

For Lease: Palmetto Pointe Flex Office/Warehouse Space

3710 Palmetto Pointe Boulevard, Myrtle Beach, SC 29588



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

Property Overview

This is 25,291 square-foot, 2-story office/warehouse flex building is conveniently located just .4 mile off Hwy 17, Myrtle Beach's primary North-South thoroughfare.

For years, Palmetto Pointe was home to a leading local charter school with a recent classroom buildout and is fully sprinklered. There are three separate 2,500 SF warehouse spaces with individual drive-in and man doors, shared common area restroom, and a rear covered shipping/receiving area (2,400 SF)

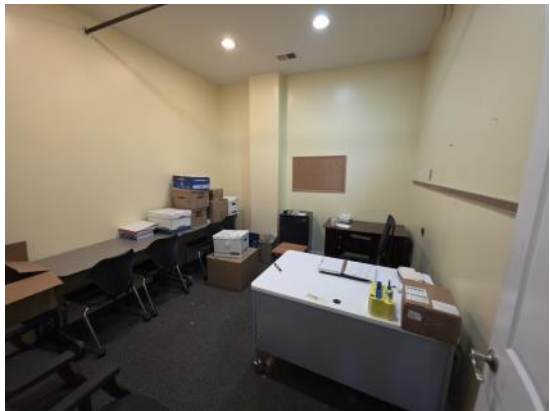
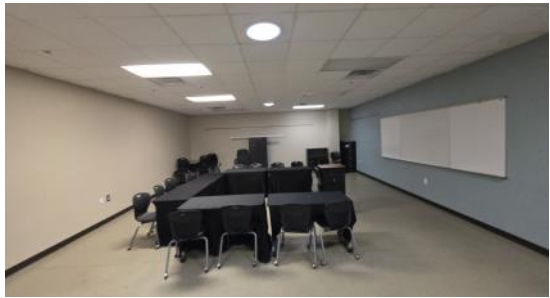
The upstairs level has two (2x) separate 2,500 Sq Ft of office suites available. One 3,000 SF section is unfinished and not included in the building's square footage calculations.

The warehouse portion of the building is divided into three separate units, each equipped with at least one 12'x12' drive-in door. The rear covered shipping/receiving area accommodates the largest warehouse unit at the rear.

The former ~15k SF school portion is one contiguous space but the warehouse bays and upper offices can be leased separately.

<i>Upper Level</i>	Suite E	2,479 Sq Ft	Office space (finished)
<i>Upper Level</i>	Suite F	2,481 Sq Ft	Office space (unfinished)







