

FOREST VILLAGE



PRIME RETAIL LOCATION FOR LEASE Located in Myrtle Beach, SC

- Located at the intersection of River Oaks Dr. and Carolina Forest Blvd.
- Anchored by a brand new Food Lion
- Total Square Footage: 10,800 SF of retail space available
- 2 Outparcels Available for Sale:
 - **Outparcel A: +/- 1.95 Acres, \$715,000.00**
 - **Outparcel B: +/- 1.04 Acres, \$425,000.00**
- Ideal for retail and service tenants
- **NOW OPEN!**

DEMOGRAPHICS & TRAFFIC COUNT

| 2010 Estimate | 3 Mile | 5 Mile | 7 Mile |
|-------------------------------|---|-----------|-----------|
| Total Population: | 20,279 | 46,486 | 67,591 |
| Median Home Value: | \$175,297 | \$161,506 | \$155,995 |
| Average Household Inc.: \$ | 61,326 | \$ 58,291 | \$ 58,427 |
| Proj. Avg. HH Inc. (2015): \$ | 65,185 | \$ 62,529 | \$ 62,585 |
| Traffic Count: | 45,000 (Intersection of River Oaks Dr. and Carolina Forest Blvd.) | | |

For More Information please contact:
W. Harvey Brockinton, Jr.
harveyb@retailpropertyadvisors.com



RETAIL & INVESTMENT PROPERTY
 LEASING, BROKERAGE, INVESTMENT SALES, TENANT REPRESENTATION

635 East Bay Street, Suite B
 Charleston, SC 29403
 Phone: 843.720.8771
 Fax: 843.720.8701
www.retailpropertyadvisors.com

*A division of Retail & Investment Property Advisors, LLC

Rev 5.10

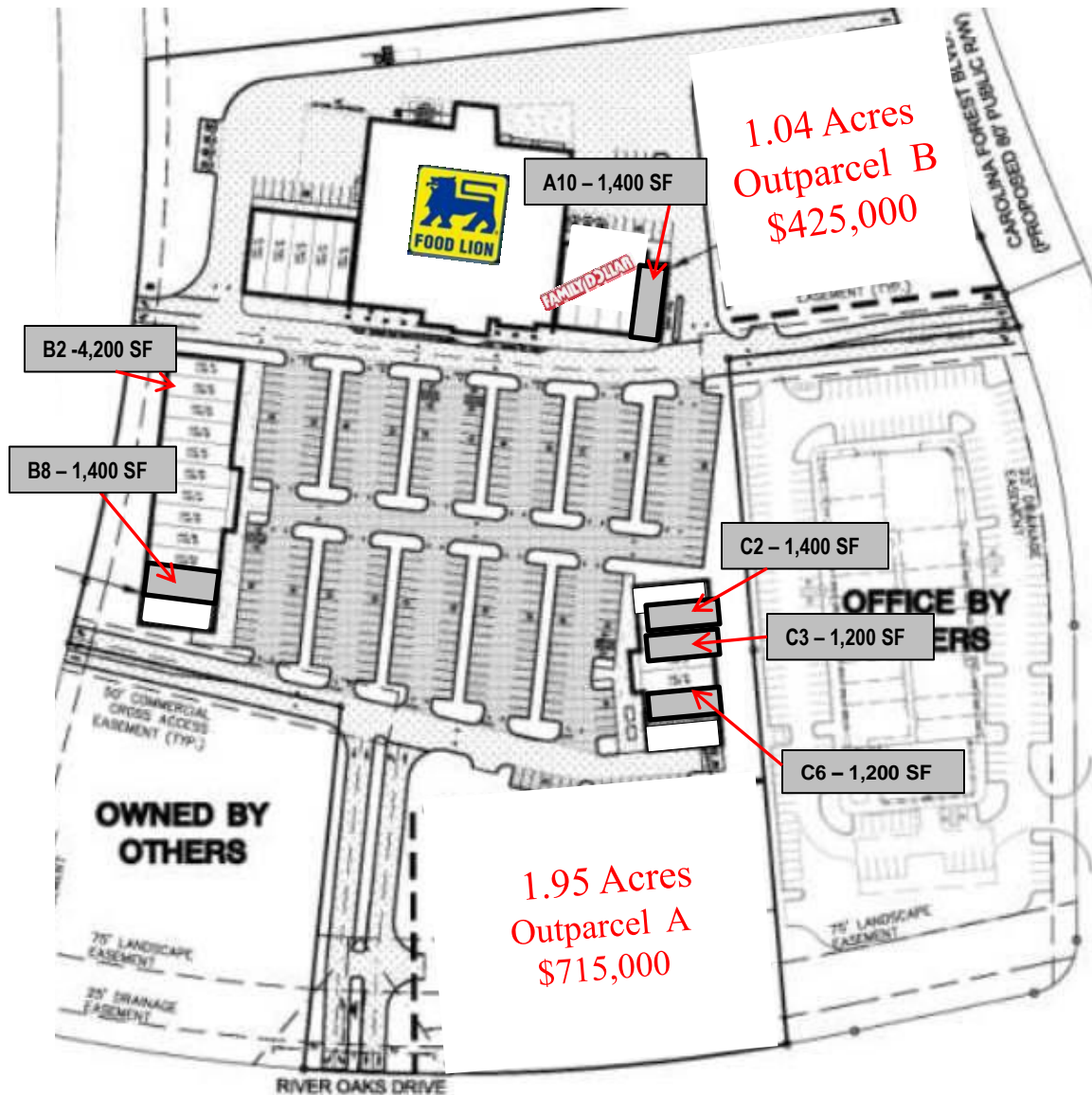
**FOREST VILLAGE
INTERSECTION OF RIVER OAKS DRIVE & CAROLINA FOREST BLVD.
Myrtle Beach, SC**

