

# FOR LEASE or BUILD-TO-SUIT

Up to 5,400 SF Medical/Office/Retail

10593 OCEAN HIGHWAY (US HWY 17)

PAWLEYS ISLAND, S.C.



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**TRINITY  
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10593 OCEAN HIGHWAY (US HWY 17)

Up to 5,400 SF Medical/Office/Retail

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Opportunity for office or retail tenants to lease space fronting on Ocean Highway (US Hwy 17) within the eclectic Downtown Pawleys mixed-use development at the signalized intersection of Ocean Highway (US Hwy 17) and Waverly Road. Since 1977, Downtown Pawleys has drawn local residents and tourists to its vibrant venue of retail shops, restaurants, and galleries, while also providing over 36,000 square feet of medical and professional office space.

Pawleys Island, SC, located 70 miles north of Charleston and 25 miles south of Myrtle Beach, is one of the oldest summer resorts on the East Coast. The “Pearl of Carolina’s Grand Strand,” Pawleys Island is known as a picturesque and highly sought-after seaside community offering a tranquil and welcoming atmosphere to locals and vacationing visitors 365 days a year.

<b>LOCATION</b>	The subject property is located at 10593 Ocean Highway (US Hwy 17) at the northwest quadrant of the signalized Ocean Highway (US Hwy 17) and Waverly Road intersection in Pawleys Island – 25-miles south of Myrtle Beach, S.C. – 70-miles north of Charleston, S.C.
<b>SITE</b>	Approximately .53-acre pad fronting on and with excellent visibility to Ocean Highway (US Hwy 17) traffic  The site will accommodate up to 5,400 square feet of retail or office space with 24 parking spaces (4.44 spaces per 1,000 RSF)
<b>ACCESS</b>	The site enjoys excellent access through Downtown Pawleys’ (5) curb cuts to Ocean Highway (US Hwy 17), (1) curb cut to Waverly Road and (3) curb cuts to Professional Lane. Reciprocal access easements allow for the free flow of traffic through the development as well as access to the traffic signal at Ocean Highway (US Hwy 17) and Waverly Road.
<b>TENANT MIX</b>	Over 90,000 SF of medical/office/retail/restaurants
<b>TRAFFIC COUNT</b>	34,800 (Ocean Highway – US Hwy 17)



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# DOWNTOWN PAWLEYS SITE PLAN



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# 10593 OCEAN HIGHWAY (US HWY 17) SITE PLAN



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## DEMOGRAPHICS

2019

	 2019 Average Household Income	 2019 Households	 2019 Population
<b>1M</b>	\$66,713	1,688	3,764
<b>3M</b>	\$82,218	5,841	13,179
<b>5M</b>	\$87,744	7,813	17,424

POPULATION	1 MILE	3 MILE	5 MILE
2010 Census	2,115	10,490	13,962
2019 Population	3,764	13,179	17,424
2024 Projection	4,135	13,895	18,354

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Census	963	4,690	6,329
2019 Population	1,688	5,841	7,813
2024 Projection	1,851	6,150	8,217

INCOME 2019	1 MILE	3 MILE	5 MILE
Average Household	\$66,713	\$82,218	\$87,744
Median Household	\$46,400	\$57,635	\$62,942

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