

SPACE FOR LEASE

Carolina Commons Shopping Center

9689 Ocean Highway West
Carolina Shores, North Carolina



- Signalized Intersection
- Anchor: Food Lion
- Corner of Ocean Highway and Country Club Drive
- Ideal for retail, restaurant, or office

Courtesy of: Tradd Commercial
1039 44th Avenue North, Suite 203
Myrtle Beach, SC 29577

Executive Summary

Carolina Commons Shopping Center



9689 Ocean Highway West

Carolina Shores, NC

Building Square Feet: 50,400

Units Available: 4

Available Square Feet: 1,200-4,800

Price: Asking \$13.00/sf

Year Built: 2002

Zoning: Neighborhood Business

• Space Available

Cross Street	Country Club Drive	Tax Map Parcel	Of Record
Market	Myrtle Beach MSA	Sub Market	Brunswick / North Strand
Corner	Yes	Water	Yes
Sewer	Yes	Turn Key	Yes

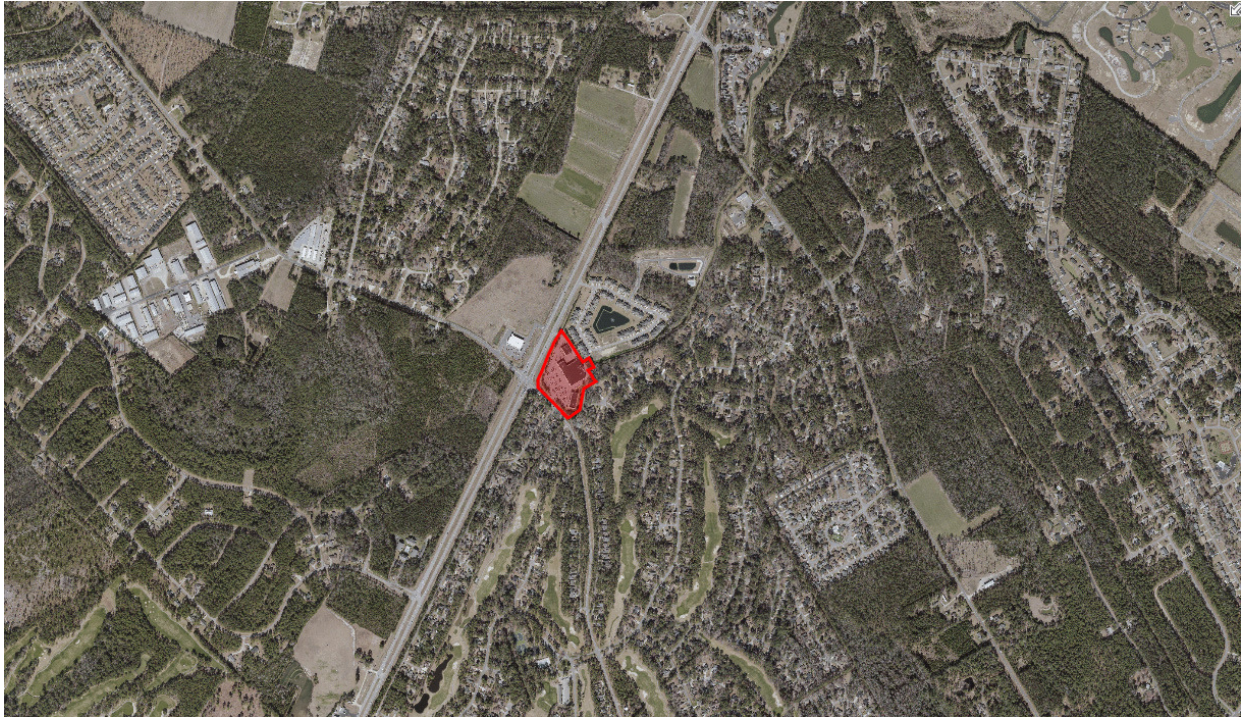
• Designed to accommodate Commercial/Retail/Office Users