Upstairs offices



Unfinished expansion area



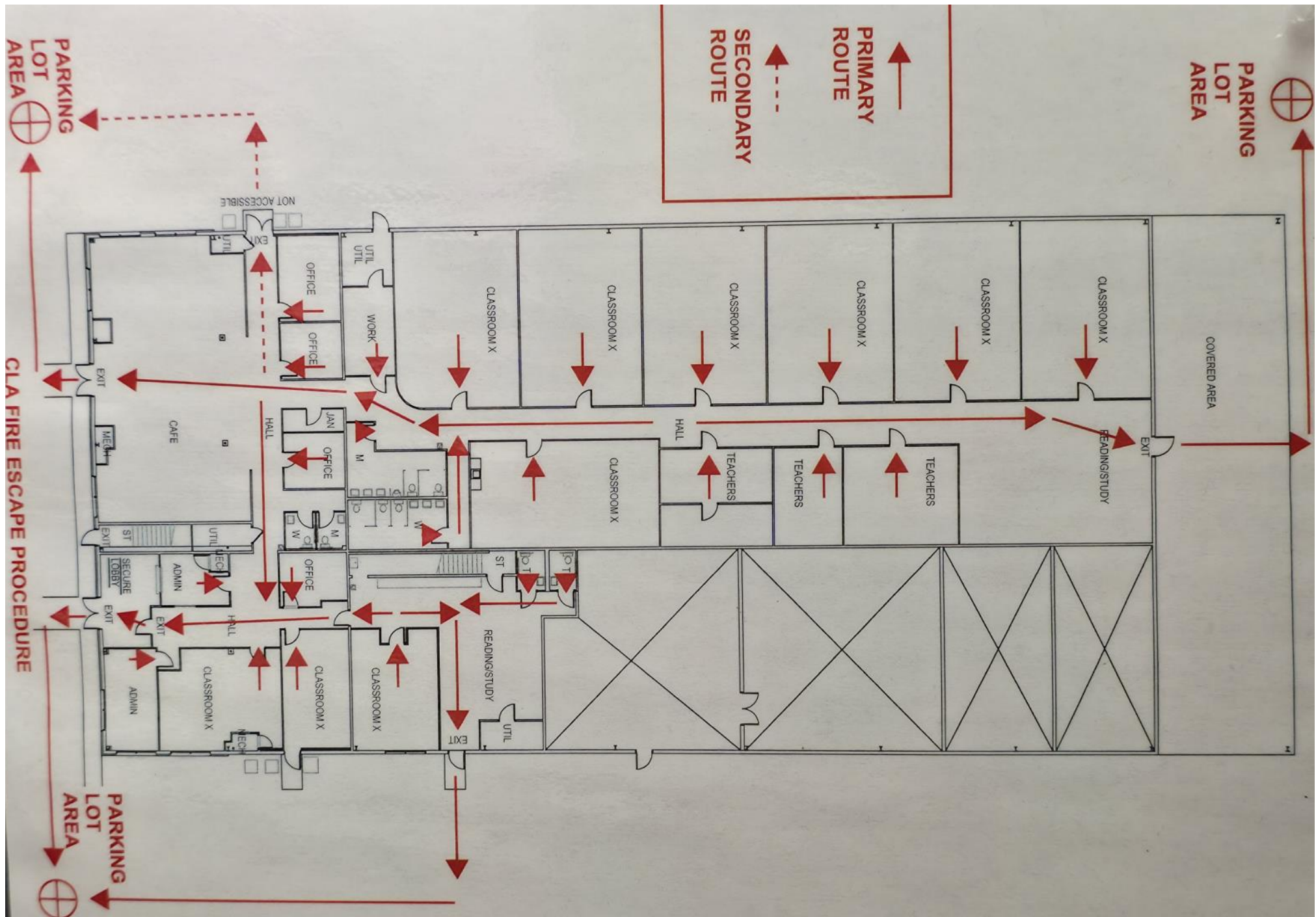
Rear covered loading/unloading area (fenced-in laydown yard)



