

For Sale or Lease:

2,642 Sq Ft Fully -Equipped Fast Food Restaurant
2401 S. Kings Highway, Myrtle Beach, SC



- 2,642 SF former Wendy's (operated most recently as a Mexican restaurant) features a drive-thru, fully equipped kitchen, and full dining room. The building has been recently renovated and is ready for occupancy.
- Located 1 mile from Myrtle Beach International Airport and all major Myrtle Beach attractions including Springmaid Pier, the Market Common, and Coastal Grand mall.
- The property has excellent visibility and accessibility from Hwy 17 Business.



Fully Renovated

New roof, glass, & interior upfit has already been done. Interior & exterior painting also complete. Parking lot has been repaired & resurfaced. New landscaping has been performed and new mulch installed outside.

Building has been thoroughly cleaned inside and out. New HVAC throughout. Some new kitchen equipment!

- Property is located 1/4 mile from the beach.
- Minutes from Myrtle Beach International Airport, the Market Common, Coastal Grand Mall, and numerous shopping destinations + oceanfront hotels, resorts, and attractions.



Average Daily Traffic Counts

28,300 vehicles/day — — — Hwy 17 South

13,500 vehicles/day — — — Ocean Blvd

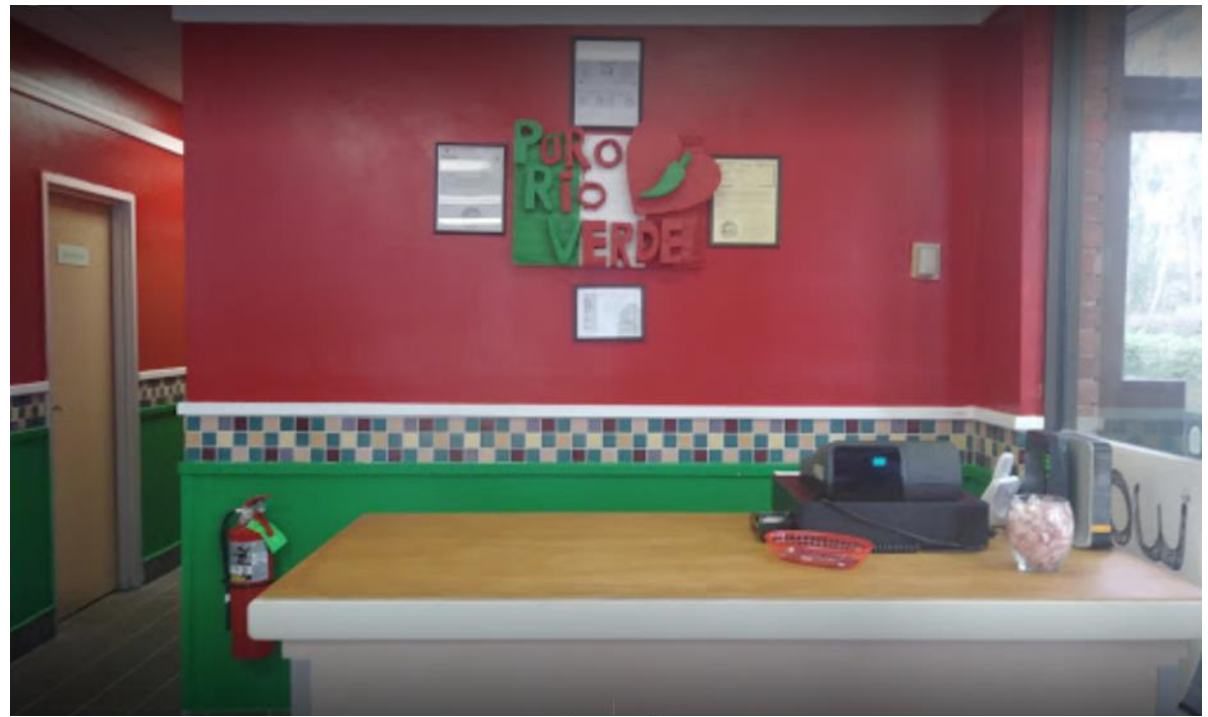
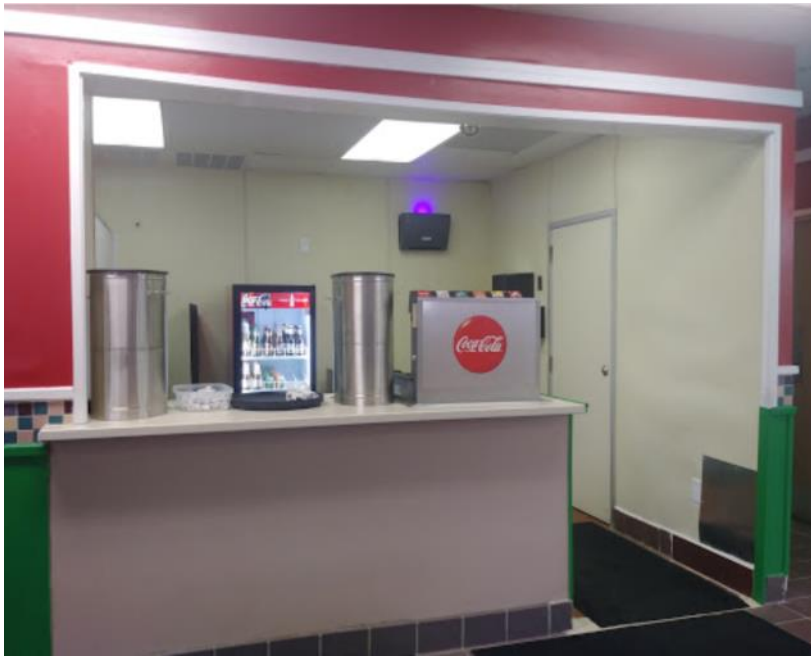
10,800 vehicles/day — — — Farrow Parkway

BVBELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com

Interior Photos—Dining Room





New interior paint & trim



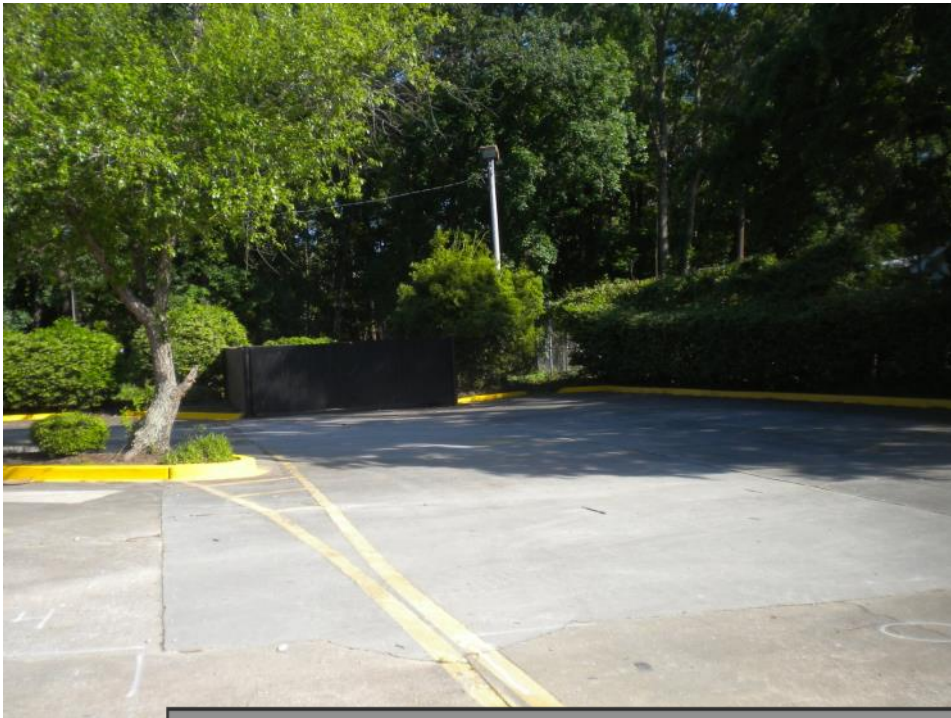
Ordering Area





Photos of walk-in freezer & storage





New landscaping and curb paint. Parking lot has been repaired since these photos





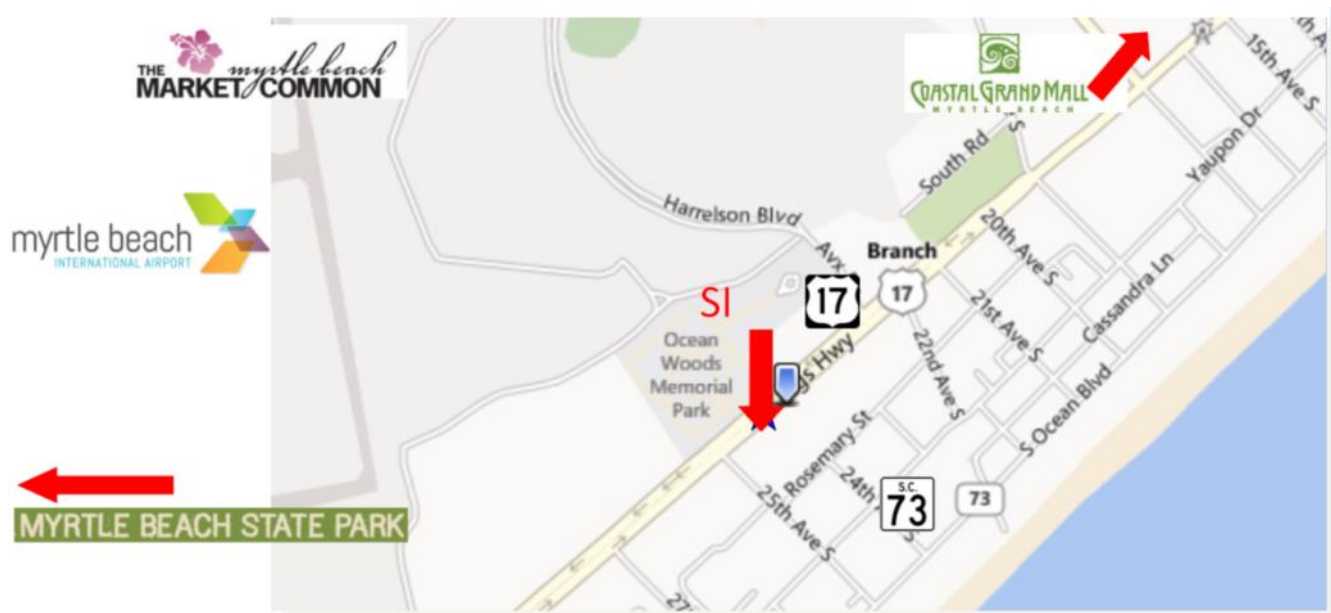
Detail of new windows



Building trim detail & drive-thru

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Demographics

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6687/-78.913

RF1

2401 S Kings Hwy

Myrtle Beach, SC 29577

1 mi radius 3 mi radius 5 mi radius 10 mi radius

	1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION				
2020 Estimated Population	1,640	21,882	71,183	193,801
2025 Projected Population	1,996	25,870	83,049	224,969
2010 Census Population	1,480	16,302	55,630	141,303
2000 Census Population	1,279	13,623	39,902	94,108
Projected Annual Growth 2020 to 2025	4.3%	3.6%	3.3%	3.2%
Historical Annual Growth 2000 to 2020	1.4%	3.0%	3.9%	5.3%
HOUSEHOLDS				
2020 Estimated Households	838	10,411	33,091	89,806
2025 Projected Households	932	11,271	35,405	95,748
2010 Census Households	708	6,895	23,597	60,246
2000 Census Households	622	5,810	17,102	41,106
Projected Annual Growth 2020 to 2025	2.2%	1.7%	1.4%	1.3%
Historical Annual Growth 2000 to 2020	1.7%	4.0%	4.7%	5.9%
AGE				
2020 Est. Population Under 10 Years	8.4%	10.1%	10.2%	9.4%
2020 Est. Population 10 to 19 Years	8.1%	9.7%	10.0%	9.9%
2020 Est. Population 20 to 29 Years	12.3%	13.0%	14.4%	11.8%
