



N Kings Hwy ±22,000 VPD

SUBLEASE RATE:

\$28.12/SF

Modified Gross

CONTACT

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



Colliers | South Carolina
1301 Gervais Street, Ste 600
Columbia, SC 29201
+1 803 254 2300

FOR SUBLEASE

Restaurant-Ready Building on Myrtle Beach's Main Commercial Corridor

3201 N Kings Hwy | Myrtle Beach, SC 29577

Highlights

- ±3,414 SF restaurant/retail building
- Drive-thru
- Sublease expires April 30, 2031
- Great visibility and access from Highway 17 and additional access from side roads
- Strong local population and tourism creates built-in customer base

Located at 3201 N Kings Highway, this property offers excellent visibility on one of Myrtle Beach's busiest roads. It is just minutes from the beach, boardwalk and major attractions, benefiting from steady traffic year-round.

The surrounding area features a mix of retail, dining and entertainment options, along with nearby resorts, golf courses and residential neighborhoods, making it an ideal location for growth and commercial demand.



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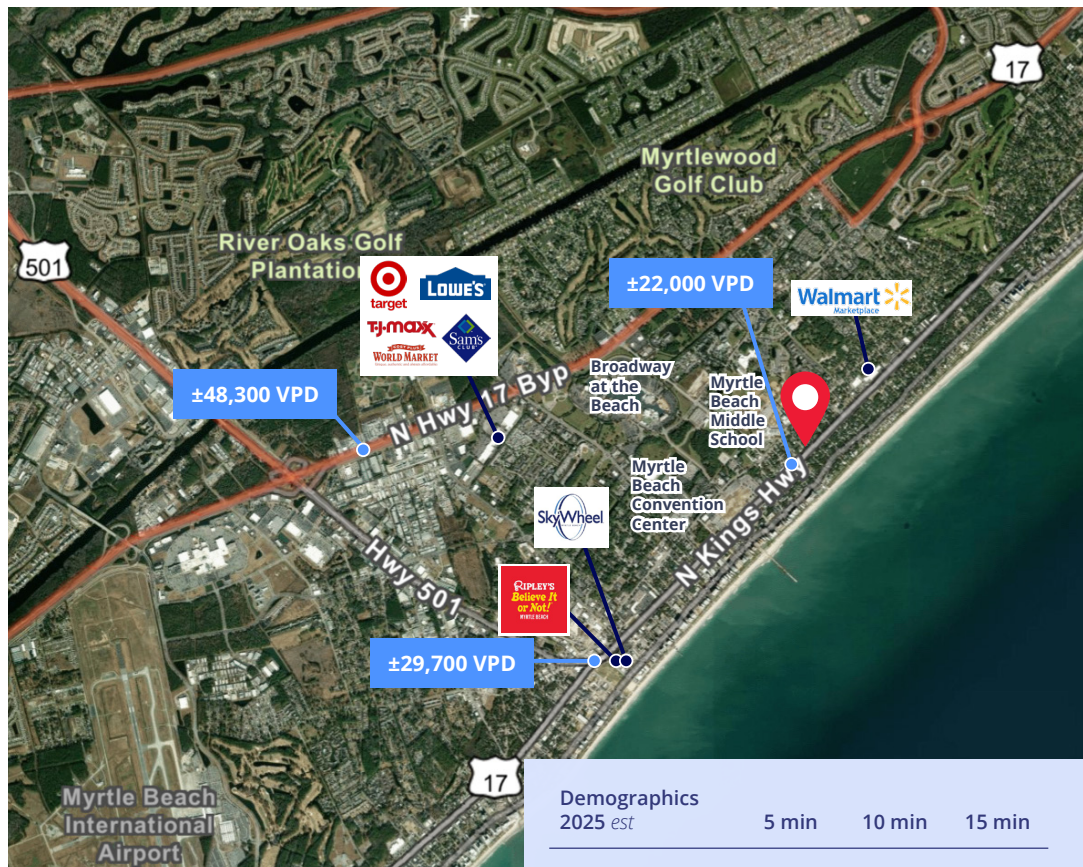
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Demographics 2025 est

	5 min	10 min	15 min
Population	9,365	35,131	79,117
Daytime Population	24,394	61,825	105,801
Households	4,586	16,798	35,733
Avg Household Income	\$83,198	\$93,258	\$100,503

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