

FOR LEASE

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International Drive
& McLeod Health
Boulevard
MYRTLE BEACH, SC

±8,750 SF New Retail Center in the Heart of the Carolina Forest Development

Located in front of Lowes Foods and the new McLeod Health Carolina Forest complex, this new construction shop space will be completed in 2019.

SITE

MCLEOD HEALTH BOULEVARD

INTERNATIONAL DRIVE (32,000 VPD)



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Situated in the heart of the Carolina Forest development

Carolina Forest is in Myrtle Beach, SC and part of Horry County.



Population

1 mile: 3,757
3 miles: 24,366
5 miles: 49,371



Growth ('18-'23)

1 mile: 3.37%
3 miles: 2.77%
5 miles: 2.90%



Households

1 mile: 1,545
3 miles: 11,032
5 miles: 21,066



Household Income

1 mile: \$79,043
3 miles: \$85,578
5 miles: \$79,760



Daytime Population

1 mile: 3,995
3 miles: 28,658
5 miles: 68,340



Employment

1 mile: 96.4%
3 miles: 96.5%
5 miles: 96.0%

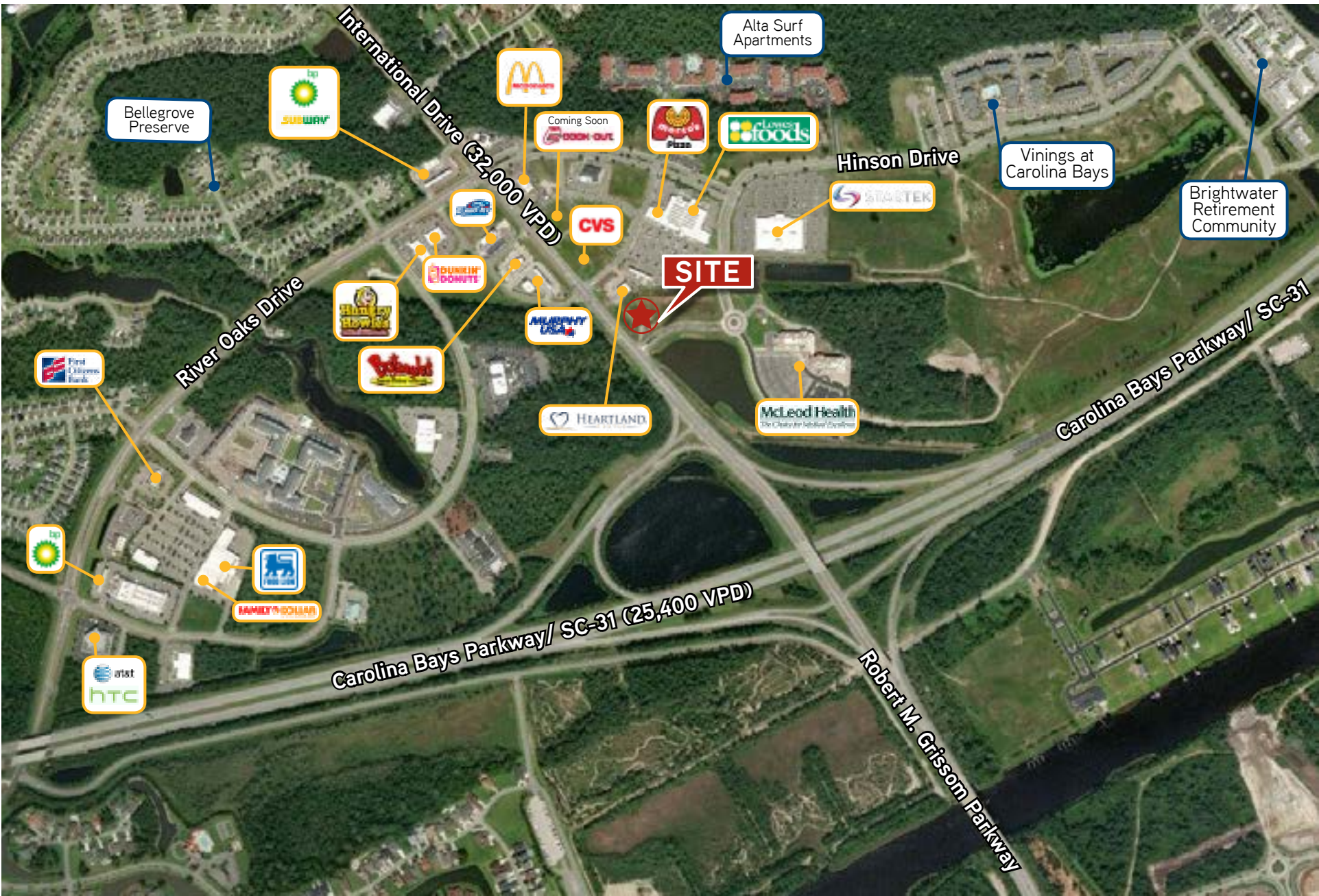


Traffic Counts

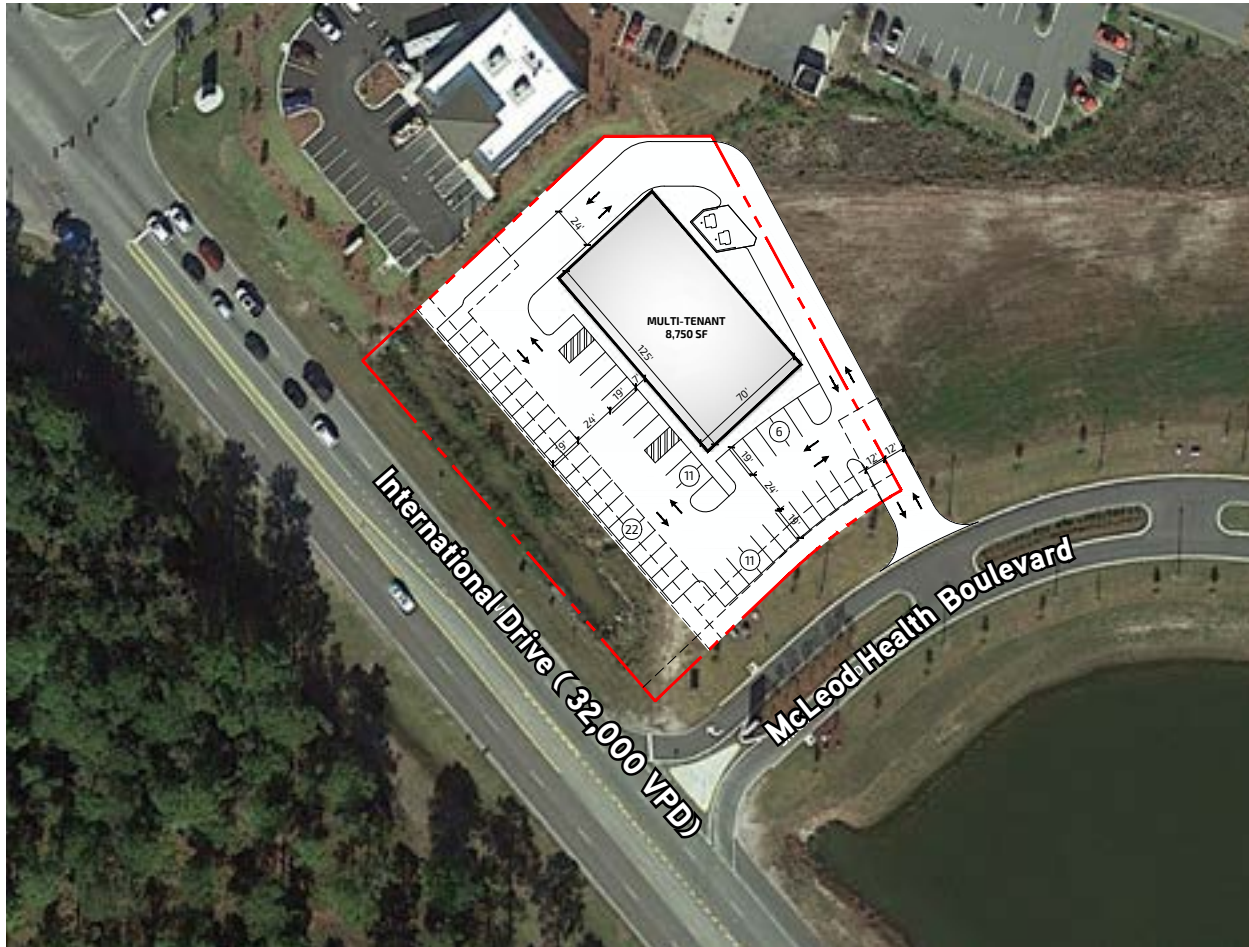
International Drive/Robert M. Grissom Parkway:
32,000 VPD
Carolina Bays Parkway/Highway 31: 25,400 VPD

