

Myrtle Beach, SC

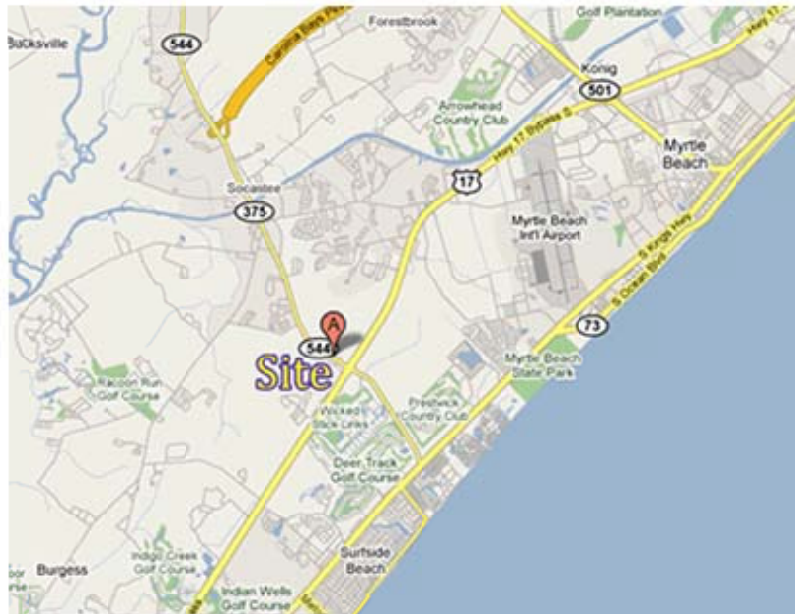
14.40 Commercial Acres / Zoned Retail & Service

".....3 lighted intersections with liberal PUD"

".....center point for 3 MEDICAL SYSTEMS"

".....hottest RETAIL market in Horry County"

".....ADT exceeds 100K & excellent DEMO's"



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Commercial Development Manager
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Myrtle Beach, SC

14.40 Commercial Acres / Zoned Retail & Services

Features

- Off Site Detention in place
- Flexible PUD Guidelines for Commercial Development
- Multiple Access Points
- Direct Access to Hwy 544 & Hwy 17 Bypass
- Three Lighted Intersections
- Convenient to Major Beach Highways
- Water Feature
- Flexible Signage
- Up to Four Stories in Height
- Five Miles to Myrtle Beach Airport
- Three Miles to nearest Hospital
- Average Daily Traffic Counts of 100,000+, Summer 150,000+
- Thirteen Million annual visitors
- One of Four Major Arteries to the Beach
- Excellent Name Recognition and Location
- Adjacent to South Strand Commons Shopping Center
- Direct drive connectivity to WalMart
- Year Round Residential Market
- 32,000 Households in Five Mile Radius
- Creative Lease Programs, Including Purchase Options



