



# OFFICE WAREHOUSE

Garden City, South Carolina

**11788 US 17 Bypass Frontage Rd.**

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High visibility location with ease of access to primary tourism and permanent population corridor.

Situated in the heart of Kings Grant business park. Premier retail, service and limited industrial location with traffic signal access to U S Highway 17 Bypass.

Convenient to all major inland road systems.

Individual space sizes vary, suited for single or multiple tenant uses.

<b>PIN# :</b>	46313040009
<b>Building Area:</b>	11,800 sf
<b>Land Area:</b>	+/- 1.00 acres
<b>Frontage:</b>	+/- 156 feet
<b>Tenant Spaces:</b>	16
<b>Traffic Count</b>	38,400 ADT 2019
<b>List Price:</b>	\$ 650,000.00
<b>Remarks:</b>	Tenant in place, lease term expiring August 2021. Lease may be terminated early with 90 day notice.
<b>Contact:</b>	T. Van Davenport, Managing Partner 1.843.222.8153 Cell <a href="mailto:tvandavenport@hbsprings.com">tvandavenport@hbsprings.com</a>

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SUBJECT

Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
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Google Earth

1994

33°35'28.79" N 79°01'35.89" W elev 28 ft eye alt 317 ft

