marty@kickassconcepts.com



LANCE WOOD
336.339.7036
lance@kickassconcepts.com