Typical warehouse bays



Current Life Safety Plan



Aerial

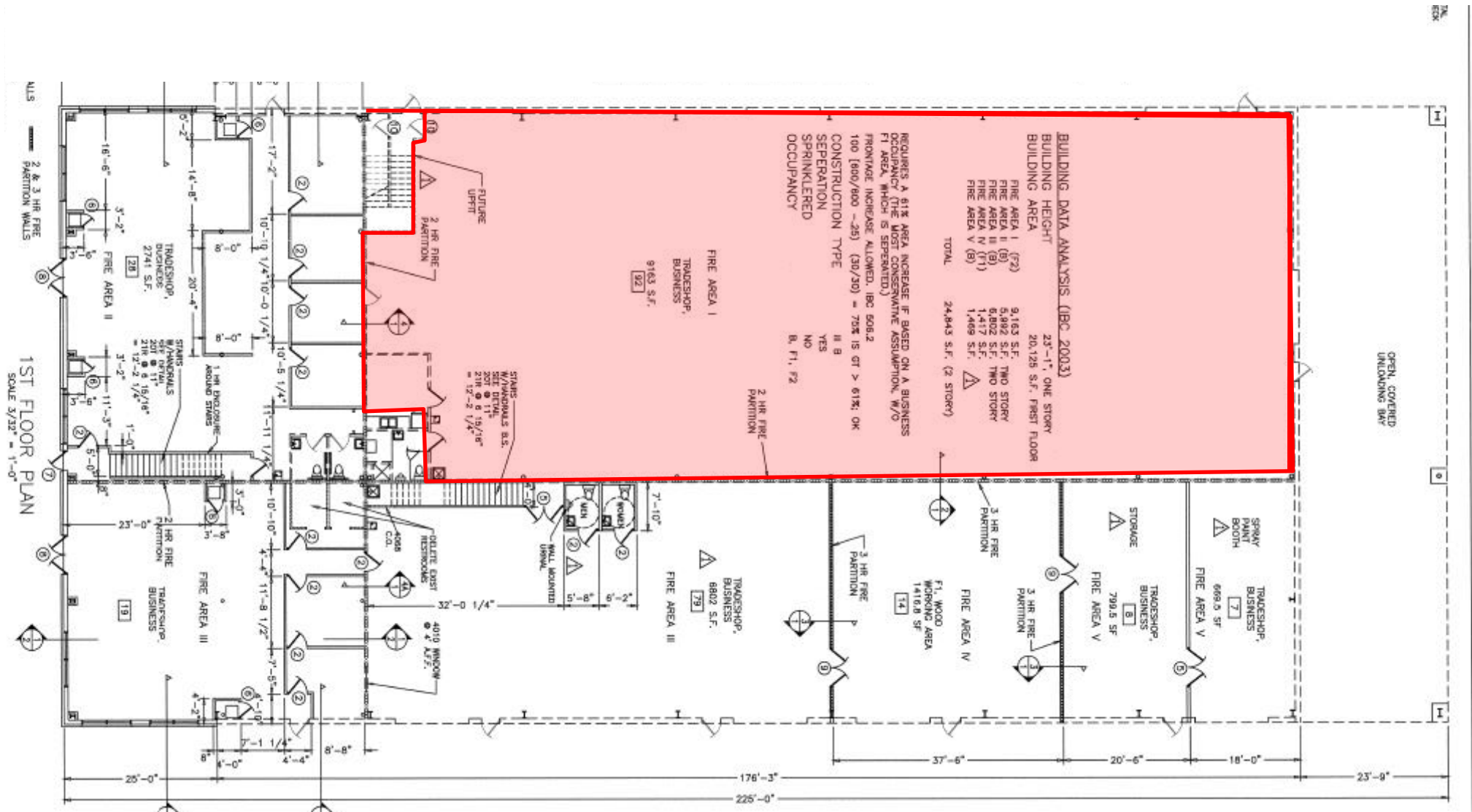


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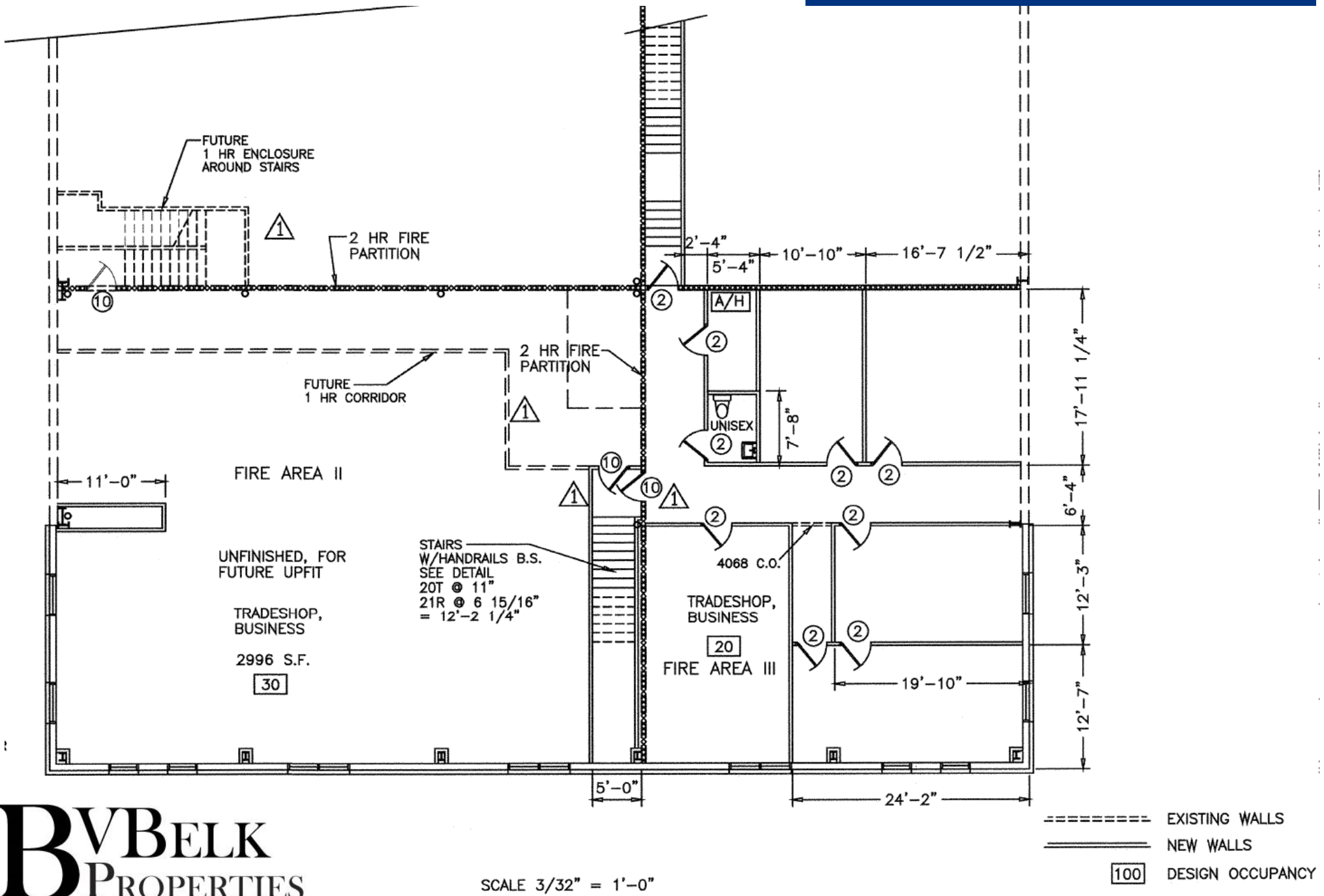
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Ground Floor Plan

Note: Does not reflect the latest classrooms added in the most recent school buildout (red-shaded area)



2nd Floor Plan



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Myrtle Beach Market Area Highlights (2024)