TENANT ROSTER

- A1** - Simon's Pizzeria
2,002 SF
- A2** - Adult & Children's Dentistry
at Carolina Forest, Inc.
2,200 SF
- A3** - Classy Nails
1,200 SF
- A4** - Lapel's Dry Cleaning
1,400 SF
- A5** - E-Liquors
1,400 SF

- B1** - Jerribob's Ship N Stuff
1,400 SF
- B3 - B5** - One Punch Fitness
4,800 SF
- B6** - Community Custom
T Printing
1,400 SF
- B7** - InStyle Cuts
1,400 SF
- B9** - Hana Teppanyaki House
2,400 SF

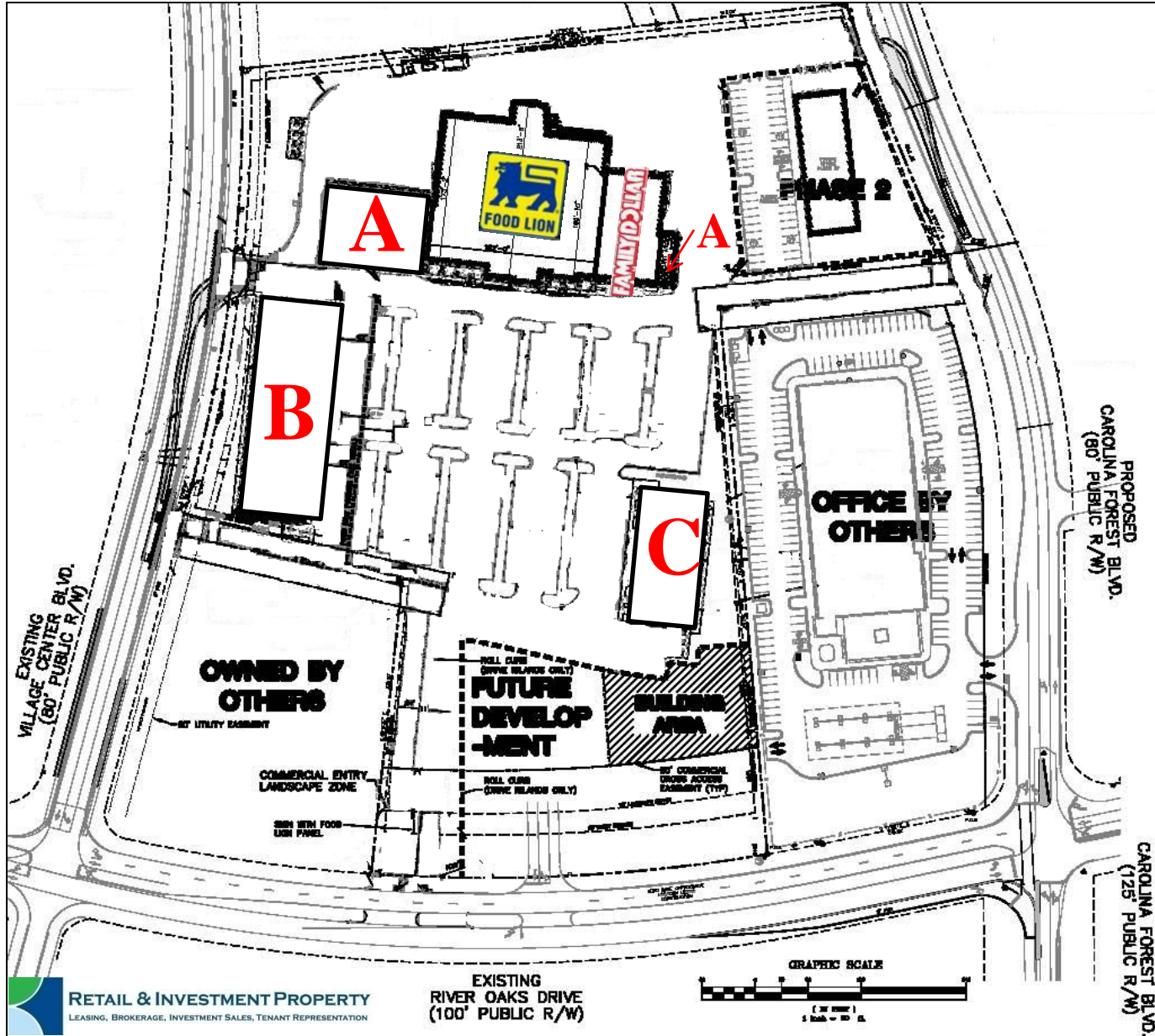
- C1** - Village Neighborhood
Bar & Grill
1,400 SF
- C4-C5** - Advanced Medical
Awareness Maximized Living
2,400 SF
- C7** - Pane e Vino
2,400 SF