Ingress/Egress	The Carolina Commons Shopping Center is ideally situated in close proximity to the numerous rooftops in the area, as well as the employment centers of the Myrtle Beach / Brunswick MSA. US Highway 17 provides access to residential and commercial centers in the Myrtle Beach MSA to include the North Strand as well as the Leland / Wilmington areas further north. Country Club Drive provides connectivity to the residential and commercial centers of Calabash to include the waterfront.
Best Use	This 6.1± acre property is currently used as neighborhood shopping center with inline and outline space. The subject property can accommodate office, retail, medical and restaurant users.
Area	Located one mile south of the Highway 22/Highway 17 interchange, The Galleria is ideally suited to serve the Myrtle Beach and North Strand residential populations as well as residential population west of the Intracoastal Waterway.
Property	This neighborhood center is located at the intersection of U.S. Highway 17 and Country Club Drive. The Carolina Commons Shopping Center contains 50,400± square feet of shopping, dining, and retail/office space and is situated on 6.1± acres. There are two points of ingress/egress to the center. All measurements are approximate and are subject to verification by buyer.

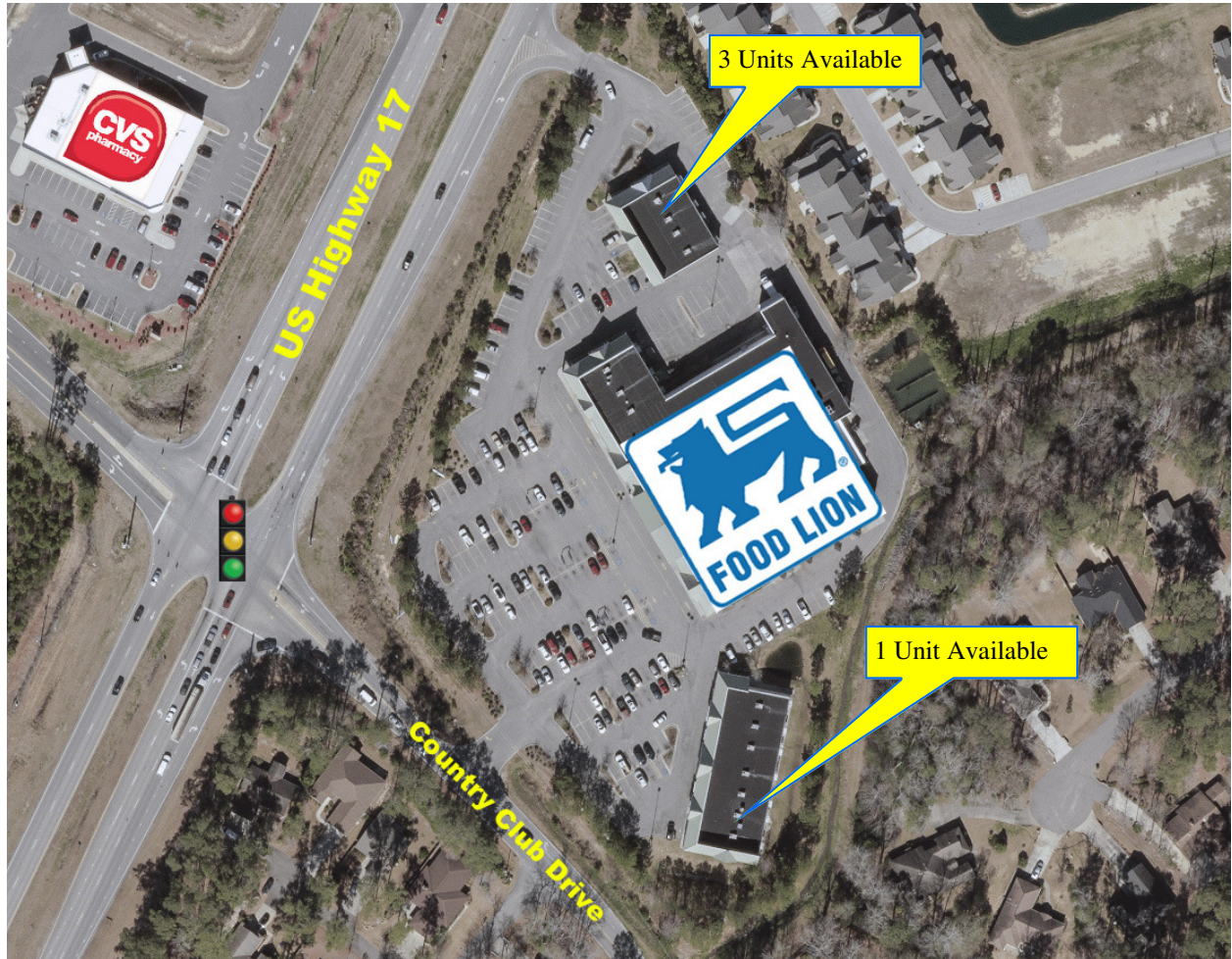
Available Units



Aerial Pictures



Aerial Pictures Continued



Hunter Platt

Senior Advisor



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Hunter Platt, GAA serves as the managing broker and oversees all aspects of the brokerage operation of Tradd Commercial. Prior to joining Tradd Commercial, Platt was the managing broker and Vice President of Core Commercial – The Pinnacle Group, Inc. He has over 15 years of real estate experience in Grand Strand Real Estate to include leasing, brokerage, valuation, consulting, and development of over \$250 million in commercial real estate. He is a licensed real estate broker in both South Carolina and North Carolina and is a Certified General Appraiser in both North and South Carolina. Platt earned a Bachelor of Science degree in Marketing with a concentration in Real Estate from Clemson University.

Prior to joining Tradd and pioneering Core Commercial, Platt was the managing broker with the Commercial Division of Prudential Burroughs & Chapin Realty, Inc. This commercial operation was consistently ranked in the top 10% of the Prudential Franchises and won the prestigious Pinnacle Award on multiple occasions, indicating the top ten team performers in the Southeast, U.S., and Canada. Platt is active in the