

ELIA RETAIL PLAZA

New Construction

US Highway 17

North Myrtle Beach, South Carolina

SUMMER 2025 DELIVERY





ELIA RETAIL PLAZA

New Construction
2800 S. Kings Highway
North Myrtle Beach, South Carolina

High visibility, well positioned location featuring quality architectural components with 4-way traffic signal access. Drive through ability for end cap space.

Total Building Area: 11,500 sf

Traffic Count: 39,400 sf per SCDOT

Parking Spaces: 57

Tenant Space: Fixed Rent:

- **Unit 1** 1,650 sf End Cap \$4,125.00 per month
- **Unit 2** 1,625 sf In Line \$3,390.00 per month
- **Unit 3** 1,650 sf In Line \$3,450.00 per month
- **Unit 4** 1,650 sf In Line \$3,450.00 per month
- **Unit 5** 1,650 sf In Line \$3,450.00 per month
- **Unit 6** 1,625 sf In Line \$3,390.00 per month
- **Unit 7** 1,650 sf End Cap \$4,125.00 per month

Note: Tenant Spaces My Be Combined for Expanded Uses

Lease Terms: NNN CAM, TI Budget 2025: \$4.50 per sf

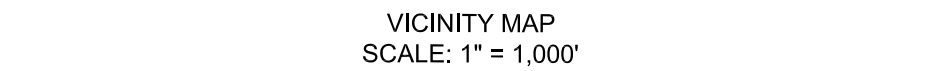
Delivery Conditions: Summer 2025. Vanilla Box to Include:

- HVAC Unit Sized to Unit Square Footage
- Open Ceiling
- Restroom per code
- Electrical per code
- No Tenant Improvement Allowance

Contact: T. Van Davenport
Managing Partner
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



GENERAL NOTE:

CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO START OF ANY CONSTRUCTION AND PARTICIPATE IN ANY PRE-CONSTRUCTION CONFERENCES AS MAY BE REQUIRED.

ANY INFORMATION SHOWN ON THESE DRAWINGS PERTAINING TO THE EXISTENCE, LOCATION OR ELEVATION OF EXISTING UTILITIES HAS BEEN TAKEN FROM INFORMATION SUPPLIED BY OTHERS. THE ENGINEER SHALL HAVE NO OTHER RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION. THE ENGINEER SHALL HAVE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE APPROPRIATE AGENCIES TO OBTAIN AN ACCURATE FIELD LOCATION OF ANY AND ALL UTILITIES THAT MAY BE IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR SHALL VERIFY, BY FIELD MEASUREMENT, THE LOCATION AND ELEVATION OF ANY UTILITIES THAT ARE PROPOSED TO BE EXPOSED OR DISRUPTED BY THE PROPOSED WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE INFORMATION AS SHOWN ON THE DRAWINGS AND THAT OBTAINED BY FIELD MEASUREMENTS, AND OF ANY POSSIBLE CONFLICTS OR INTERFERENCE WITH THE PROPOSED WORK. THE ENGINEER SHALL BE ALLOWED THE TIME NECESSARY TO MAKE DESIGN REVISIONS REQUIRED TO MINIMIZE OR ELIMINATE DISCOVERED CONFLICTS.

