

AVAILABLE - FOR LEASE

PAWLEYS MARKET

9140 OCEAN HIGHWAY PAWLEYS ISLAND, SC 29585

RETAIL | OFFICE



Nearby Amenities



Edward Jones

LOCATION

OFFERED BY



(843) 856-4600  
[www.belklucy.com](http://www.belklucy.com)

Morrow Boggs

[morrow.boggs@belklucy.com](mailto:morrow.boggs@belklucy.com)  
 (843) 606-5460 — direct office  
 (843) 998-5234 — mobile

Trey Lucy

AND

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 (843) 606-5455 — direct office  
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PROPERTY INFORMATION

**PROPERTY DESCRIPTION**

Belk | Lucy is pleased to present the exclusive leasing opportunities for Pawleys Market, a Lowes Foods anchored center nestled in the heart of Pawleys Island Community. This attractive retail center boasts top quality construction and convenient access off Highway 17 (Ocean Highway). Co-tenants include Dollar Tree, Edward Jones, Chiropractic Sports & Rehab, Elite Nail & Spa, BenchMark Physical Therapy and Causeway Wine & Spirits.

**AREA DESCRIPTION**

Located on the southern end of the Grand Strand, which stretches from Georgetown to Little River, Pawleys Island is a picturesque coastal community with rich history and natural beauty. Known as one of the oldest summer resorts on the East Coast, this charming seaside escape still boasts miles of unspoiled beaches as well as nationally recognized golf courses, top-notch shopping, and excellent cuisine. Pawleys Island Community boasts an affluent year-round population and approximately 14 million visitors in the immediate surrounding trade area including DeBordieu, Litchfield, and Murrells Inlet.



UNIT	SIZE	LEASE PRICE
Unit 1	1,400 sf	\$14.00/sf NNN
Unit 2	1,400 sf	\$14.00/sf NNN
Unit 4	1,400 sf	\$14.00/sf NNN
Unit 6 (medical office -see attached floor plan)	4,200 sf	\$14.00/sf NNN
CAM, taxes, and ins. (est.)		\$5.10/sf

DEMOGRAPHICS (3-MILE)	
Population	9,428
Households	4,195
Avg. HH Income	\$57,343
Traffic Count	22,400 vpd

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SITE PLAN



**bai - ARCHITECTS**  
 978 Tinsley Road • Raleigh, North Carolina 27607 • p: 919.859.7003 • f: 919.859.7121 • bai-architects.com

**PAWLEYS MARKET**  
 Highway 17  
 Pawleys Island, Georgetown County, South Carolina  
 © 02/11/13

**EARTHWORKS**  
 planning and design consultants

The Earthworks Group, Inc.  
 11655 Highway 707  
 Murrells Inlet, SC 29574  
 843-651-7900

**HR DEVELOPERS, LLC**  
 1333 Main Street, Suite 700  
 Columbia, SC 29201  
 803-799-4321

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UNIT 6 - MEDICAL FLOOR PLAN

1. CONNECT TO EXISTING DOMESTIC WATER LINE. FIELD OFFSET LOCATED.
2. EXISTING TOILET. NO CHANGE.
3. EXISTING LAUNDRY. NO CHANGE.
4. EXISTING WALL HYDRANT. NO CHANGE.
5. RELOCATE NONDOMESTIC WATER HYDRANT FROM RESTROOM TOILET.
6. METAL NONDOMESTIC WATER HYDRANT AS SPECIFIED.



**System No. W-L-1088**  
 F Ratings - 1 & 2 Hr. (See Item 1)  
 T Rating - 0 Hr.

**Section A-A**

1. **Wall Assembly** - The 1 or 2 hr. fire-rated gypsum wallboard/AC wall assembly shall be constructed of the materials and in the manner described in the individual U500, U400 or V400 Series Wall and Partition Design in the U.S. Fire Resistance Directory and shall include the following construction features:
  - A. **Studs** - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (408 mm) O.C. with nom 2 by 4 in. (51 by 102 mm) lumber end plates and cross bracing. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) O.C.
  - B. **Gypsum Board** - 5/8 in. (16 mm) thick, 4 x 8 (1.2 m) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U500, U400 or V400 Series Design in the U.S. Fire Resistance Directory. Max clear of opening is 6'-0 in. (177 mm).

