



501 Village

754 Oak Forest Ln, Myrtle Beach, SC 27288



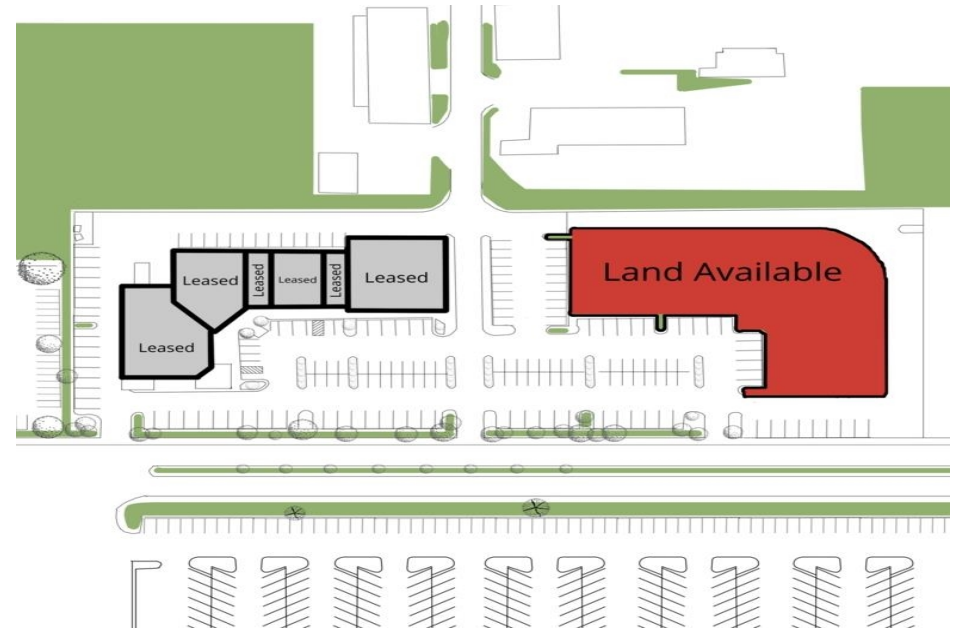
THE SPACE

Location

754 Oak Forest Ln
Myrtle Beach, SC 27288

HIGHLIGHTS

- Fully leased 25,000 SF Shadow Center with available 2.2 AC Retail Pad
- Located on US 501 and Hwy. 17 Bypass (100,000 ADT)
- Tenants include Adam & Eve, Matt's Package Store & Osaka Japanese
- Residential Nearby: Numerous neighborhood and vacation rental properties
- Retail Nearby: At the entrance to Coastal Grand Mall (1.5M SF), as well as Walmart, Costco, Best Buy, PetSmart, Golden Corral & Cracker Barrel
- Features: Numerous access points - one onto US 501, multiple onto Oak Forest Ln.
- Located in "The Grand Strand" tourist area
- Lat: 33.704019 Long: -78.909770



POPULATION

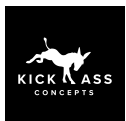
1.00 MILE	3.00 MILE	5.00 MILE
4,916	40,381	106,791