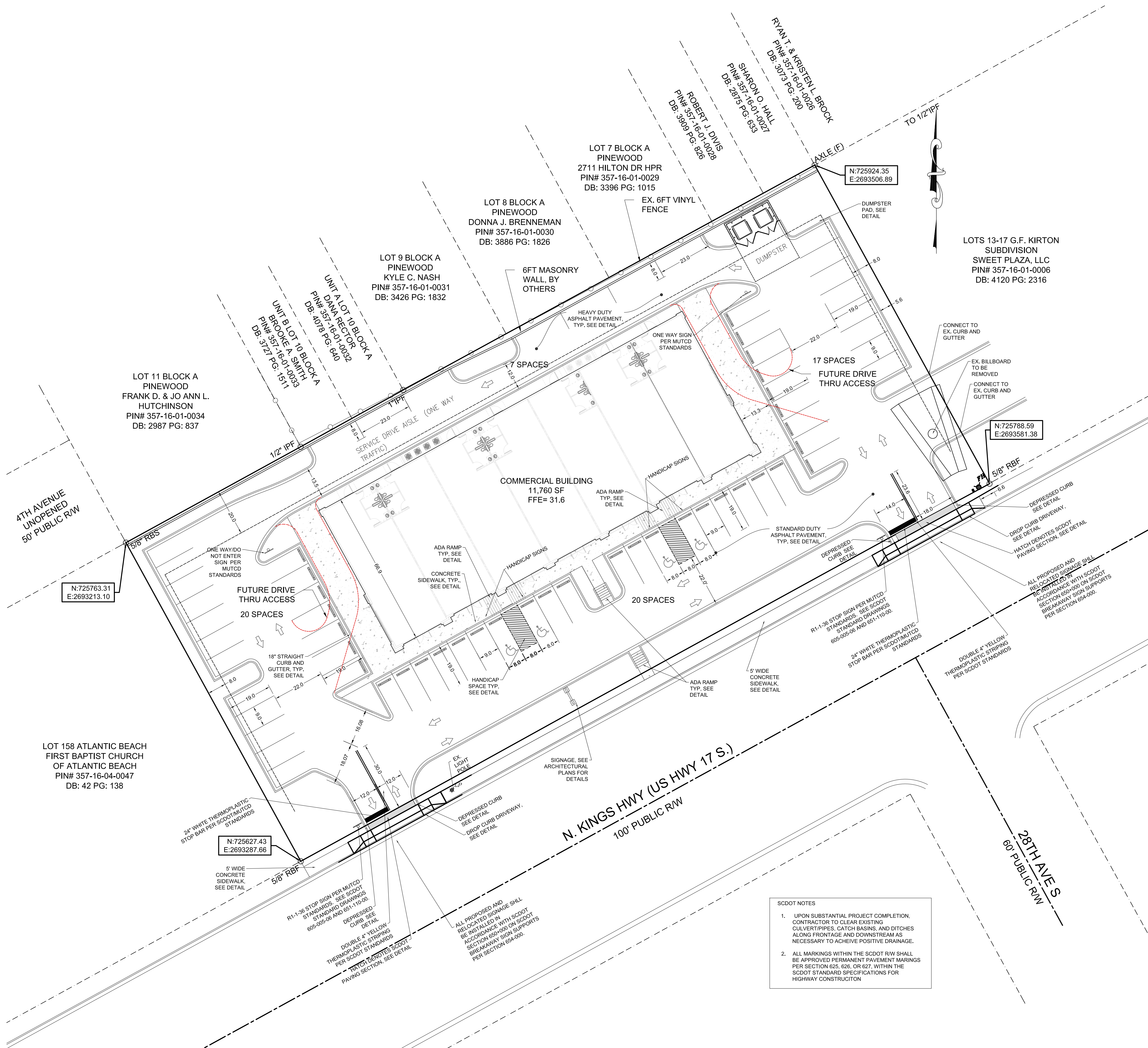
SITE DEVELOPMENT NOTES:

PROJECT OWNERS:
TEA INVESTMENTS

PIN 357-16-01-0106

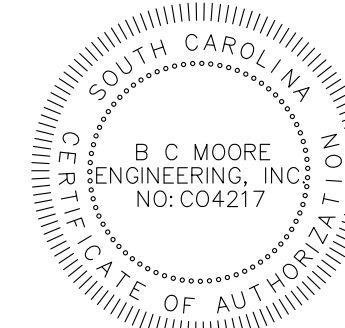
SITE AREA: 1.19 ACRES
PAVEMENT AREA: 25,084 SF/ 0.57 AC
CONCRETE SIDEWALK AREA : 3,598 SF
BUILDING AREA: 11,760 SF

PARKING REQUIRED:
1 SPACE PER 300 SF RETAIL
 $8,400 / 300 = 28$
1 SPACE PER 100 SF RESTAURANT
 $3,360 / 100 = 34$
TOTAL PARKING REQUIRED = 62
PARKING PROVIDED:
62 PARKING SPACES
58 REGULAR 4 HC