Fast Stats for Horry County

Total Population: 351,029

Total Households: 168,080

Median Household Income: \$68,988

Employment Rate: 51.3%

Source: *U.S. Census Bureau*

Fast Stats for Georgetown County

Total Population: 63,404

Total Households: 28,720

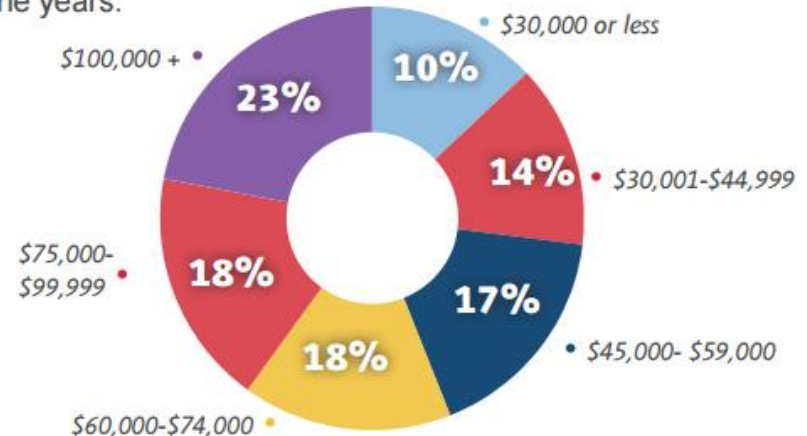
Median Household Income: \$71,313

Employment Rate: 45.9%

Source: *U.S. Census Bureau*

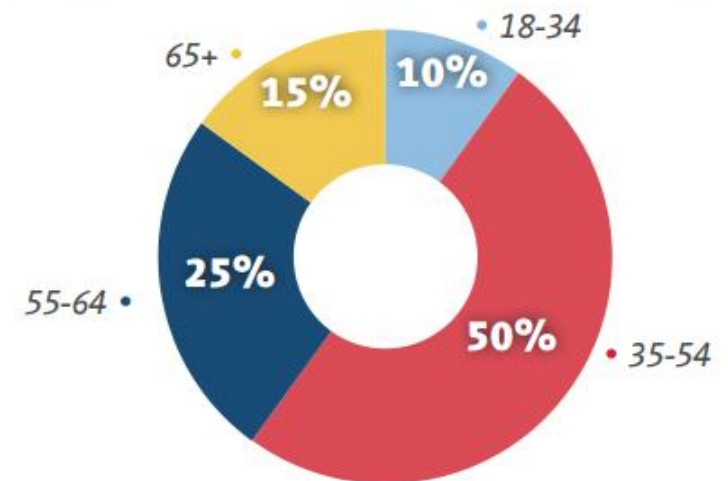
VISITOR AVERAGE HOUSEHOLD INCOME

The Grand Strand attracts middle- to high- income travelers. Visitor income has steadily increased over the years.



VISITOR AGE

The Grand Strand attracts a wide range of travelers. Approximately 85% of visitors were under the age of 65.



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Source: 2013 Myrtle Beach Area Chamber of Commerce In-Market Visitor Profile Study; 2013 Economic Impact Study by Equation Research



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Demographic & Population Summary Report

Palmetto Point				
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Building Type: Industrial RBA: 25,291 SF Land Area: 3.95 AC Total Available: 25,291 SF	Warehouse Avail: 20,125 SF			
	Office Avail: 5,166 SF			
	% Leased: 0%			
	Rent/SF/Yr: Negotiable			
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	12,620	57,375	119,909	
2024 Estimate	10,525	47,506	98,607	
2020 Census	10,675	45,773	90,168	
Growth 2024 - 2029	19.90%	20.77%	21.60%	
Growth 2020 - 2024	-1.41%	3.79%	9.36%	
2024 Population by Hispanic Origin				
2024 Population	1,421	5,145	10,094	
White	10,525	47,506	98,607	
Black	7,563	36,166	74,926	75.98%
Am. Indian & Alaskan	964	3,504	8,035	8.15%
Asian	11	51	108	0.11%
Hawaiian & Pacific Island	238	1,016	1,817	1.84%
Other	6	26	38	0.04%
U.S. Armed Forces	1,744	6,744	13,682	13.88%
	8	62	116	
Households				
2029 Projection	5,271	23,782	50,436	
2024 Estimate	4,444	19,908	41,890	
2020 Census	4,610	19,643	39,022	
Growth 2024 - 2029	18.61%	19.46%	20.40%	
Growth 2020 - 2024	-3.60%	1.35%	7.35%	
Owner Occupied	2,472	13,767	29,117	69.51%
Renter Occupied	1,973	6,141	12,774	30.49%
2024 Households by HH Income				
Income: <\$25,000	4,444	19,908	41,889	
Income: \$25,000 - \$50,000	944	3,166	7,545	18.01%
Income: \$50,000 - \$75,000	1,465	5,689	11,676	27.87%
Income: \$75,000 - \$100,000	767	3,852	8,376	20.00%
Income: \$100,000 - \$125,000	402	2,411	5,465	13.05%
Income: \$125,000 - \$150,000	396	1,748	3,318	7.92%
Income: \$150,000 - \$200,000	190	1,171	1,973	4.71%
Income: \$200,000+	161	1,045	1,939	4.63%
	119	826	1,597	3.81%
2024 Avg Household Income	\$65,292	\$76,107	\$72,381	
2024 Med Household Income	\$48,051	\$55,975	\$54,493	