



New York  
Pizza

All in Good  
Spirits

Vogue Nail  
& Spa

Walmart  
Neighborhood Market

NYABI Jr

DUCK  
DONUTS

*Walgreens*

Freestanding  
building for lease

Ocean Lakes Village

Highway 544 & Highway 17 Business, Myrtle Beach | SC

**Rox Pollard Jr.**  
Vice President  
+1 803 401 4242  
rox.pollard@colliers.com

**Rox Pollard III**  
Brokerage Associate  
+1 803 401 4264  
rox3.pollard@colliers.com

**NEW REDUCED LEASE RATE**

Contact Broker for details



# Opportunity Overview

# Site Plan

Ocean Lakes Village, located at the intersection of Highway 544 and Highway 17 Business, has more than 1.2 million annual visitors as a major commercial hub for the southern Grand Strand. Anchored by Walmart Neighborhood Market, which is ranked second among twenty-five stores statewide. It serves the busy campground corridor and nearby neighborhoods like Prestwick Country Club and Deerfield. The area provides key access to Surfside Beach, Garden City Beach, and Ocean Lakes Family Campground. The adjacent McDonalds has 450,000 visitors and does approximately \$4 million in sales annually. The northwest corner features a 27-acre property

owned by FJ Property Investors, LLC, an affiliate of the Jackson Companies, one of the region's largest landowners, which also owns the 300-acre Ocean Lakes Family Campground.

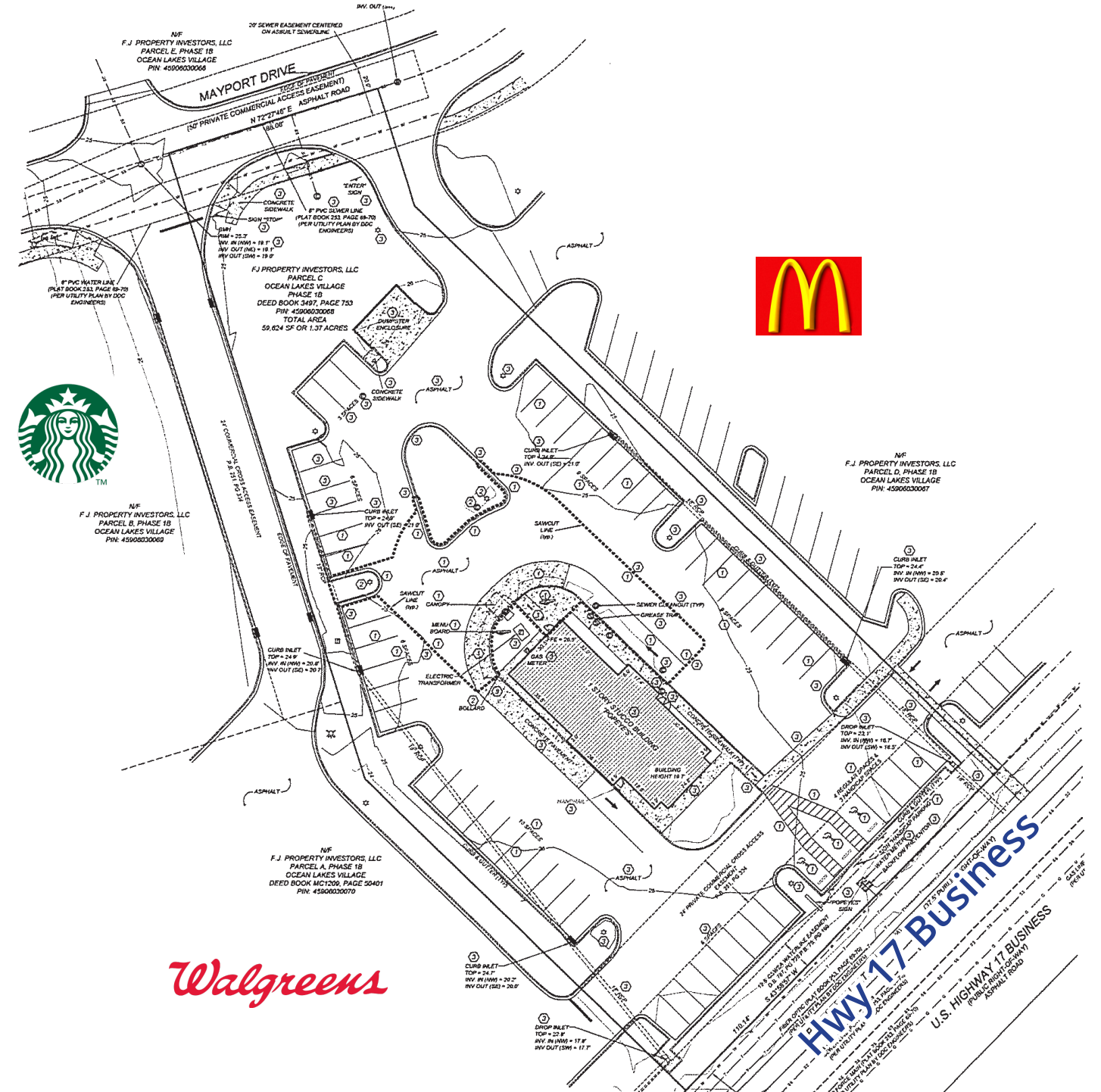
Located at Ocean Lake Village shopping center, this high-visibility freestanding building is now available for lease. Positioned in a bustling area with strong traffic and tourist appeal, this former Popeyes offers a fully built-out kitchen, drive-thru capabilities and ample parking. Perfect for a quick-service restaurant or new dining concept looking to capitalize on the area's steady local and seasonal traffic.