Queens Harbour Surrounding Retailers

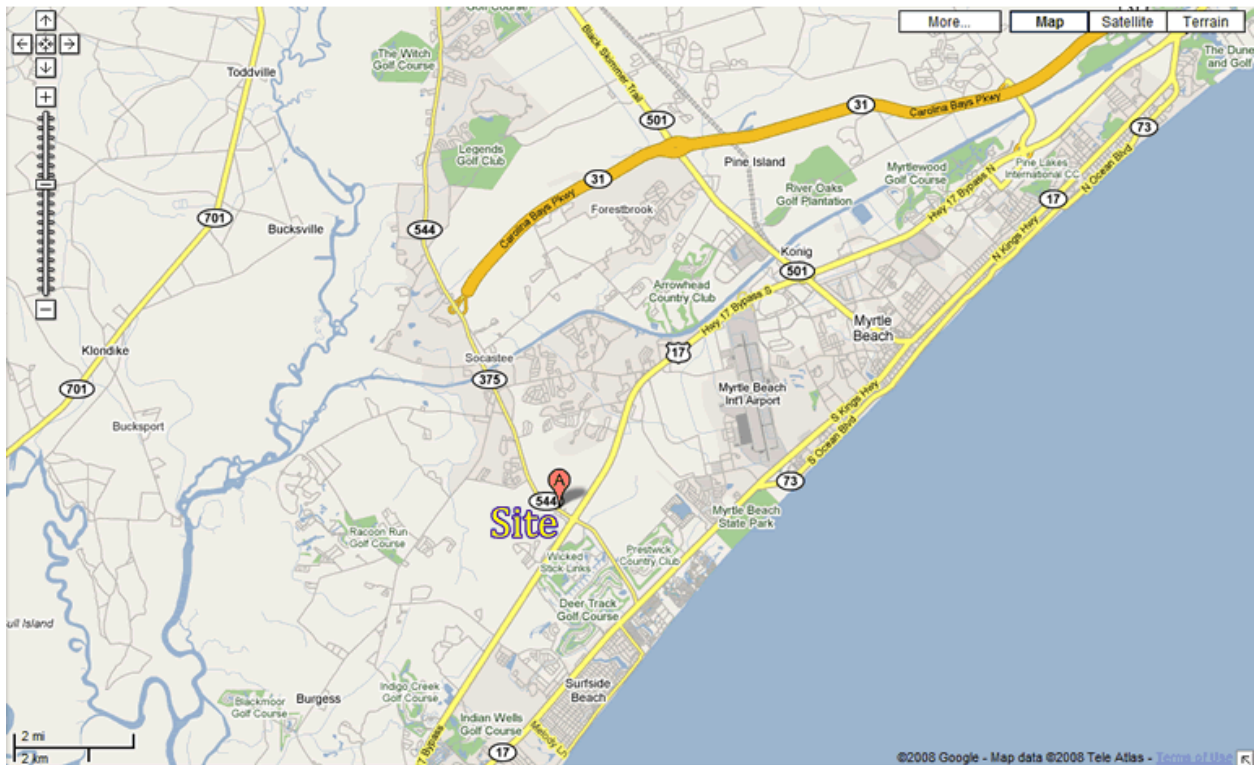


Queens



Harbour

Hwy 544 and Hwy 17 Bypass
Myrtle Beach, South Carolina



GRAPHIC PROFILE

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups



Lat/Lon: 33.63924/-78.99349

November 2008

RGraph3

Queens Harbour

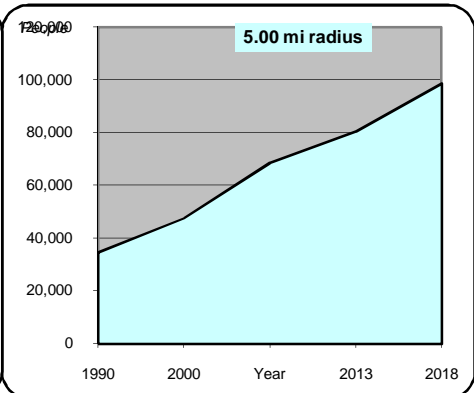
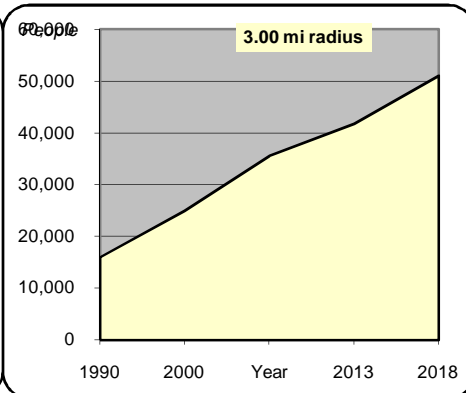
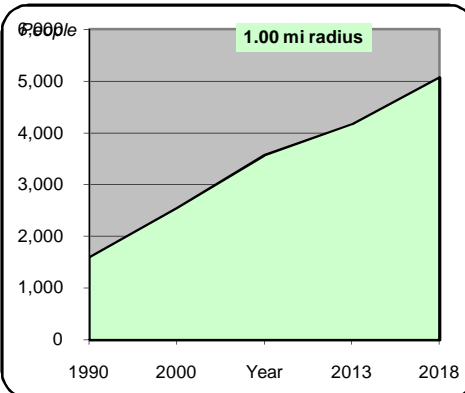
1.00 mi radius