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$55,420	\$79,184	\$91,389

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,844	17,423	45,319

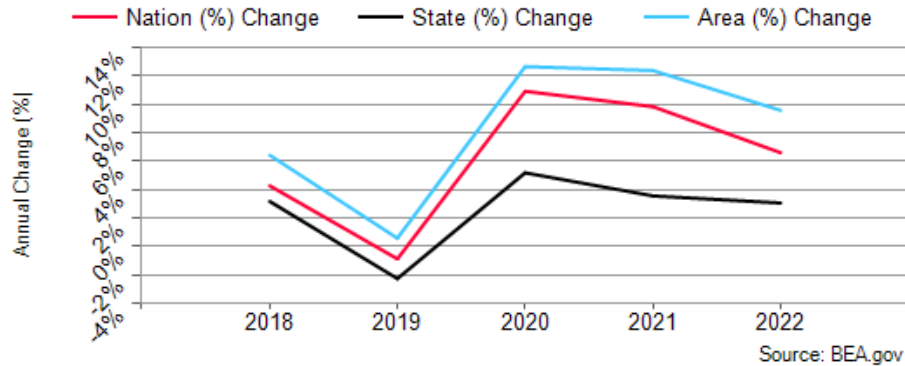


Lance Wood
(336) 339-7036
lance@kickassconcepts.com

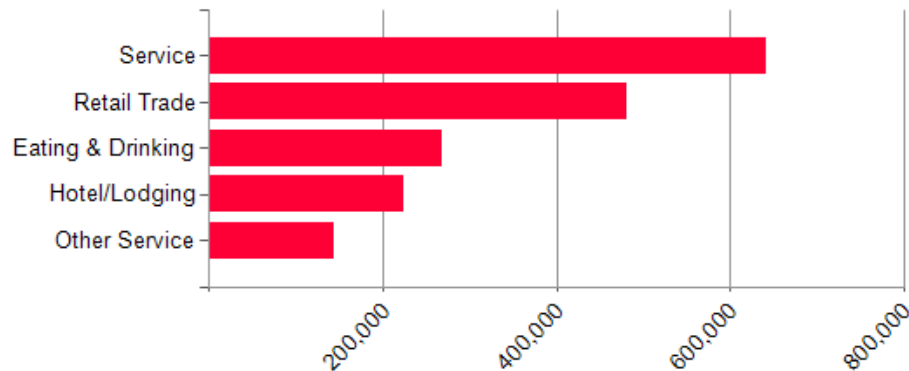
Property Description

Fully leased 25,000 SF Shadow Center with available 2.24 acre retail pad located at US 501 and Hwy 17 Bypass (100,000 ADT) in Myrtle Beach SC. This property has numerous access points. One access point onto US 501, and multiple access points onto Oak Forest Ln. 501 Village is also located in "The Grand Stand" tourist area in Myrtle Beach and surrounded by numerous neighborhoods, vacation rental properties, the Myrtle Beach International Airport, multiple hotels, as well as a multitude of retailers.

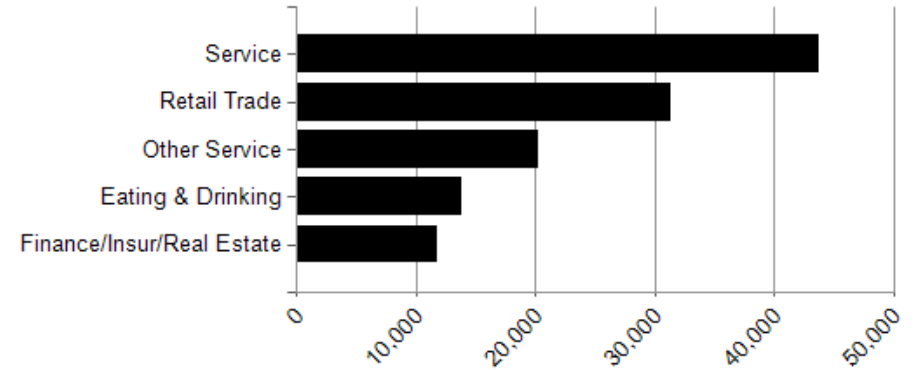
Horry County GDP Trend



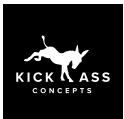
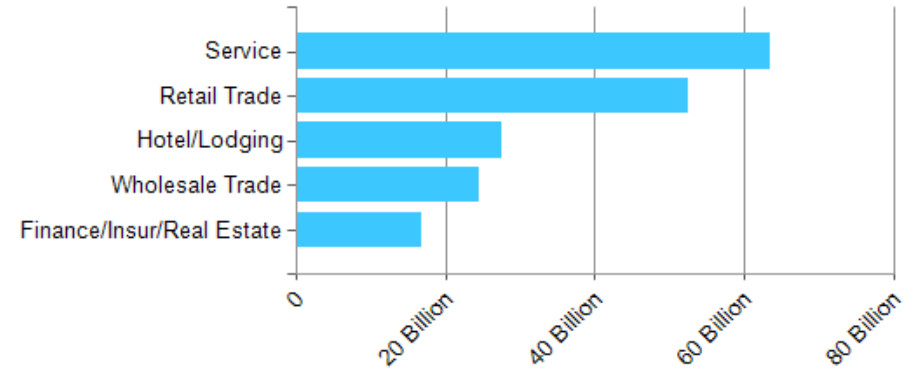
Major Industries by Employee Count