**Address** 5910 S Kings Hwy, Myrtle Beach, SC 29575

**Size** ±2,695 SF | ±1.37 acres

**Parking** ±58 surface parking spot

**Traffic counts**  
 Highway 544: ±29,200 vpd  
 Highway 17 Business: ±32,300 vpd





# Shopping Center Aerial



Prestwick Country Club



Walgreens

- New York Pizza
- All in Good Spirits
- Vogue Nail & Spa
- Walmart Neighborhood Market
- NYABI Jr
- DUCI DONUTS

±27,500 VPD

Myrtle Beach Resort

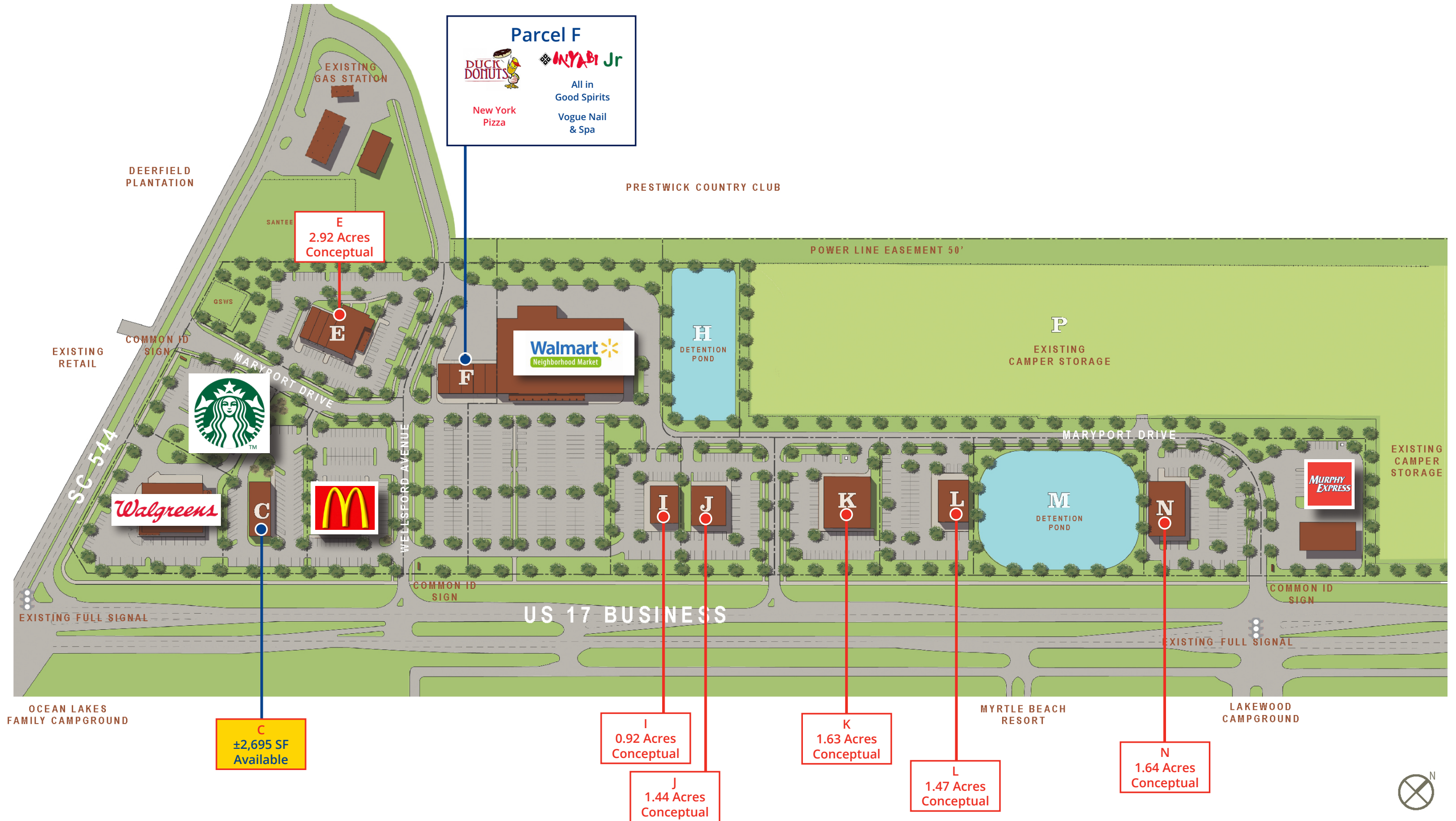
Highway 17 Business

Highway 544 ±2,200 VPD

±32,300 VPD

Ocean Lakes Family Campground

# Shopping Center Overview



# Location Overview

With a local population of over 32,000 and seasonal visitor numbers exceeding 60,000 per week from April to October, the intersection of Highway 544 and Highway 17 Business is among the busiest in Myrtle Beach.

## Trade Area

The Highway 544 and Highway 17 Business intersection serves as a key commercial hub within a trade area extending north to Myrtle Beach International Airport, west to Highway 17 Bypass, east to the Atlantic Ocean and south to Murrells Inlet. In addition to a strong year-round residential base, the area benefits from nearby resort campgrounds and condominiums,