3.00 mi radius

5.00 mi radius

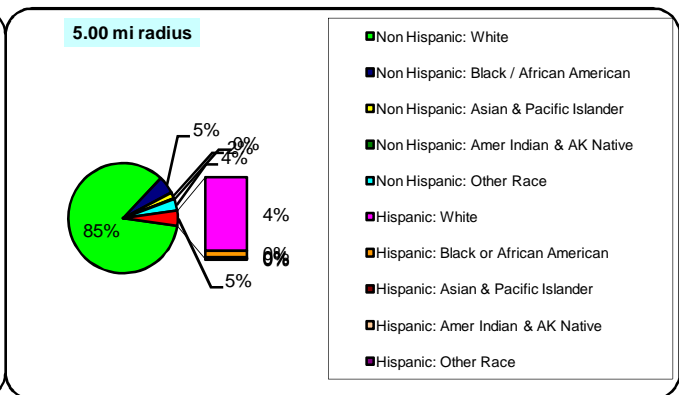
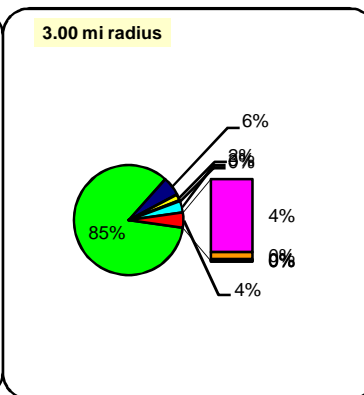
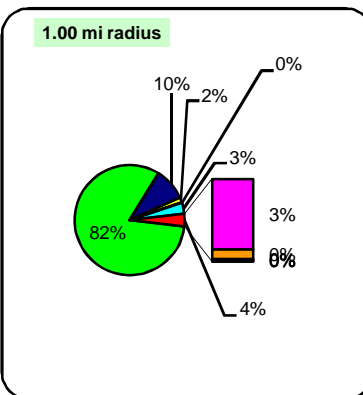
Population

Census Population (1990)	1,597	15,980	34,609
Census Population (2000)	2,549	24,936	47,619
Estimated Population (2008)	3,567	35,604	68,587
Projected Population (2013)	4,170	41,743	80,493
Forecasted Population (2018)	5,072	51,076	98,752
Historical Annual Growth (1990-2000)	952 6.0%	8,956 5.6%	13,011 3.8%
Historical Annual Growth (2000-2008)	1,019 5.0%	10,669 5.3%	20,967 5.5%
Projected Annual Growth (2008-2013)	603 3.4%	6,139 3.4%	11,906 3.5%
Est. Population Density (2008)	1,136.37 <i>psm</i>	1,324.76 <i>psm</i>	1,103.87 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	26.88 <i>sq mi</i>	62.13 <i>sq mi</i>



Race & Ethnicity (2008)

Non Hispanic: White	2,924 82.0%	30,078 84.5%	58,133 84.8%
Non Hispanic: Black / African American	340 9.5%	1,988 5.6%	3,620 5.3%
Non Hispanic: Asian & Pacific Islander	54 1.5%	661 1.9%	1,208 1.8%
Non Hispanic: Amer Indian & AK Native	4 0.1%	107 0.3%	219 0.3%
Non Hispanic: Other Race	118 3.3%	1,203 3.4%	2,319 3.4%
Hispanic: White	109 3.1%	1,383 3.9%	2,752 4.0%
Hispanic: Black or African American	15 0.4%	141 0.4%	249 0.4%
Hispanic: Asian & Pacific Islander	1 0.0%	24 0.1%	46 0.1%
Hispanic: Amer Indian & AK Native	0 -	4 0.0%	11 0.0%
Hispanic: Other Race	2 0.1%	15 0.0%	30 0.0%



