

HARRELSON BOULEVARD CENTER

Office & Warehouse Complex

1530 & 1550 Dividend Loop

North Industrial Park, Myrtle Beach, South Carolina



OCTOBER 2025 DELIVERY





HARRELSON BOULEVARD CENTER

New Construction Office & Warehouse Complex 1530 & 1550 Dividend Loop, North Industrial Park Myrtle Beach, South Carolina

Well positioned tier one business park. While providing multiple traffic signal access, Harrelson Boulevard connects US 17 Business to US 17 Bypass with nearby connections to all major inland road systems serving coastal, resort and inland areas. As primary access to Myrtle Beach International Airport, the site offers high traffic, extraordinary vicinity and ease of access with excellent on-site traffic circulation.

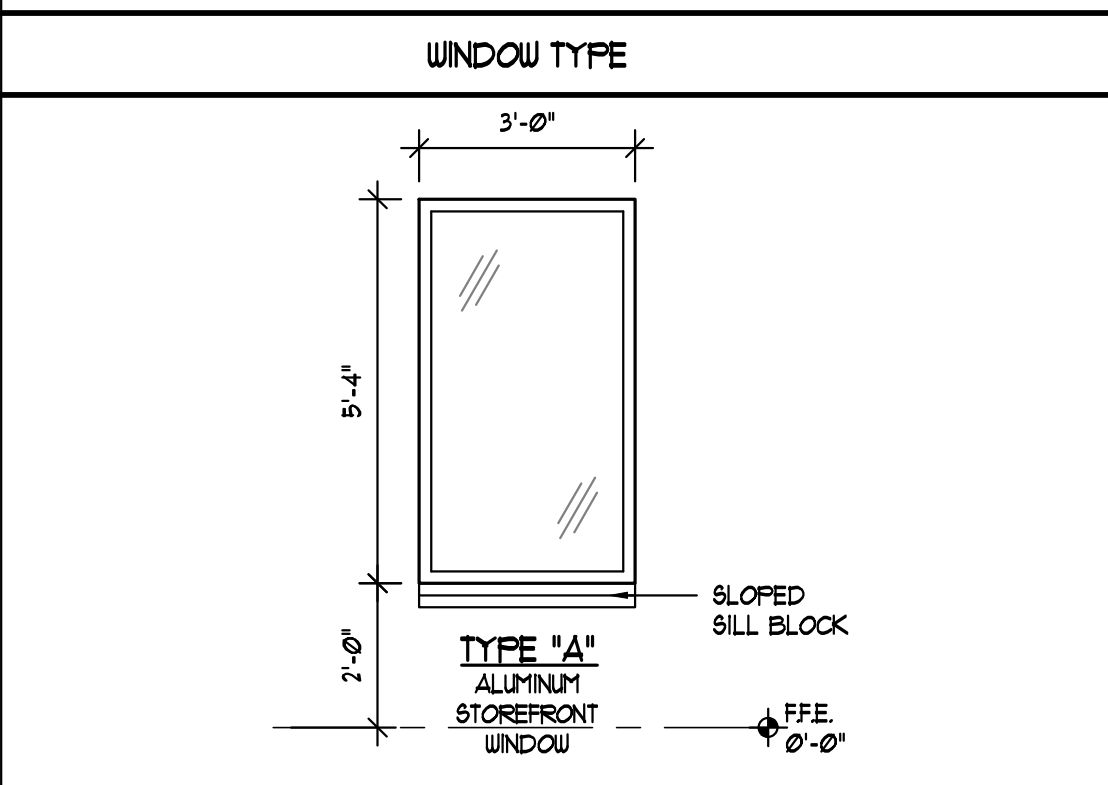
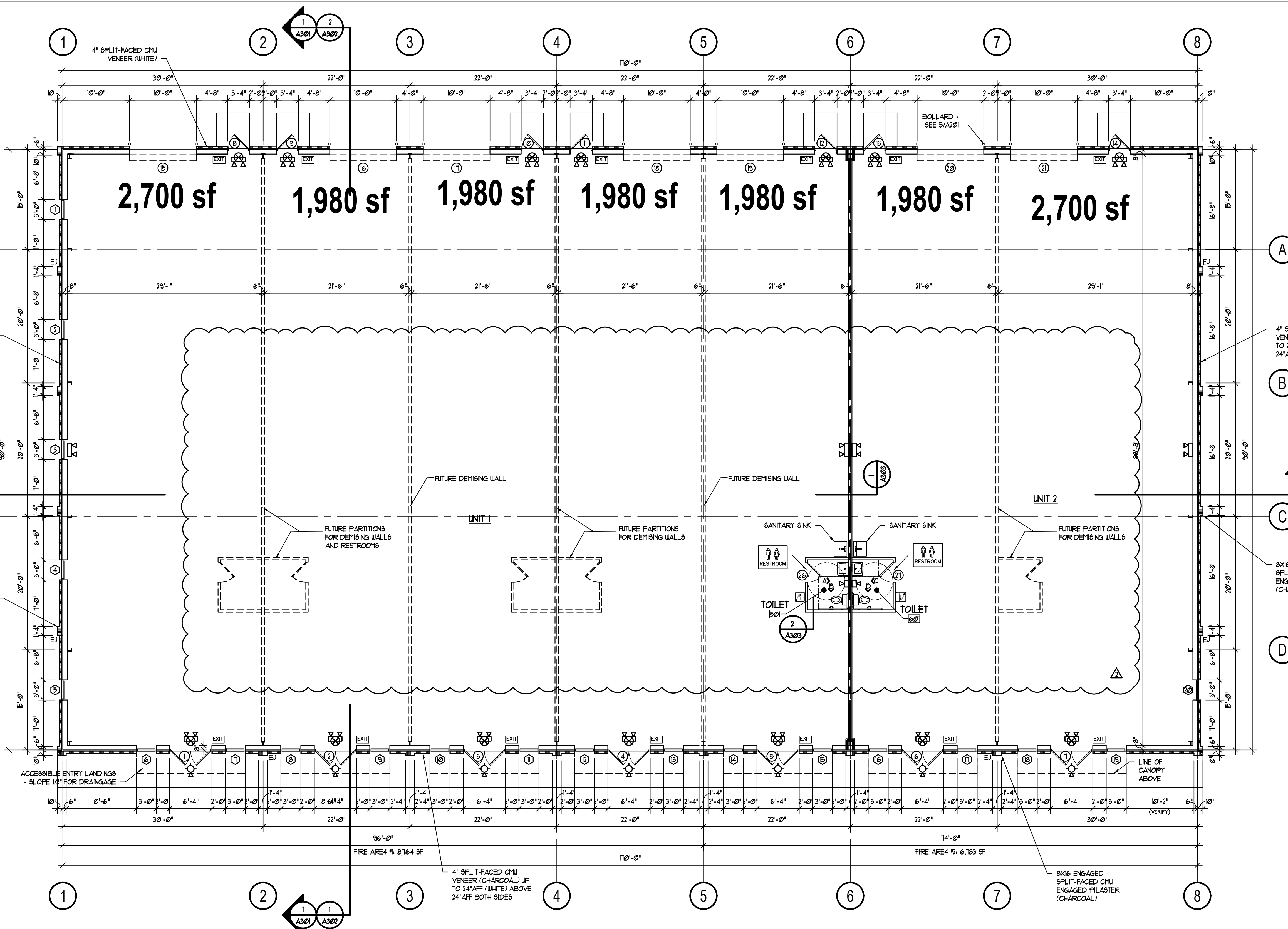
JURISDICTION:	City of Myrtle Beach
LAND AREA:	+/- 2.26 Acres
BUILDING AREA:	28,800 Total Building Area <ul style="list-style-type: none">• 1530 Dividend Loop: 15,300 sf• 1550 Dividend Loop: 13,500 sf• 13 Individual Tenant Spaces from 1,980 sf• Expandable Floor Plans• Restrooms• Clear Ceiling Height: Rear: 14 ‘, Front: 17 ‘ 7 “• 14 ‘x 12 ‘ Overhead Doors• 1 Covered Dock Well• 38 Common Parking Spaces• Heightened Architectural Building Components
DELIVERY SCHEDULE:	October 2025
FIXED LEASE RATES:	From \$1,980.00 per month
CAM, TI:	\$ 3.25 per sf budget 2024
CONTACT:	T. Van Davenport, Managing Partner 1.843.222.8153 Cell tvandavenport@hbsprings.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed or assumed by either the broker or owner. All measurements are approximate.