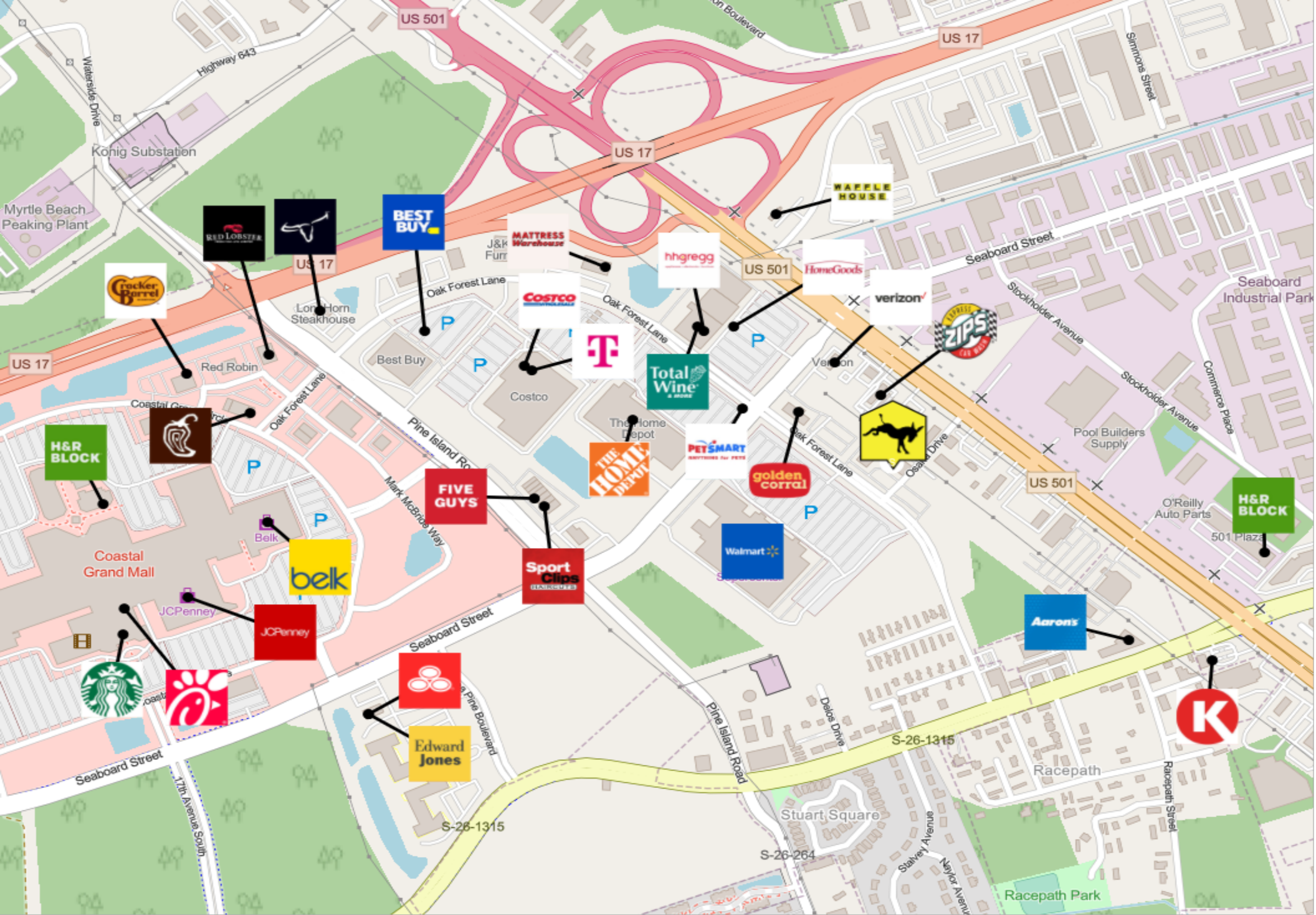


Major Industries by Business Count