- Non Hispanic: White
- Non Hispanic: Black / African American
- Non Hispanic: Asian & Pacific Islander
- Non Hispanic: Amer Indian & AK Native
- Non Hispanic: Other Race
- Hispanic: White
- Hispanic: Black or African American
- Hispanic: Asian & Pacific Islander
- Hispanic: Amer Indian & AK Native
- Hispanic: Other Race

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GRAPHIC PROFILE

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups



Lat/Lon: 33.63924/-78.99349

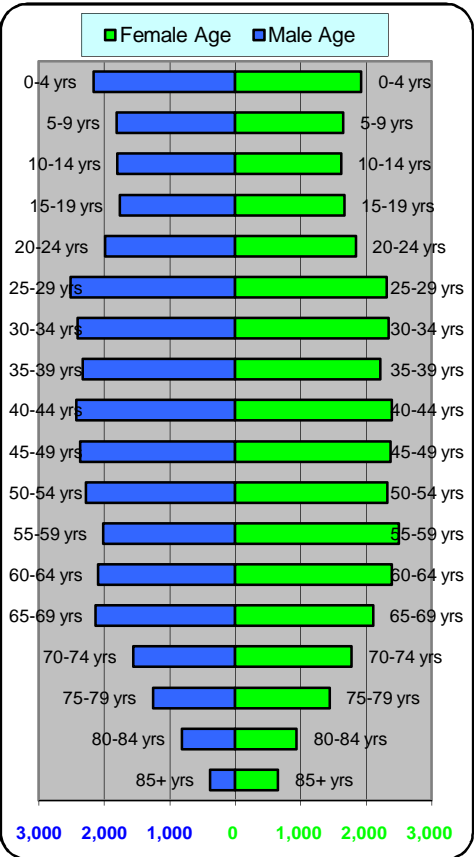
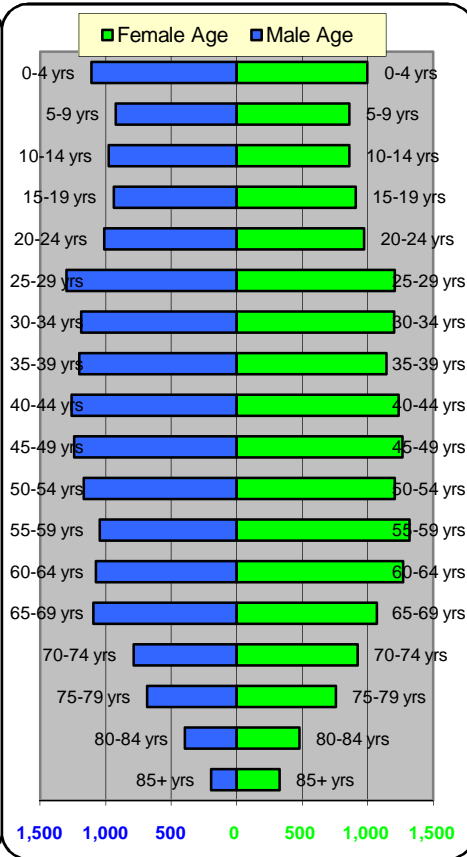
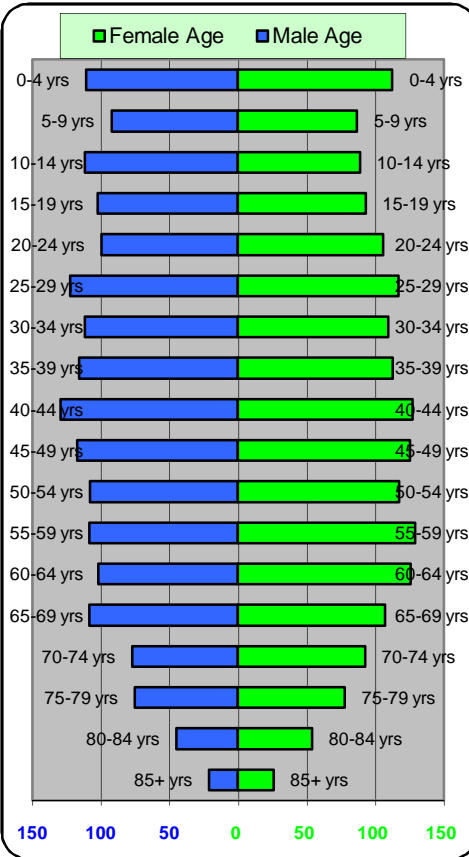
November 2008