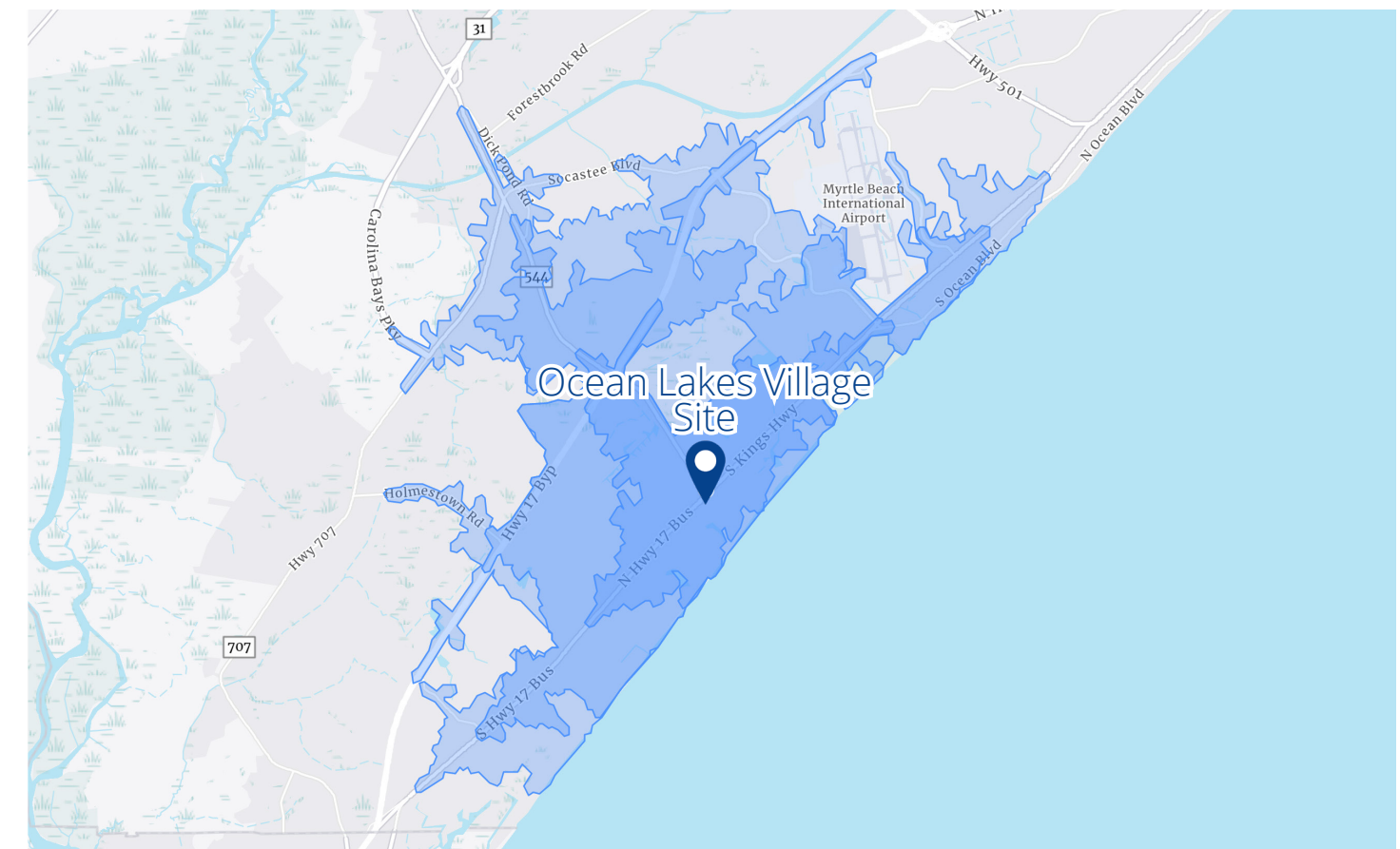
including Ocean Lakes, Lakewood, Pirateland and Myrtle Beach Resort. These destinations attract up to 60,000 visitors per week in peak season, with most accommodations being permanent multi-story beach houses rather than traditional campsites. This combination of residents and visitors drives a thriving economic engine for the southern Grand Strand.



	Size (est.)	Full Service Camp Sites (est.)	Permanent/Rental Homes or Condos (est.)	Weekly Summer Population (est.)
Ocean Lakes Family Campground:	310 acres	859	2,579	30,000
Lakeside Campground:	179 acres	1,100	800	17,000
Pirateland Campground:	125 acres	725	450	13,000
Myrtle Beach Vacation Resort:	33 acres	N/A	996	2,490

## Trade Area Demographics

Population (est.)	5 minutes	8 minutes	10 minutes
2025 Estimate	9,963	32,287	51,795
2030 Projection	11,435	36,724	59,042
<b>Households (est.)</b>			
2025 Estimate	4,885	15,660	25,179
2030 Projection	5,664	18,007	29,011
<b>Income and Home Value (est.)</b>			
2025 Average Household Income	\$108,775	\$102,143	\$97,286
2025 Median Household Income	\$77,334	\$77,261	\$73,639





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**Colliers | South Carolina**

1301 Gervais Street, Ste 600  
Columbia, SC 29201  
+1 803 254 2300