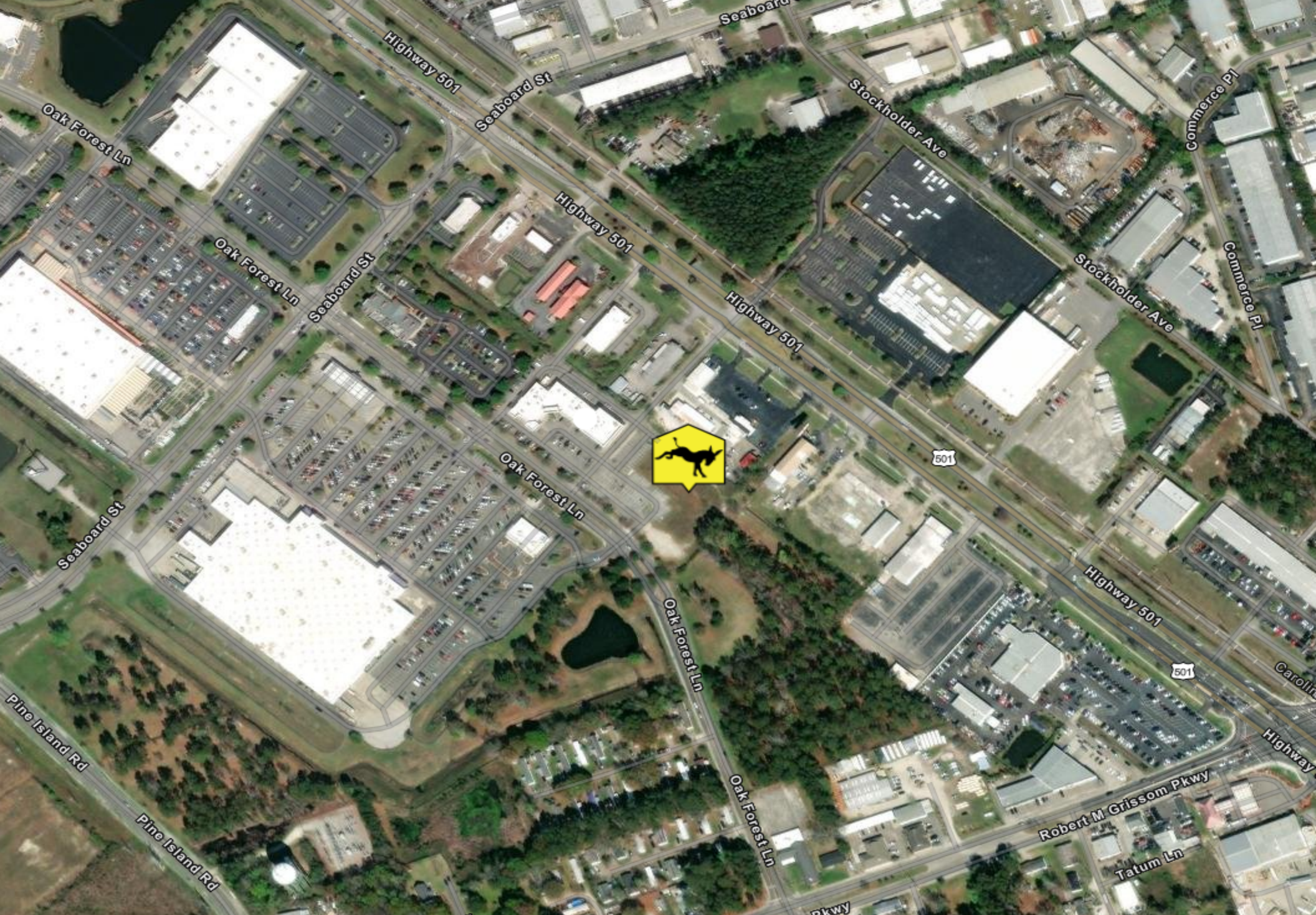


Major Industries by Sales Amount