community having served on numerous boards and committees to include the Zoning Appeals Board for Horry County, Ducks Unlimited, North Myrtle Beach Economic Development Council, and the Horry County Clemson Club. His career in real estate began in the valuation, consulting and development business in Miami, FL. Platt stays involved with the evolution of the business through continuing education seminars. He is a member of the CCIM Institute and the Appraisal Institute.

Jim Bunting

Advisor



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Jim Bunting serves as an Advisor for Tradd Commercial, specializing in restaurant and retail properties within the coastal region of Myrtle Beach, South Carolina. Jim offers over 25 years of business ownership experience as well as 10 years of business brokerage. He has assisted clients with the sale or leasing of over 200 properties.

Prior to joining the Tradd team, Mr. Bunting served as a broker for a Charlotte based firm specializing in restaurant sales. Previously he owned and operated 7 restaurants in the Charlotte, NC area.

Jim is a graduate of Lafayette College with a BA in Biology. He also holds an MS in Marine Biology from the University of San Francisco and has completed all course work towards a PhD at the University of Texas. He has been a member of the North Carolina Commercial Board of Realtors and the Chamber of Commerce. He is a licensed real estate broker in North and South Carolina.

Ralph Lewis

Senior Advisor



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Ralph Lewis serves as a Senior Advisor for Tradd Commercial, specializing in hotels, assisted living facilities and investment properties in the Carolinas. Ralph has completed numerous transactions in the southeast from Richmond, VA to Boone/Blowing Rock, NC to the Carolina coast. Transactions include the Holiday Inn of North Myrtle Beach, Quality Inn and Suites, Star Light Lodge, Odyssey on 21st, Green Park Inn of Blowing Rock, the Blowing Rock Meadows Brook Inn, and Colonial Charters Golf Course.

Ralph has over 30 years of commercial real estate experience and was the owner of C-21 Seacoast Realty Company in Surfside Beach for 28 years. Prior to his real estate career, Ralph was a co-owner of a wholesale plumbing and electrical company in North Carolina. He also served as Mayor and Council Member for the town of Zebulon, North Carolina.

Ralph is a native of North Carolina and has resided in Myrtle Beach for over 30 years. He is active in the community, attends Ocean View Baptist Church, and is a Mason and Shriner. He holds a broker's license in SC, NC, and Georgia.