2511 Oak Street * Myrtle Beach, SC 29578 * (843) 448-7653 * www.hbsprings.com

1530 Dividend Loop

APPROVED
By Chris Owens at 1:22 pm, 3/24/25



WINDOW SCHEDULE

WINDOW #	TYPE	MAT'L	WIDTH	HEIGHT	THICK
1	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
2	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
3	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
4	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
5	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
6	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
7	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
8	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
9	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
10	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
11	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
12	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
13	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
14	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
15	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
16	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
17	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
18	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
19	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
20	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"

DOOR SIGNAGE

EXIT SIGN: RAISED CHARACTER AND BRAILLE PER ICC/ANSI A117.1 (IBC 1036.2)

TOILET SIGN: RAISED CHARACTER AND BRAILLE PER ICC/ANSI A117.1 (P) (IBC 2902.4)

LIFE SAFETY - ELECTRICAL

- SEE ELECTRICAL ENGINEERING.
- UNLESS OTHERWISE NOTED BY ENGINEERING, THE FOLLOWING SHALL APPLY.
 - EGRESS ILLUMINATION: (IBC 1008)
 - THE MEANS OF EGRESS (A CONTINUOUS AND UNOBSTRUCTED PATH OF EGRESS TRAVEL FROM ANY OCCUPIED PORTION OF A BUILDING TO A PUBLIC WAY) AND EXIT DISCHARGE (THAT PORTION OF A MEANS OF EGRESS BETWEEN THE EXTERIOR DOOR AND A PUBLIC WAY) SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THAT MEANS OF EGRESS IS OCCUPIED.
 - ILLUMINATION LEVEL: (IBC 1008.2.1) THE MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (100)
 - EMERGENCY LIGHTING: (IBC 1008.3.1)
 - SEE FLOOR PLAN FOR LOCATIONS.
 - BATTERY OR GENERATOR BACKUP W/ 90 MINUTE DURATION (MIN)
 - ILLUMINATION LEVELS UNDER EMERGENCY POWER: (IBC 1008.3.5)
- EXIT SIGNS: (IBC 1013)
 - SEE FLOOR PLAN
 - EXIT SIGN ILLUMINATION: (IBC 1013.6.2)
 - 5 FOOTCANDLES (MIN) AT FACE
 - BATTERY OR GENERATOR BACKUP W/ 90 MINUTE DURATION (MIN)
 - EXIT LIGHTS AND EMERGENCY LIGHTS SHALL BE LOCATED NO FURTHER APART THAN THE RATING OF EACH FIXTURE TO PROVIDE REQUIRED ILLUMINATION.
 - SYMBOLS: (IBC 1013)
 - ⊗ EXIT SIGN (DIRECTIONAL AS NEEDED)
 - EXIT SIGN (DIRECTIONAL AS NEEDED) AND DUAL HEAD EMERGENCY LIGHT COMBINATION
 - EXIT SIGN (DIRECTIONAL AS NEEDED) AND EMERGENCY LIGHT COMBINATION
 - DUAL HEAD, WALL MOUNTED EMERGENCY LIGHT
 - SINGLE HEAD, WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTES

- NO CHANGES WITHOUT WRITTEN APPROVAL.
- EXTERIOR DIMENSIONS TO STRUCTURAL LINE. SEE METAL BUILDING MFR'S FOR DIMENSIONS & DEMISING WALL LOCATIONS.
- UNIT AREAS ARE DIAGRAMATIC. SEE METAL BUILDING MFR'S DRAWINGS FOR DIMENSIONS & DEMISING WALL LOCATIONS.
- BRACE ALL PERMANENT & TEMPORARY WALLS & FRAMES AS REQUIRED.
- SEAL ALL CONSTRUCTION GAPS THRU BUILDING ENVELOPE.
- METAL BUILDING NOTES:
 - METAL BUILDING FABRICATOR SHALL BE APPROVED BY BUILDING OFFICIAL.
 - MTL BLDG 4 FOUNDATION ENGINEERED BY OTHERS
 - MTL BUILDING SHALL BE ENGINEERED FOR ADDITIONAL LOADS AS REQUIRED INCLUDING BRACED EXTERIOR STUD WALLS, MASONRY VENEERS, SUSPENDED CEILING, SPRINKLERS, ROOF TOP EQUIPMENT, INTERIOR SUSPENDED EQUIPMENT AND ALL OTHER LOADS INCLUDING WIND AND SEISMIC PER LOCAL CONDITIONS.
- SITE NOTES:
 - SEE SITE PLAN AS PROVIDED BY OTHERS
 - SLOPE AWAY FROM BUILDING 5% (SLOPE) MIN (1:20) FOR 10' MIN. DISTANCE.
 - DRAIN ALL DS AWAY FROM FOUNDATIONS.
 - LANDSCAPING AND/OR GRASS LEVELS SHALL BE A MINIMUM OF 6" BELOW FINISH SLAB-ON-GRADE FLOOR.
 - PAVING AND WALKS SHALL BE A MINIMUM OF 2" BELOW FINISH FLOOR.

FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE:
OCCUPANCY NOT ALLOWED WITHOUT APPROVED ARCHITECT'S PLANS

MILLER DESIGN SERVICES
P.O. Box 31717
Myrtle Beach, South Carolina 29588
(843) 650-6798

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OWNER

PROJECT TITLE
TRADE SHOPS BUILDING A
Tsunami Group
LOT 1 DIVIDEND LOOP
MYRTLE BEACH, SOUTH CAROLINA

STATE OF SOUTH CAROLINA
MILLER DESIGN SERVICES
MYRTLE BEACH, SC
894718
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
THOMAS EDWARD MILLER
MYRTLE BEACH, SC
84105
10/14/24
REGISTERED ARCHITECT