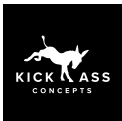
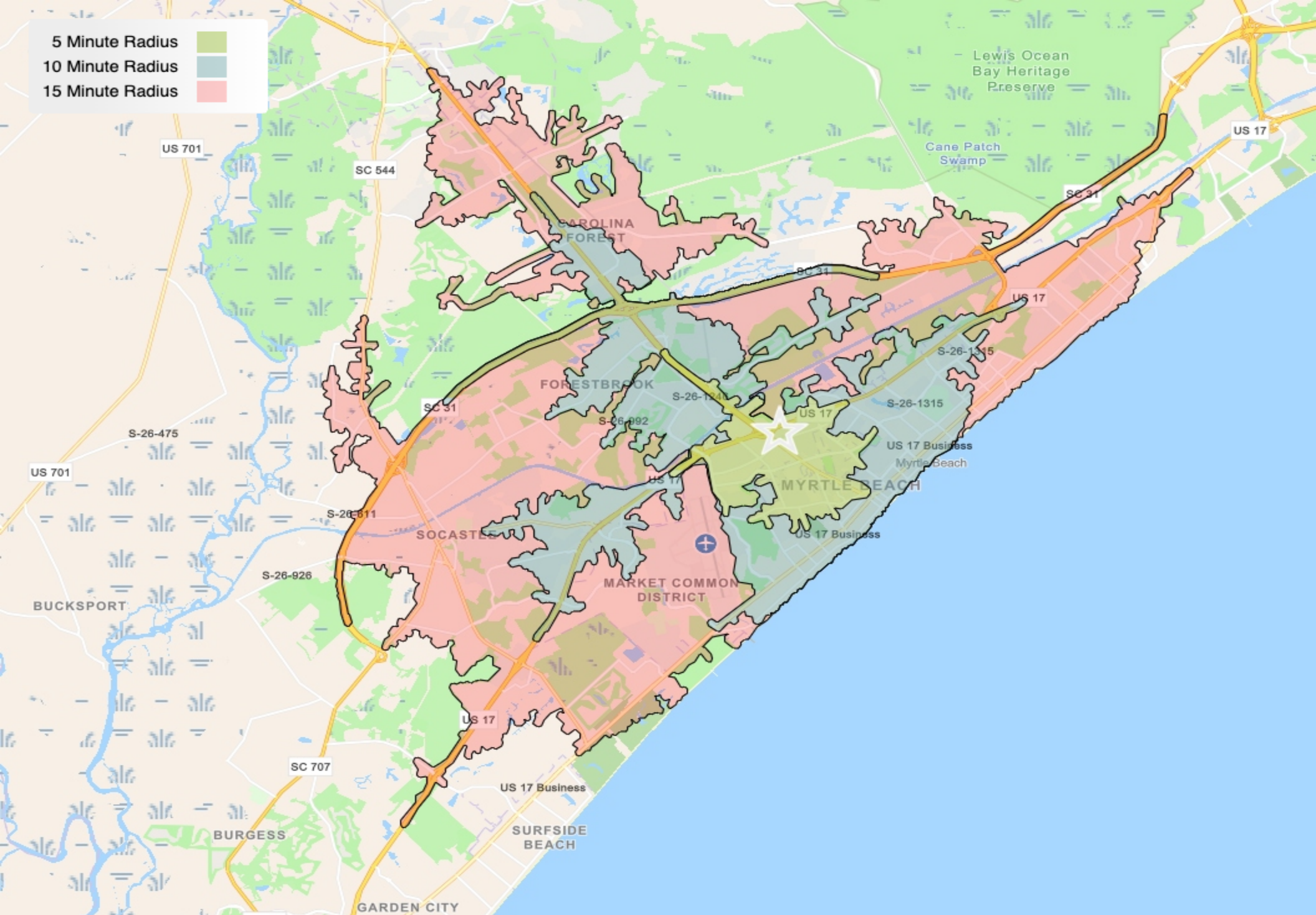


