

**BROWN SQUARE**  
**2206 Church Street**  
**Conway, SC**



**FOR LEASE**

5,750 sf plaza scheduled for delivery Spring 2025. Site is located directly opposite Conway High School adjacent to Auto Zone, Dollar General and Advance Auto.

The Conway community is ground zero for new home development. Church Street, aka US Highway 501, is the gateway and primary artery connecting inland road systems to nearby resort districts of the greater Myrtle Beach area.

44,518 Population • 51,850 Average Income • 34,800 + Traffic Count

Individual Tenant Spaces Starting at 1,000 sf

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**2206 Church Street, Conway, SC 29526**



### **FIXED LEASE RATES**

<b>Unit 1</b>	<b>1, 250 sf</b>	<b>\$4,250.00 per month Fixed Rent</b>
<b>Unit 2</b>	<b>1,000 sf</b>	<b>\$3,125.00 per month Fixed Rent</b>
<b>Unit 3</b>	<b>1,250 sf</b>	<b>\$3,906.00 per month Fixed Rent</b>
<b>Unit 4</b>	<b>1,000 sf</b>	<b>\$3,125.00 per month Fixed Rent</b>
<b>Unit 5</b>	<b>1,250 sf</b>	<b>\$4,250.00 per month Fixed Rent</b>

**Common Area Maintenance, Property Taxes, Property Insurance: 2025 Budget \$5.25 / sf**