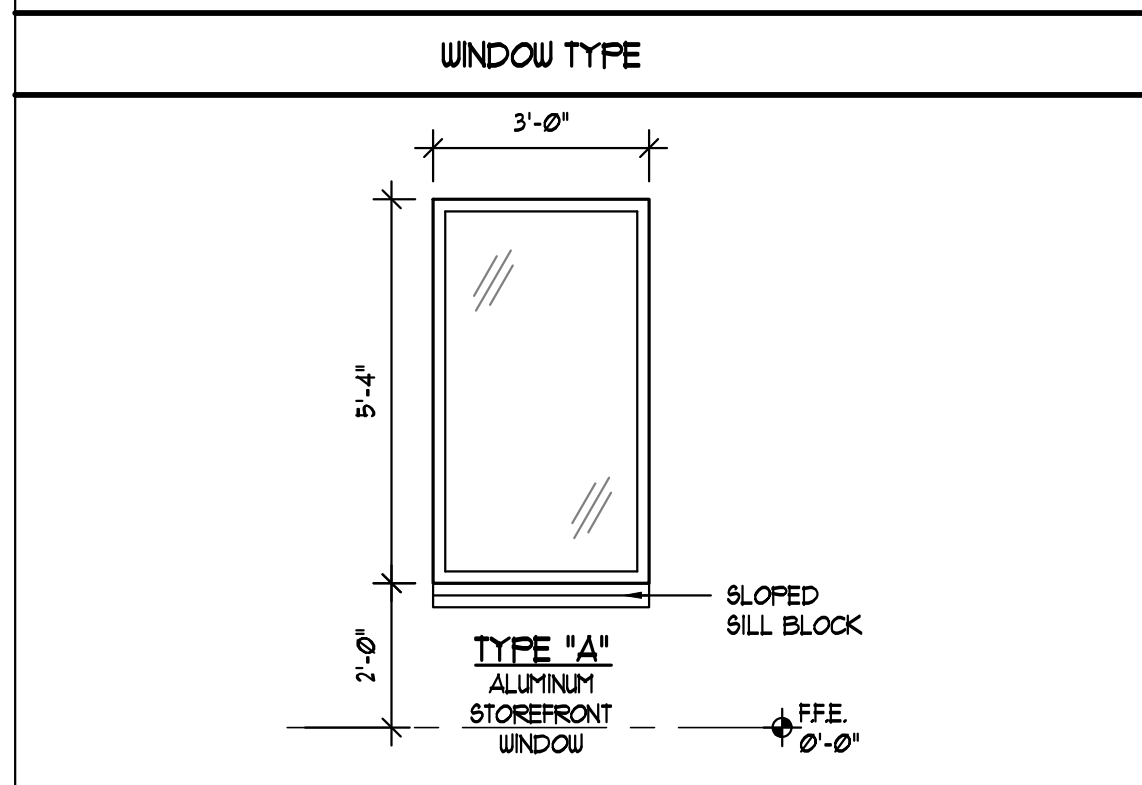
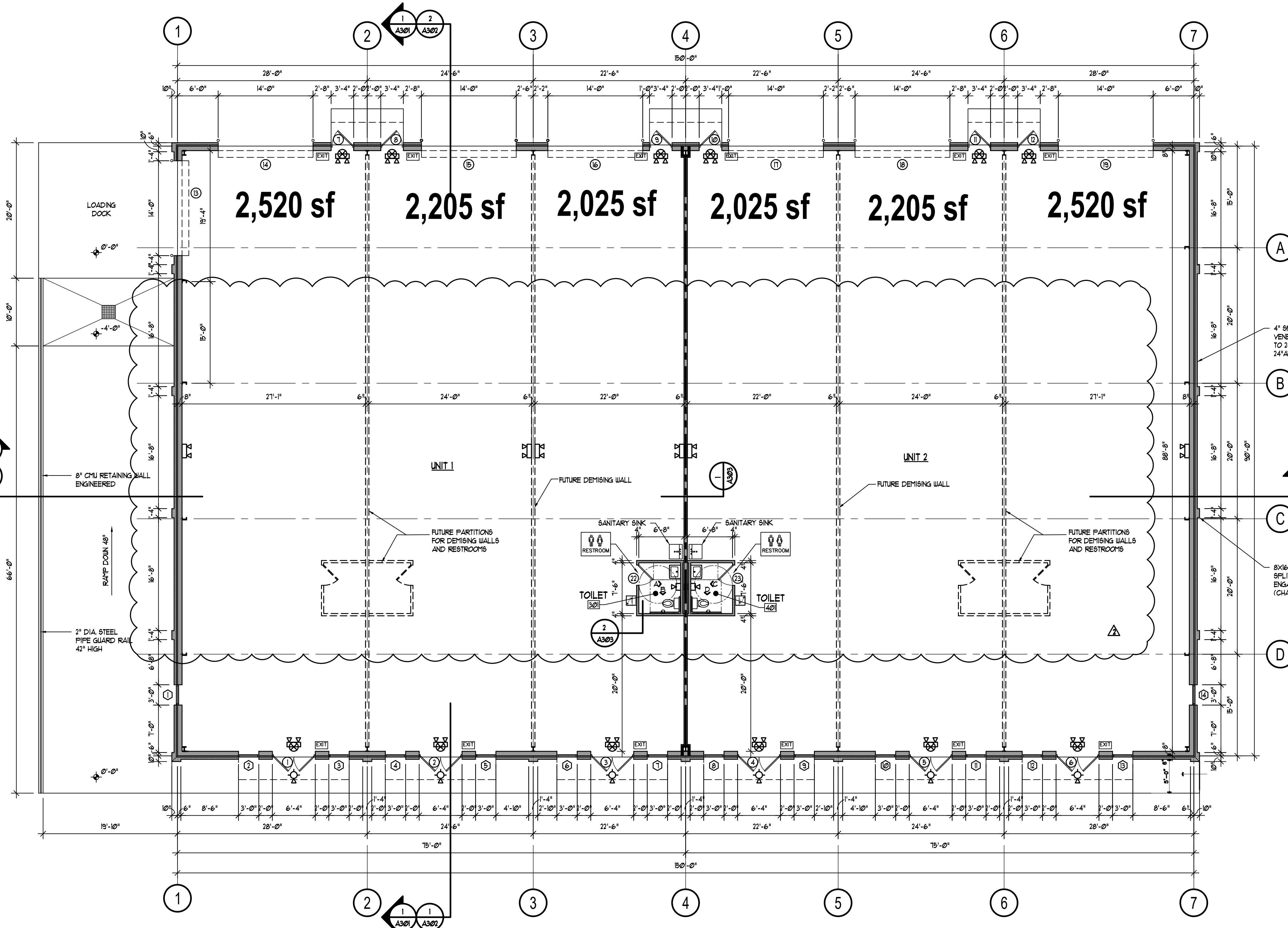
SHEET TITLE
FLOOR PLAN