FOREST VILLAGE

INTERSECTION OF RIVER OAKS DRIVE & CAROLINA FOREST BLVD.

Myrtle Beach, SC





A-1
Simon's Pizzeria

A-2
Adult & Children's
Dentistry at Carolina
Forest, Inc.

A-3
Classy Nails

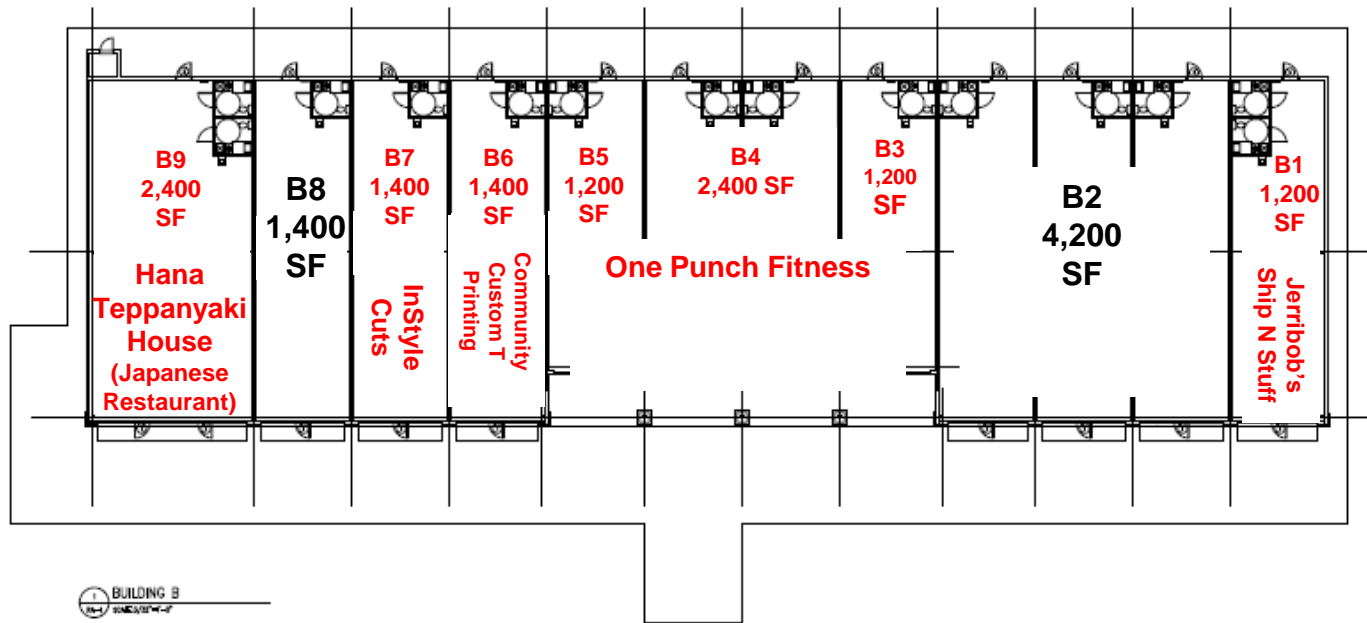
A-4
Lapel's Dry Cleaners

A-5
E - Liquors

FAMILY DOLLAR

A-10
1,400
SF

BUILDING A



| | | |
|---|--|----------|
| DATE | | REVISION |
| | | |
| WELAY ZORN & ASSOCIATES, P.A. ARCHITECTS 1001 W. PALM BEACH BLVD. WEST PALM BEACH, FL 33411 PHONE: 561-832-0770 | | |
| PROJECT: FORREST VILLAGE SHOPPING CENTER MYRTLE BEACH, SOUTH CAROLINA | | |
| SHEET NAME: FLOOR PLAN BUILDING B | | |
| SHEET NO. RA-1 | | |

DATE
AUGUST 1, 2007

DATE REVISION

McKAY ZORN & ASSOCIATES, P.A.
ENGINEERS
SOUTH CAROLINA
GREENVILLE, S.C.
PHONE 864-262-9719
FAX 864-271-9719



PROJECT FORREST VILLAGE
SHOPPING CENTER
MYRTLE BEACH, SOUTH CAROLINA
SHEET NAME: FLOOR PLAN
BUILDING C

SHEET NO.