Carolina Forest is a 9,000 acre, master-planned development located on US Highway 501 in the Myrtle Beach, South Carolina market, one of the fastest growing areas of the state. The development is a fully-integrated community with sidewalks, jogging trails, golf courses and internal parks that connect each of its neighborhoods throughout the development. At project completion, Carolina Forest is expected to have 40 residential neighborhoods with an estimated 56,000 people living within its boundaries. To date, there are 19 active or completed subdivisions, 2 golf courses and 6 public schools within the Carolina Forest development.





SITE PLAN



PROPERTY FEATURES

Square footage	±8,750 SF subdividable
Signage	Monument signage available
Endcap	Potential drive-through available
Outdoor seating	Possible patio seating available
Delivery timeline	2019
Lease rates	Contact broker for more pricing and information

NEWS ARTICLES

McLeod gives more details about Carolina Forest project at groundbreaking

[VIEW ARTICLE](#)

First Medical Office Building Opens on the McLeod Health Carolina Forest Campus

[VIEW ARTICLE](#)

McLeod Health Opens Second Medical Office Building in Carolina Forest

[VIEW ARTICLE](#)



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THE REGION

#1 BEST PLACES
PEOPLE ARE
MOVING TO

u.s. news & world report, 2018

RANKED #6

MOST AFFORDABLE BEACH TOWNS
IN AMERICA
coastal living, 2018

#8 BEST FAMILY
SUMMER VACATIONS
u.s. news & world report, 2018

AMERICA'S BEST SMALL CITIES

RANKED #9

best cities, 2018

#5 BEST FAMILY BEACH
IN THE U.S.
u.s. news & world report, 2018

Colliers
INTERNATIONAL

MYRTLE BEACH, SOUTH CAROLINA

AREA OVERVIEW

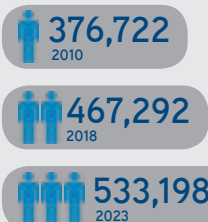
Myrtle Beach has long been regarded as one of the premier vacation destinations, not only on the East Coast, but throughout the entire United States. Located along the Grand Strand, this 60-mile stretch of coast is home to world-renowned golf courses, locally owned seafood restaurants, and numerous shopping options. Its central location along the coast, coupled with its position between Wilmington, NC and Charleston, SC, makes for easy access from I-95. Approximately 18.6 million tourists visit Myrtle Beach annually.

MYRTLE BEACH, SC MSA FAST FACTS

HOUSEHOLDS



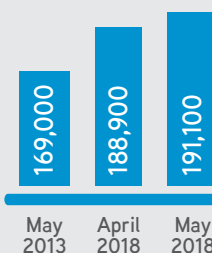
POPULATION



2018 2023
\$68,058 \$78,206

AVG. HOUSEHOLD
INCOME

EMPLOYMENT



MAY 2017:
4.4%

MAY 2018:
3.6%

UNEMPLOYMENT RATE