DATE
OCTOBER 14, 2024
REVISED
JANUARY 27, 2025
MARCH 1, 2025

SHEET NO.
A101

1550 Dividend Loop

APPROVED
By Chris Owens at 1:23 pm, 3/24/25



WINDOW #	TYPE	MAT'L	WIDTH	HEIGHT	THICK
1	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
2	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"
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14	A	ALUMINUM STOREFRONT	3'-0"	5'-4"	2-1/2"

FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE:
OCCUPANCY NOT ALLOWED
WITHOUT APPROVED
ARCHITECT'S PLANS

DOOR SIGNAGE

EXIT SIGN: RAISED CHARACTER AND BRAILLE PER ICC/ANSI A117.1 (IBC 1033.6.2)

TOILET SIGNS: RAISED CHARACTER AND BRAILLE PER ICC/ANSI A117.1 (P) (IBC 2302.4)

LIFE SAFETY - ELECTRICAL

- SEE ELECTRICAL ENGINEERING.
- UNLESS OTHERWISE NOTED BY ENGINEERING, THE FOLLOWING SHALL APPLY.
- EGRESS ILLUMINATION: (IBC 1008)
 - THE MEANS OF EGRESS (A CONTINUOUS AND UNOBSTRUCTED PATH OF EGRESS TRAVEL FROM ANY OCCUPIED PORTION OF A BUILDING TO A PUBLIC WAY) AND EXIT DISCHARGE (THAT PORTION OF A MEANS OF EGRESS BETWEEN THE EXTERIOR DOOR AND A PUBLIC WAY) SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THAT MEANS OF EGRESS IS OCCUPIED.
 - ILLUMINATION LEVEL: (IBC 1008.2) THE MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (100%)
 - EMERGENCY LIGHTING: (IBC 1008.3.1)
 - SEE FLOOR PLAN FOR LOCATIONS.
 - BATTERY OR GENERATOR BACKUP W/ 90 MINUTE DURATION (MIN)
 - ILLUMINATION LEVELS UNDER EMERGENCY POWER: (IBC 1008.3.5)
- EXIT SIGNS: (IBC 1013)
 - SEE FLOOR PLAN
 - EXIT SIGN ILLUMINATION: (IBC 1013.6.2)
 - 5 FOOTCANDLES (MIN) AT FACE
 - BATTERY OR GENERATOR BACKUP W/ 90 MINUTE DURATION (MIN)
 - EXIT LIGHTS AND EMERGENCY LIGHTS SHALL BE LOCATED NO FURTHER APART THAN THE RATING OF EACH FIXTURE TO PROVIDE REQUIRED ILLUMINATION.
 - SYMBOLS: (IBC 1013)
 - EXIT SIGN (DIRECTIONAL AS NEEDED)
 - EXIT SIGN (DIRECTIONAL AS NEEDED) AND DUAL HEAD EMERGENCY LIGHT COMBINATION
 - EXTERIOR EGRESS + EMERGENCY LIGHT COMBINATION
 - DUAL HEAD, WALL MOUNTED EMERGENCY LIGHT
 - SINGLE HEAD, WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTES

- NO CHANGES WITHOUT WRITTEN APPROVAL.
- EXTERIOR DIMENSIONS TO STRUCTURAL LINE. SEE METAL BUILDING MFR'S FOR FLASHINGS AT OPENINGS THRU EXTERIOR WALL + ROOF, WALL TO ROOF JUNCTIONS, GUTTERS, EAVES + CORNER TRIM, FASCIAS AND ALL OTHER METAL BUILDING COMPONENTS AS REQUIRED.
- UNIT AREAS ARE DIAGRAMATIC. SEE METAL BUILDING MFR'S DRAWINGS FOR DIMENSIONS + DEMISING WALL LOCATIONS.
- BRACE ALL PERMANENT + TEMPORARY WALLS + FRAMES AS REQUIRED.
- SEAL ALL CONSTRUCTION GAPS THRU BUILDING ENVELOPE.
- METAL BUILDING NOTES
 - METAL BUILDING FABRICATOR SHALL BE APPROVED BY BUILDING OFFICIAL.
 - MTL BLDG + FOUNDATION ENGINEERED BY OTHERS
 - METAL BUILDING SHALL BE ENGINEERED FOR ADDITIONAL LOADS AS REQUIRED INCLUDING BRACED EXTERIOR STUD WALLS, MASONRY VENEERS, SUSPENDED CEILING, SPRINKLERS, ROOF TOP EQUIPMENT, INTERIOR SUSPENDED EQUIPMENT AND ALL OTHER LOADS INCLUDING WIND AND SEISMIC PER LOCAL CONDITIONS.
- MTL BLDG MFR SHALL PROVIDE ALL SHOP DRAWING DETAILS INCLUDING ALL FLASHINGS AT OPENINGS THRU EXTERIOR WALL + ROOF, WALL TO ROOF JUNCTIONS, GUTTERS, EAVES + CORNER TRIM, FASCIAS AND ALL OTHER METAL BUILDING COMPONENTS AS REQUIRED.
- SEE MTL BLDG MFR'S DUGS FOR ALL SLAB RECESSES.
- SEE MTL BLDG MFR'S DUGS FOR ALL COLUMNS AND FRAMING.
- GUTTERS AND DS SIZED PER LOCAL CONDITIONS BY MTL BLDG MFR ENG

SITE NOTES:

- SEE SITE PLAN AS PROVIDED BY OTHERS
- SLOPE AWAY FROM BUILDING 5% (SLOPE) MIN (1:20) FOR 10' MIN. DISTANCE.
- DRAIN ALL DS AWAY FROM FOUNDATIONS.
- LANDSCAPING AND/OR GRASS LEVELS SHALL BE A MINIMUM OF 6" BELOW FINISH SLAB-ON-GRADE FLOOR.
- PAVING AND WALKS SHALL BE A MINIMUM OF 2" BELOW FINISH FLOOR.

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(843) 650-8798

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PROJECT TITLE
TSUNAMI GROUP
TRADE SHOP'S BUILDING B
LOT 1 DIVIDEND LOOP
MYRTLE BEACH, SOUTH CAROLINA

STATE OF SOUTH CAROLINA
MILLER DESIGN SERVICES
MYRTLE BEACH, SC
REGISTERED ARCHITECT
894718

STATE OF SOUTH CAROLINA
THOMAS EDWARD MILLER
MYRTLE BEACH, SC
REGISTERED ARCHITECT
101424

SHEET TITLE
FLOOR PLAN

DATE
OCTOBER 14, 2024

REVISED

JANUARY 21, 2025

MARCH 1, 2025

SHEET NO.
A101