Lance Wood
(336) 339-7036
lance@kickassconcepts.com

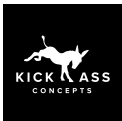
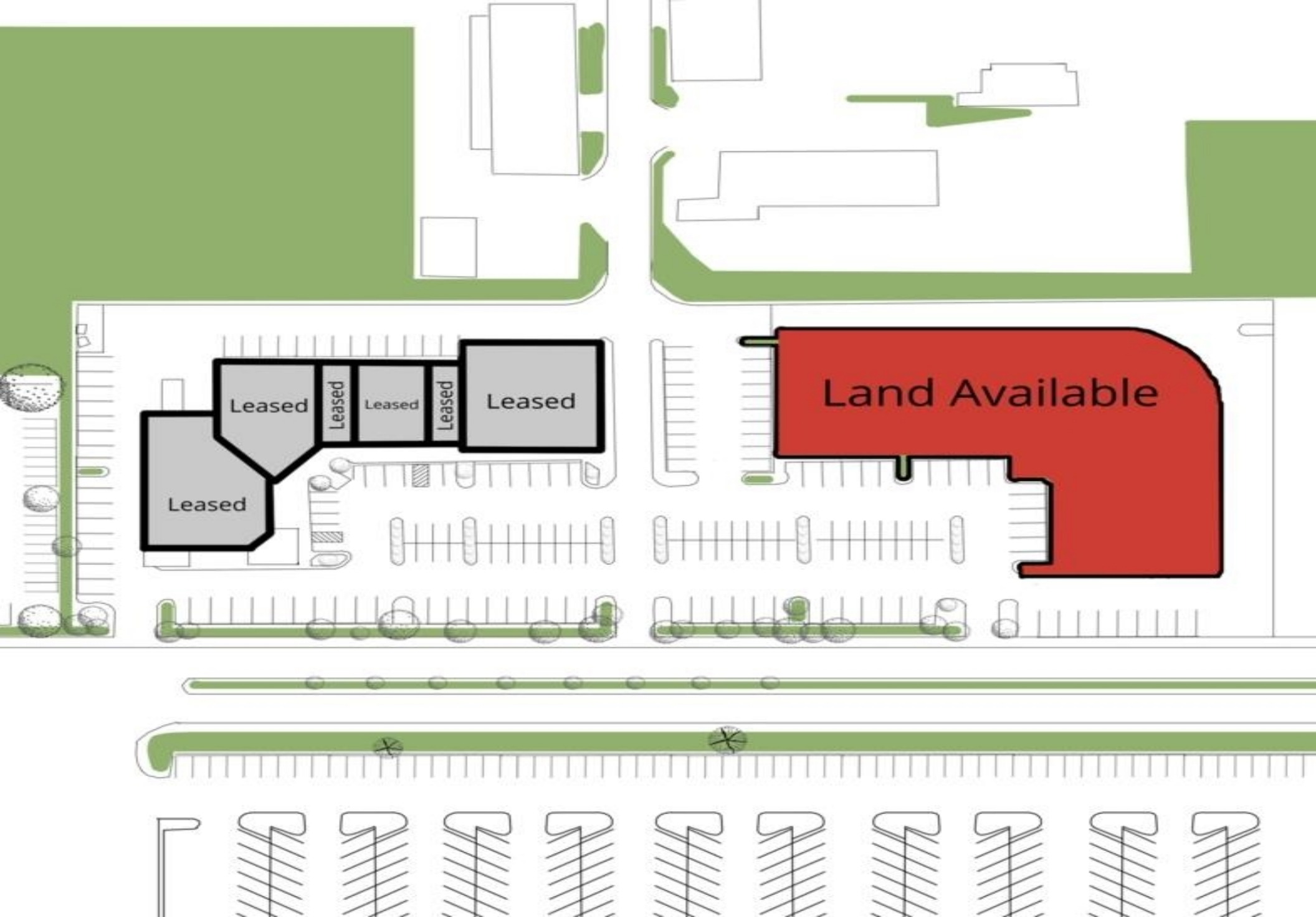