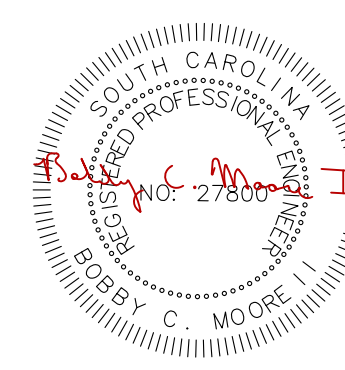


SCDOT NOTES

1. UPON SUBSTANTIAL PROJECT COMPLETION, CONTRACTOR TO CLEAR EXISTING CULVERT/PIPES, CATCH BASINS, AND DITCHES ALONG FRONTAGE AND DOWNSTREAM AS NECESSARY TO ACHIEVE POSITIVE DRAINAGE.
2. ALL MARKINGS WITHIN THE SCDOT R/W SHALL BE APPROVED PERMANENT PAVEMENT MARKINGS PER SECTION 625. 626, OR 627. WITHIN THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION



**B.C. MOORE
ENGINEERING, INC.**
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CONWAY, SC 29526
BCMOOREENGINEERING@GMAIL.COM
PH/843-855-0763 FAX/843-365-9863



HAZY RETAIL SITE

N. KINGS HWY, NORTH MYRTLE BEACH SITE PLAN

PROJECT: -----

PROJECT DATE: 12/18/24

PREPARED BY: BCF

PREPARED FOR

[illegible]

SHEET

C1.0

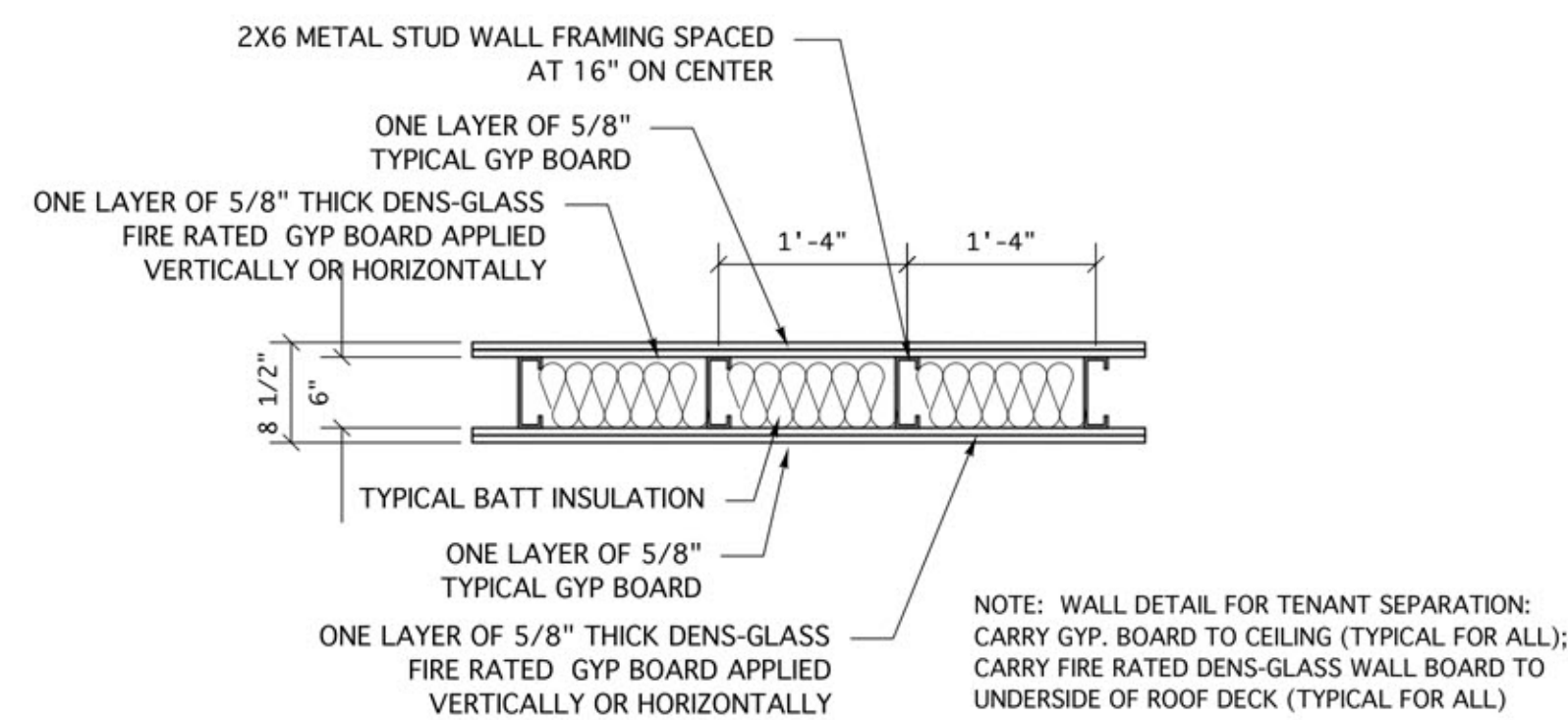
1. DIMENSIONS ARE FACE OF STUD FRAMING,
CENTERLINE OF DOORS, OR CENTERLINE OF
WINDOWS UNLESS OTHERWISE NOTED.

2. NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY CONDITIONS THAT ARE FOUND CONTRARY TO THOSE REPRESENTED WITHIN THESE DRAWINGS.

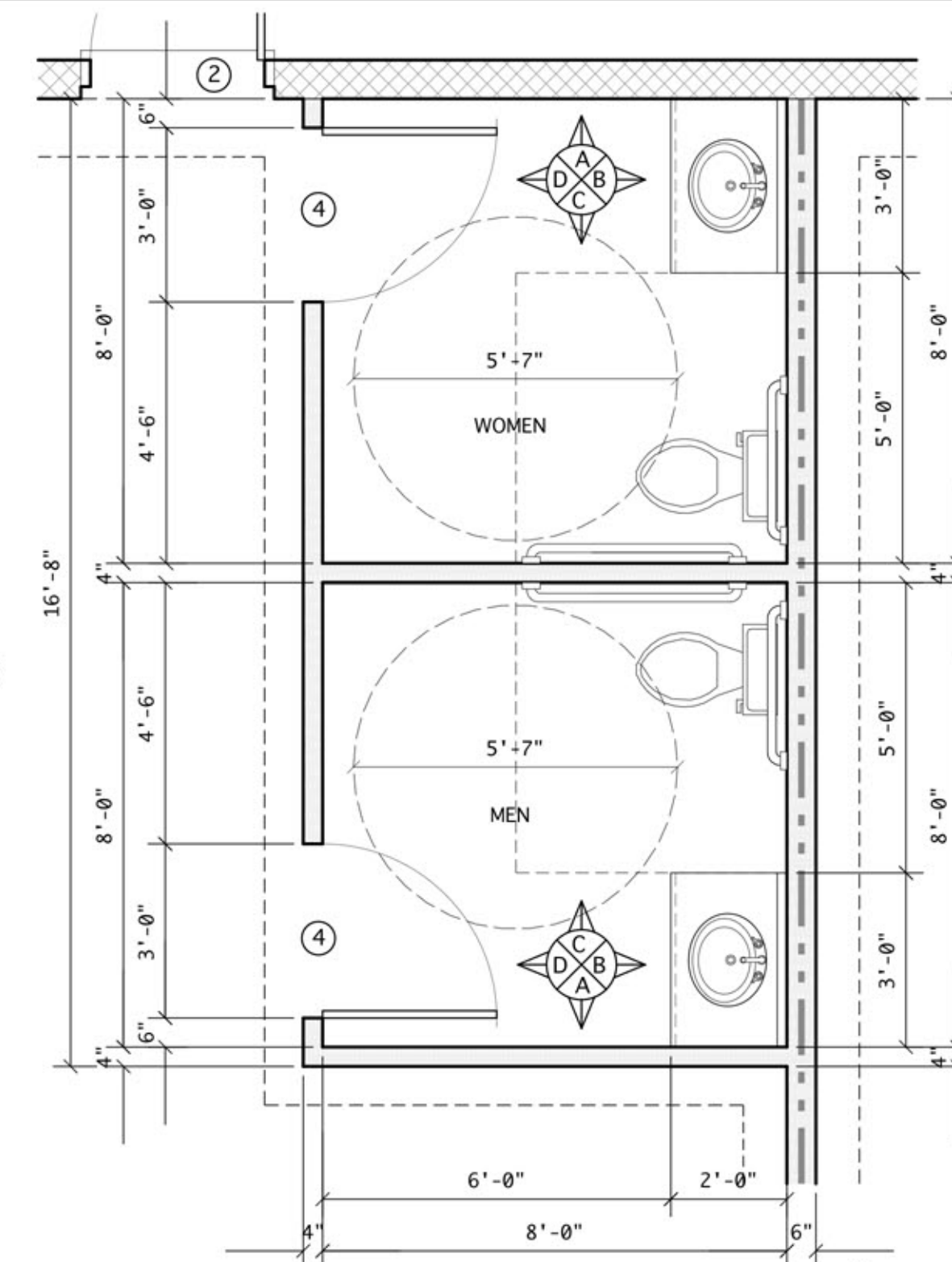
3. INTERIOR WALLS (AS SHOWN) ARE TO BE 2X6 WOOD STUD WALLS WITH 2HR FIRE RATING TO MATCH UL DESIGN U301 ASSEMBLY DETAIL; SEE A2/A1.0 FOR MORE INFORMATION.