2020 Est. Population 30 to 44 Years	21.4%	18.9%	18.8%	17.2%
2020 Est. Population 45 to 59 Years	22.9%	20.3%	19.2%	18.9%
2020 Est. Population 60 to 74 Years	21.3%	21.4%	20.1%	23.3%
2020 Est. Population 75 Years or Over	5.6%	6.7%	7.4%	9.5%
2020 Est. Median Age	43.5	43.3	41.4	45.3
MARITAL STATUS & GENDER				
2020 Est. Male Population	50.6%	50.1%	49.1%	48.4%
2020 Est. Female Population	49.4%	49.9%	50.9%	51.6%
2020 Est. Never Married	27.8%	34.1%	33.0%	29.1%
2020 Est. Now Married	33.8%	38.1%	40.0%	44.9%
2020 Est. Separated or Divorced	24.0%	20.3%	19.5%	18.0%
2020 Est. Widowed	14.4%	7.5%	7.5%	8.0%
INCOME				
2020 Est. HH Income \$200,000 or More	3.1%	3.7%	3.6%	3.8%
2020 Est. HH Income \$150,000 to \$199,999	2.6%	3.7%	3.0%	3.6%
2020 Est. HH Income \$100,000 to \$149,999	4.3%	8.2%	9.8%	11.9%
2020 Est. HH Income \$75,000 to \$99,999	8.7%	9.7%	11.1%	12.1%
2020 Est. HH Income \$50,000 to \$74,999	20.5%	19.2%	20.7%	21.6%
2020 Est. HH Income \$35,000 to \$49,999	14.8%	14.5%	16.6%	16.5%
2020 Est. HH Income \$25,000 to \$34,999	12.9%	11.7%	12.5%	10.4%
2020 Est. HH Income \$15,000 to \$24,999	14.7%	14.5%	12.4%	11.2%
2020 Est. HH Income Under \$15,000	18.4%	14.8%	10.3%	9.0%
2020 Est. Average Household Income	\$44,857	\$58,060	\$60,185	\$62,239
2020 Est. Median Household Income	\$39,844	\$45,299	\$49,402	\$54,199
2020 Est. Per Capita Income	\$22,913	\$27,644	\$28,019	\$28,875
2020 Est. Total Businesses	225	2,224	4,671	9,352
2020 Est. Total Employees	3,469	25,838	52,200	98,625