



## **PINK HOUSE SQUARE PLAZA**

4201 North Kings Highway  
Myrtle Beach, SC. 29577

**For Sale:** Approximately 26,000 SF Retail Shopping Center located in the heart of Myrtle Beach, SC. This property also offers surplus land for a planned 28 Unit Townhome Community.

### **GENERAL SITE INFORMATION**

- Approximately 3.0 Acres
- Identified as TMS #174-09-10-074, PIN #42404030018
- Located on the West Side of Highway 17 in Myrtle Beach, SC.
- Easy Access for both North and South Bound Traffic
- Currently Occupied by Eagles Beachwear, Finish Strong Fitness, Toscano Restaurant, and Shoretel.
- Traffic Count -25,800 (Source: SCDOT 2017)

### **IMPROVEMENTS**

- Approximately 26,000 SF (21,000 SF – 1<sup>st</sup> Floor and 5,000 SF – 2<sup>nd</sup> Floor) of Retail and Office Space
- Currently separated into 6 Units (1,650 SF-11,800 SF)
- Stucco Finish with Pitched Roof Façade
- Large Display Windows, High Ceilings in Anchor Unit
- Elevator Access to 2<sup>nd</sup> floor offices
- Parking field in place for over 100 Vehicles
- Value Add Opportunity for a 28 Unit Townhome Community on the Excess Land

### **ZONING:**

- HC2 (Highway Commercial) City of Myrtle Beach, SC.

### **OFFERING:**

For Sale @ Three Million Nine Hundred Ninety Nine Thousand Dollars (\$3,999,000)

### **CONTACT:**

**B.W. "Rusty" Helm / Ryan Earnest**  
**Listing Agent**

Keystone Commercial Realty, LLC, has prepared this document in order to market the sale of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is specifically urged to perform his/her own investigation of the information contained herein.

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