RGraph3

Queens Harbour 1.00 mi radius 3.00 mi radius 5.00 mi radius

Age Distribution (2008)

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Total Population	3,567		35,604		68,587	
Age 0 to 4 yrs	223	6.3%	2,105	5.9%	4,088	6.0%
Age 5 to 9 yrs	179	5.0%	1,781	5.0%	3,461	5.0%
Age 10 to 14 yrs	201	5.6%	1,835	5.2%	3,414	5.0%
Age 15 to 19 yrs	196	5.5%	1,849	5.2%	3,430	5.0%
Age 20 to 24 yrs	205	5.8%	1,983	5.6%	3,831	5.6%
Age 25 to 29 yrs	239	6.7%	2,510	7.1%	4,831	7.0%
Age 30 to 34 yrs	221	6.2%	2,389	6.7%	4,754	6.9%
Age 35 to 39 yrs	229	6.4%	2,348	6.6%	4,547	6.6%
Age 40 to 44 yrs	256	7.2%	2,496	7.0%	4,819	7.0%
Age 45 to 49 yrs	243	6.8%	2,506	7.0%	4,741	6.9%
Age 50 to 54 yrs	226	6.3%	2,375	6.7%	4,603	6.7%
Age 55 to 59 yrs	237	6.7%	2,368	6.7%	4,516	6.6%
Age 60 to 64 yrs	228	6.4%	2,343	6.6%	4,488	6.5%
Age 65 to 69 yrs	216	6.0%	2,163	6.1%	4,236	6.2%
Age 70 to 74 yrs	170	4.8%	1,712	4.8%	3,338	4.9%
Age 75 to 79 yrs	153	4.3%	1,442	4.1%	2,698	3.9%
Age 80 to 84 yrs	99	2.8%	873	2.5%	1,757	2.6%
Age 85 yrs plus	47	1.3%	526	1.5%	1,035	1.5%
Median Age	41.5 yrs		41.7 yrs		41.8 yrs	



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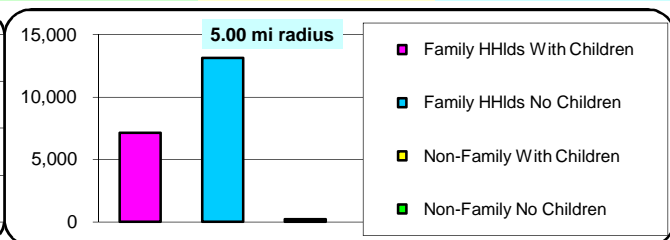
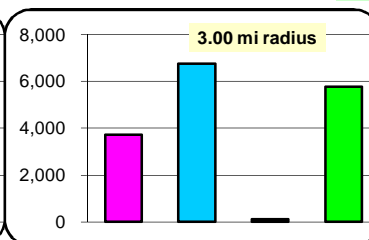
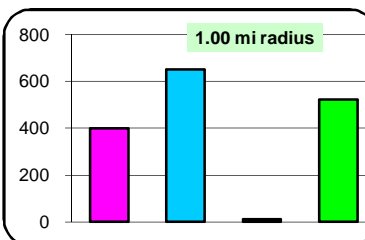
1.00 mi radius