Lance Wood
(336) 339-7036
lance@kickassconcepts.com

5 Minute Radius
10 Minute Radius
15 Minute Radius



Lance Wood
(336) 339-7036
lance@kickassconcepts.com



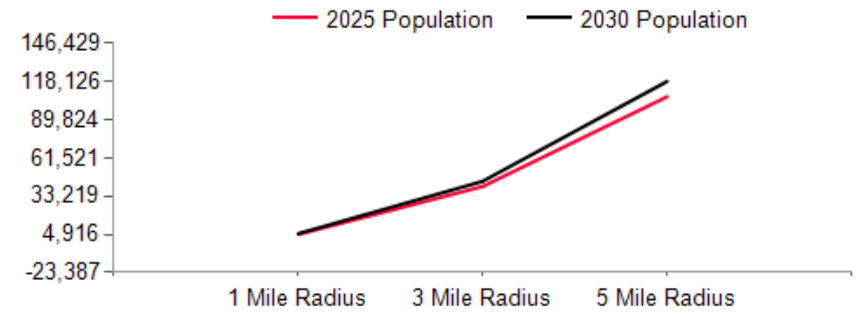




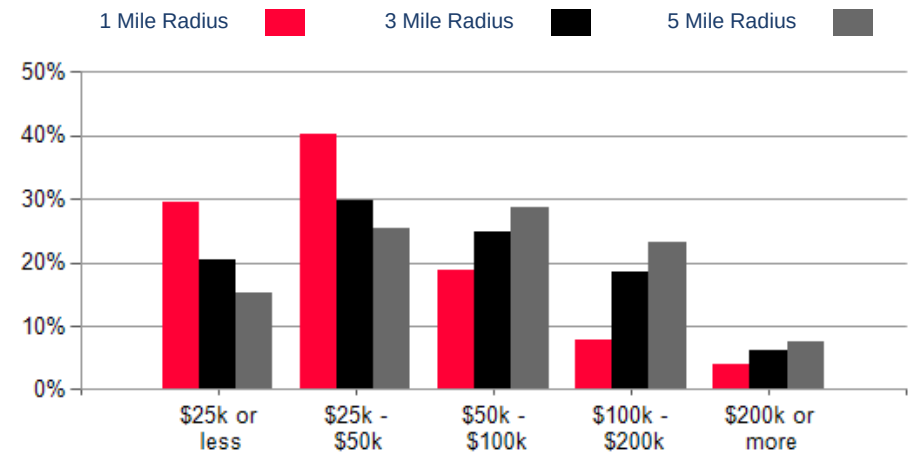
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,458	20,249	41,555
2010 Population	4,350	29,270	69,567
2025 Population	4,916	40,381	106,791
2030 Population	5,510	44,230	118,126
2025-2030: Population: Growth Rate	11.55%	9.20%	10.20%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	286	1,582	3,243
\$15,000-\$24,999	257	1,983	3,626
\$25,000-\$34,999	490	2,693	4,972
\$35,000-\$49,999	252	2,506	6,546
\$50,000-\$74,999	250	2,710	7,370
\$75,000-\$99,999	96	1,634	5,655
\$100,000-\$149,999	84	2,315	7,517
\$150,000-\$199,999	58	908	2,965
\$200,000 or greater	71	1,091	3,425
Median HH Income	\$31,945	\$49,574	\$62,245
Average HH Income	\$55,420	\$79,184	\$91,389

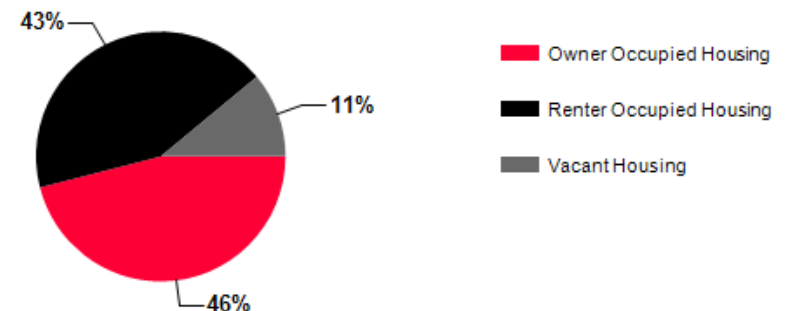
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,576	11,671	24,103
2010 Total Households	1,493	12,296	28,813
2025 Total Households	1,844	17,423	45,319
2030 Total Households	2,080	19,052	50,084
2025 Average Household Size	2.61	2.30	2.34
2025-2030: Households: Growth Rate	12.20%	9.00%	10.10%



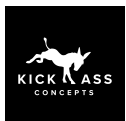
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