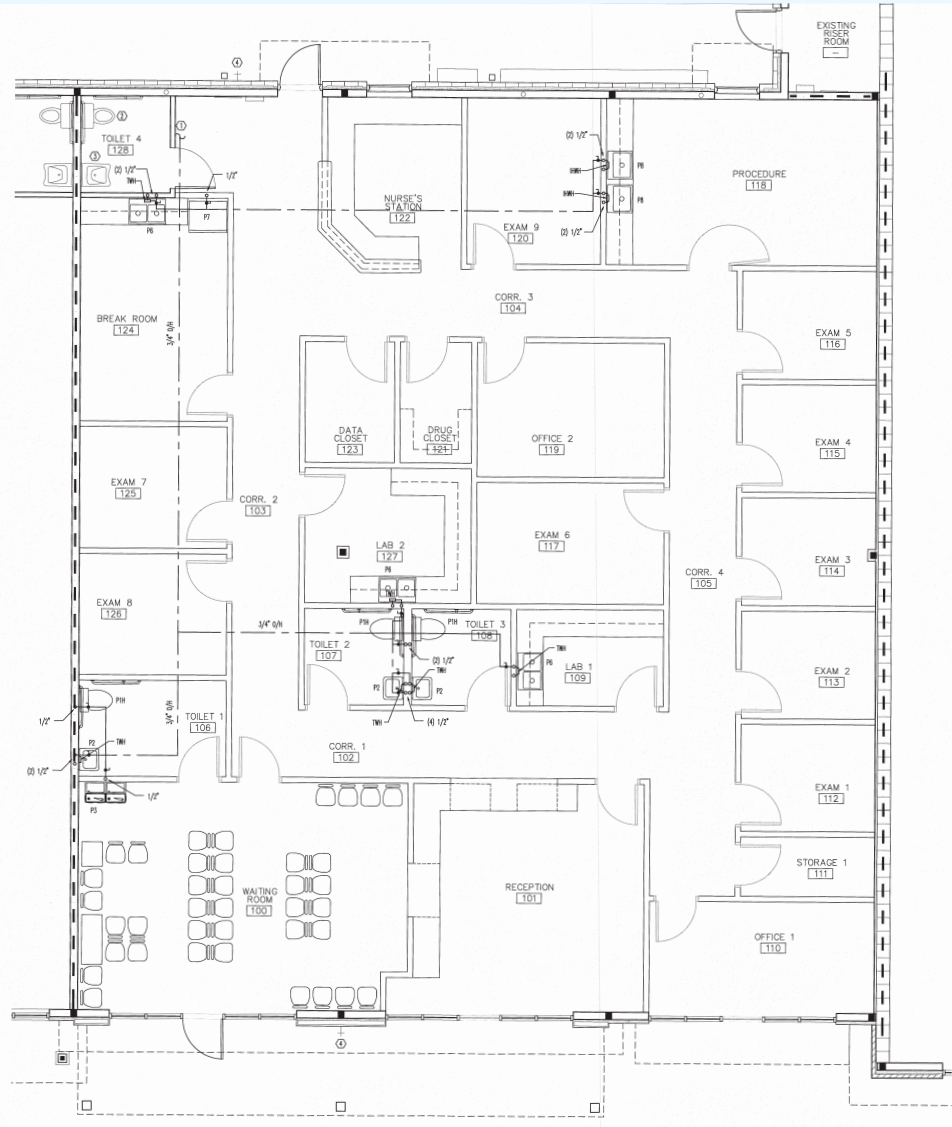
The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Through Penetrant** - One metallic pipe, tubing or conduit to be installed either concentrically or eccentrically within the firestop system. The annular space between pipe, tubing or conduit and periphery of opening shall be min 5 in. (spout contact) to max 6 1/2 in. (16 mm). Pipe, tubing or conduit to be tightly supported on both sides of wall assembly. The following types and sizes of metallic pipes, tubing or conduits may be used:
  - A. **Steel Pipe** - Nom 6 in. (152 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
  - B. **Iron Pipe** - Nom 6 in. (152 mm) diam (or smaller) cast or ductile iron pipe.
  - C. **Copper Tubing** - Nom 6 in. (152 mm) diam (or smaller) Type M (or heavier) copper tubing.
  - D. **Copper Pipe** - Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.
  - E. **Conduit** - Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing, nom 4 in. (102 mm) diam (or smaller) galv steel conduit or nom 1 1/2 in. (38 mm) diam (or smaller) flexible steel conduit.
3. **Fill Void or Cavity Material** - Sealant - Min 5/8 in. (16 mm) thickness of SI material within annulus, flush with both surfaces of wall. Additional fill material installed such that min 1/4 in. (6 mm) thick crown is formed around the penetrating item lapping 1/2 in. (13 mm) beyond the periphery of the opening.
 

**SPECIFIED TECHNOLOGIES INC. - SpecSeal LC 150 Sealant, SpecSeal LE6000 Sealant**

\*bearing the U.S. Classification Mark

Specified Technologies Inc., 200 Evans Way Somerville, NJ 08876  
 Formerly a division of Unimark Laboratories, Inc.  
 Created or Revised: June 08, 2007  
 (800)393-1182 • (908)528-8300 • FAX (908)393-1410 • E-MAIL: sales@stitechnology.com • Website: www.stitechnology.com

W-L-1088  
 MADE IN USA



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NO.	REVISION	DATE
1	ISSUE FOR PERMIT	08/14/2014
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