3.00 mi radius

5.00 mi radius

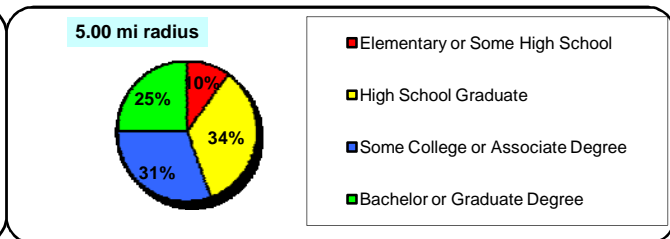
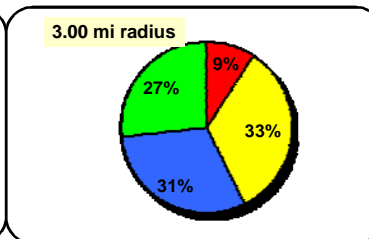
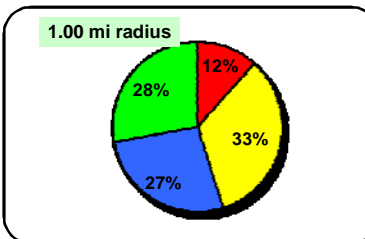
Household Type (2008)

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Total Households	1,584		16,421		31,807	
Family Households	1,051	66.3%	10,508	64.0%	20,263	63.7%
Family HHlds With Children	399	38.0%	3,737	35.6%	7,137	35.2%
Family HHlds No Children	651	62.0%	6,771	64.4%	13,126	64.8%
Non-Family Households	533	33.7%	5,914	36.0%	11,544	36.3%
Non-Family With Children	11	2.0%	120	2.0%	232	2.0%
Non-Family No Children	523	98.0%	5,794	98.0%	11,312	98.0%



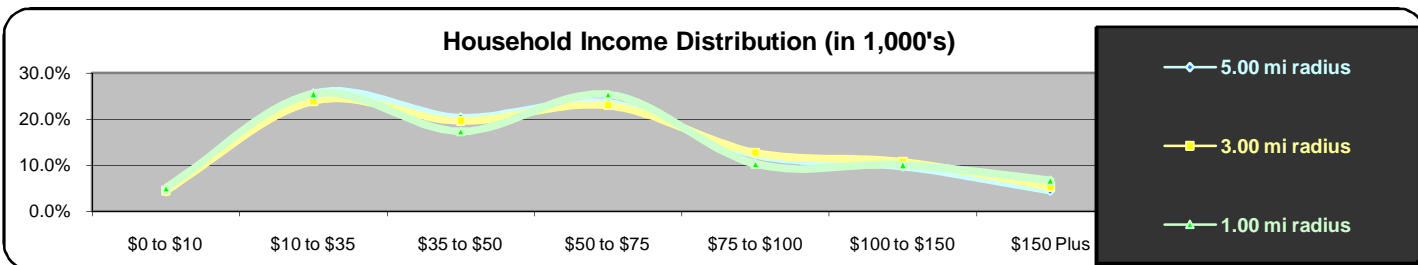
Educational Attainment (2008)

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Elementary or Some High School	298	11.6%	2,402	9.2%	5,048	10.0%
High School Graduate	859	33.5%	8,713	33.4%	17,333	34.4%
Some College or Associate Degree	690	26.9%	7,965	30.6%	15,424	30.6%
Bachelor or Graduate Degree	716	27.9%	6,973	26.8%	12,559	24.9%