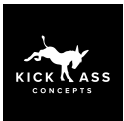
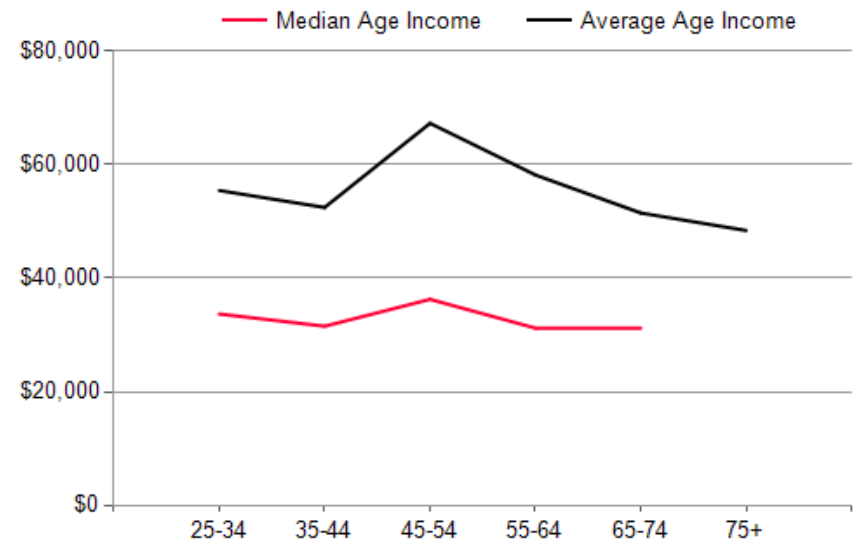
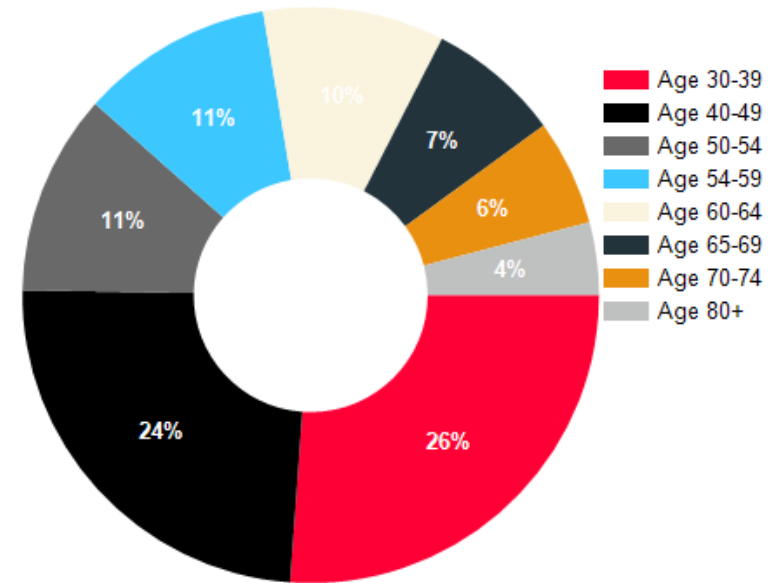
Source: esri



Lance Wood
(336) 339-7036
lance@kickassconcepts.com

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	369	2,756	6,845
2025 Population Age 35-39	361	2,616	6,528
2025 Population Age 40-44	368	2,642	6,615
2025 Population Age 45-49	306	2,456	6,224
2025 Population Age 50-54	315	2,577	6,834
2025 Population Age 55-59	301	2,597	6,929
2025 Population Age 60-64	284	2,855	7,682
2025 Population Age 65-69	208	2,621	7,716
2025 Population Age 70-74	166	2,300	7,055
2025 Population Age 75-79	114	1,665	5,176
2025 Population Age 80-84	62	871	2,674
2025 Population Age 85+	54	586	1,886
2025 Population Age 18+	3,679	32,412	86,577
2025 Median Age	36	42	44
2030 Median Age	37	43	45

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$33,686	\$45,690	\$54,496
Average Household Income 25-34	\$55,447	\$68,346	\$77,361
Median Household Income 35-44	\$31,531	\$59,669	\$83,380
Average Household Income 35-44	\$52,460	\$92,274	\$107,865
Median Household Income 45-54	\$36,272	\$60,844	\$81,862
Average Household Income 45-54	\$67,287	\$93,097	\$107,245
Median Household Income 55-64	\$31,204	\$52,216	\$70,828
Average Household Income 55-64	\$58,189	\$84,164	\$100,215
Median Household Income 65-74	\$31,171	\$47,689	\$59,948
Average Household Income 65-74	\$51,486	\$76,403	\$87,582
Average Household Income 75+	\$48,402	\$61,659	\$69,174



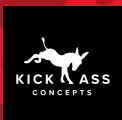
ABOUT KICK ASS CONCEPTS

Kick Ass Concepts (Kotis Holdings LLC) owns approximately 1 million square feet of retail properties in the Carolinas which it manages internally. It owns and operates hospitality companies - Darryl's Wood Fired Grill, RED Cinemas, Painted Plate Catering, and Pig Pounder Brewery. It holds an unlimited unclassified general contractors license as well as real estate brokerage licenses. Our owner has sponsored and curated over 300 public art installations in the area.

The company is well known for the development of the Midtown area of Greensboro, NC. Current projects include a 10 acre mixed use project on one of Greensboro's busiest retail corridors, 11 acre entertainment and retail project in downtown Greensboro, and myriad other developments and redevelopments.



3316 BATTLEGROUND AVE., SUITE G, GREENSBORO, NC, 27410
WWW.KICKASSCONCEPTS.COM • (336) 601-0000



Lance Wood
(336) 339-7036
lance@kickassconcepts.com