4. FIRE EXTINGUISHERS TO BE LOCATED BY FIRE INSPECTOR.

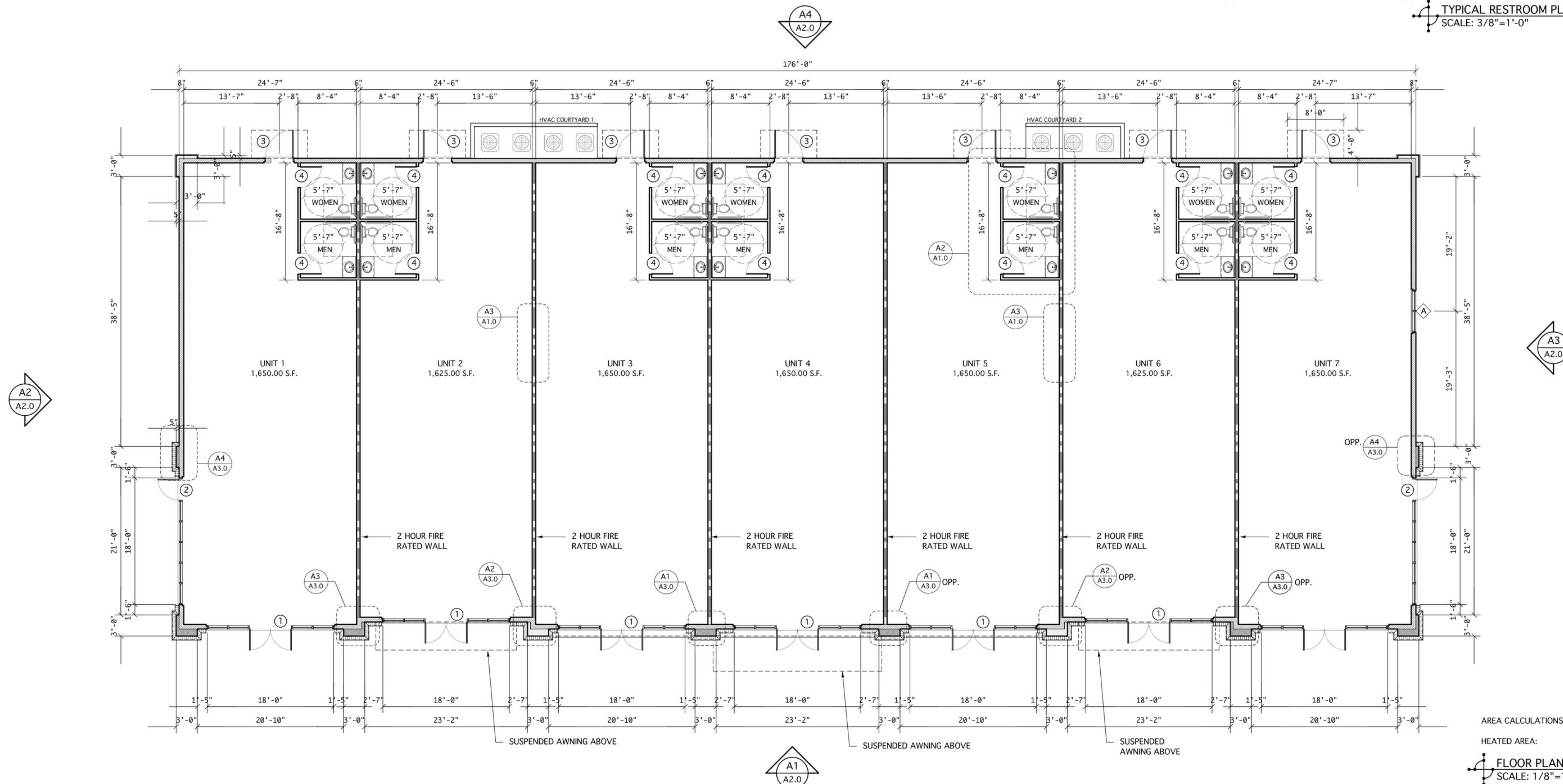
5. CONTRACTOR TO VERIFY ACCURACY OF ALL INFORMATION AND COORDINATE WITH OWNER/ARCHITECT PRIOR TO CONSTRUCTION.