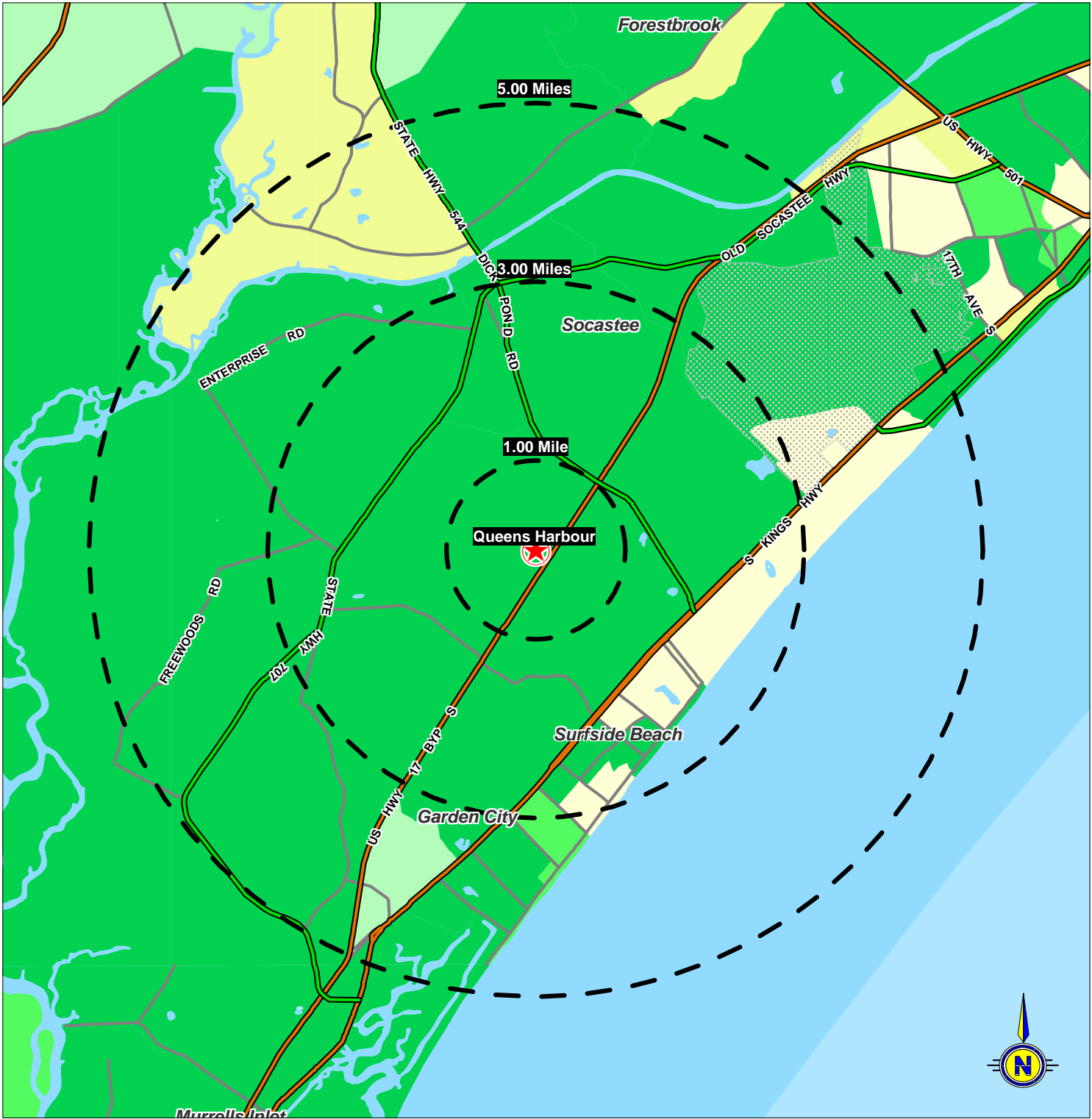
Household Income (2008)

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Est. Average Household Income	\$56,182		\$55,731		\$53,990	
Est. Median Household Income	\$51,317		\$52,899		\$50,954	
HH Income \$0 to \$9,999	79	5.0%	739	4.5%	1,361	4.3%
HH Income \$10,000 to \$34,999	403	25.4%	3,936	24.0%	8,132	25.6%
HH Income \$35,000 to \$49,999	274	17.3%	3,225	19.6%	6,479	20.4%
HH Income \$50,000 to \$74,999	401	25.3%	3,780	23.0%	7,482	23.5%
HH Income \$75,000 to \$99,999	162	10.2%	2,096	12.8%	3,889	12.2%
HH Income \$100,000 to \$149,999	159	10.0%	1,767	10.8%	3,068	9.6%
HH Income \$150,000 or More	106	6.7%	879	5.4%	1,396	4.4%



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5 Yr Pop Growth (Total%)
By Block Groups

- 5% or more
- 2% to 5%
- 1% to 2%
- 0% to 1%
- Less than 0%

Queens Harbour

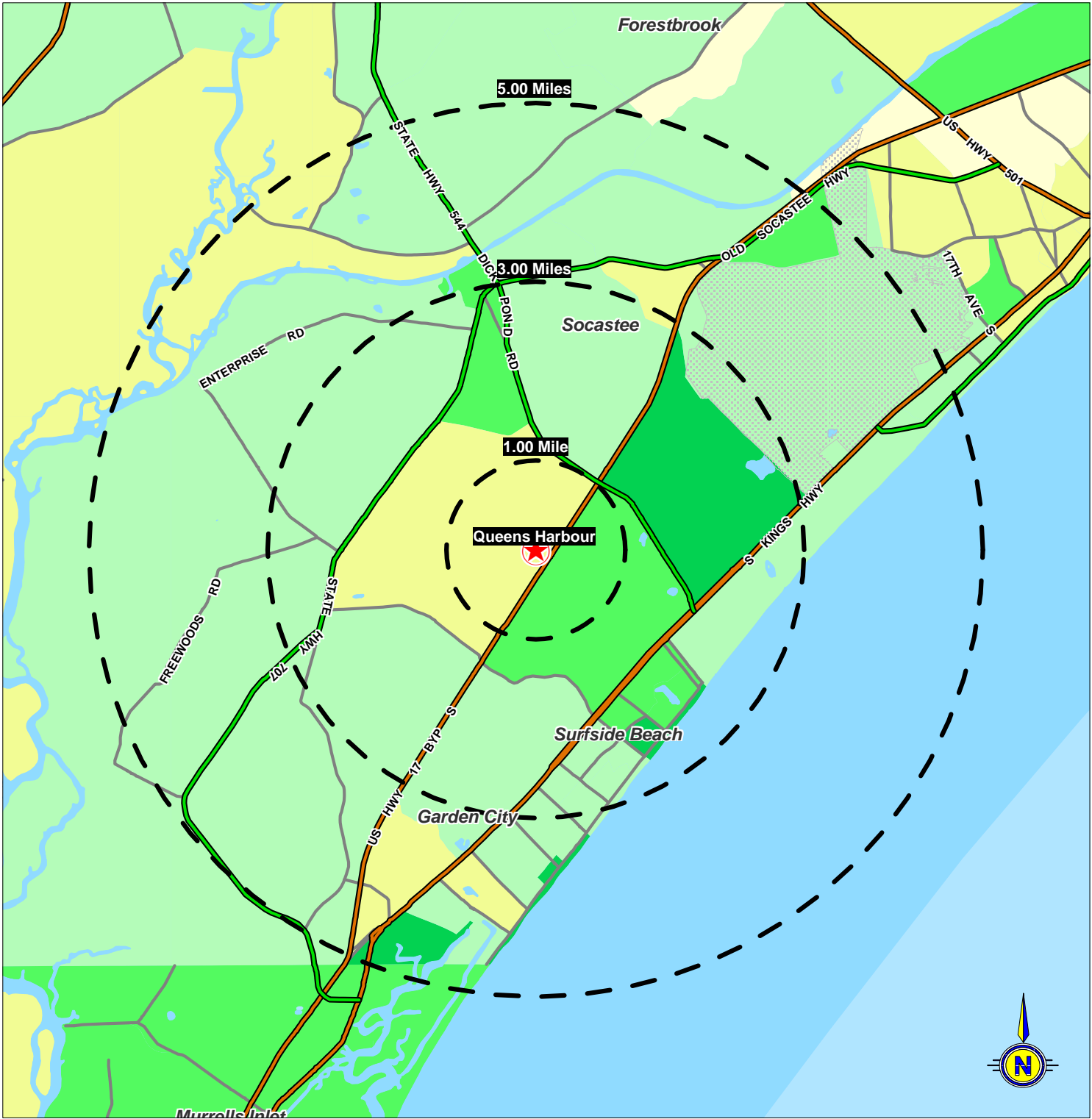
Proj Total Population Growth
(Current to 5 Yr Proj Percentage)

November 2008



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Average HH Income
By Block Groups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000

Queens Harbour

*Current Year Estimated
Average Household Income*

November 2008



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