TENANT SEPARATION WALL
UL-U301 ASSEMBLY DETAIL
SCALE: 3/4"=1'-0"



TYPICAL RESTROOM PLAN
SCALE: 3/8"=1'-0"



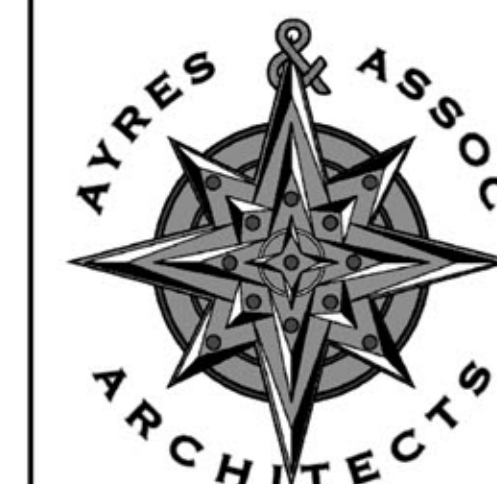
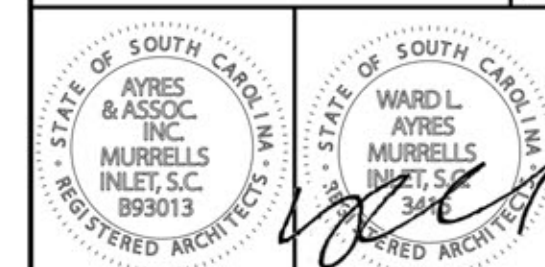
AREA CALCULATIONS --

HEATED AREA: 11,500.00 S.F.

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

JOB NO.	REVISION:	NO.	DATE:
DATE: 04-27-21			
DESIGNED BY: F. AYRES			
DRAWN BY: G. ALLEN			
CHECKED BY:			
THEIR WRITTEN CONSENT.			

A RETAIL CENTER FOR :
T.E.A. INVESTMENTS, LLC
PIN# 3 5 7 - 1 6 - 0 1 - 0 1 0 6
LOTS 18-23 -- G F KIRKTON SUBDIVISION
NORTH MYRTLE BEACH, Horry County, South Carolina



P.O. BOX 1315
MURRELLS INLET, S.C.
(843) 651-5868

felix@ayresarchitects.com
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SHEET:

A1.0