

# Marina Waterfront Restaurant

4430 Kingsport Road, Little River, SC 29566



## For Lease



### OFFERING SUMMARY

<b>Available SF:</b>	Fully Leased
<b>Lease Rate:</b>	\$6,500 per month (NNN)
<b>Lot Size:</b>	3.99 Acres
<b>Year Built:</b>	2019
<b>Building Size:</b>	2,400 SF
<b>Grease Trap:</b>	1,300 gallons
<b>Parking:</b>	120 Spaces
<b>Boat Storage Available:</b>	Yes
<b>Dock:</b>	100 feet or more
<b>Market:</b>	Myrtle Beach- Conway-North Myrtle Beach

### LOCATION OVERVIEW

Little River/North Myrtle Beach is a highly desirable area about a mile and a half from Cherry Grove Beach that is exploding! Just 30 minutes away from Myrtle Beach International Airport, right off US-17 (the main artery through the Grand Strand, connecting boaters from Wilmington to Myrtle Beach).

### PROPERTY OVERVIEW

Gorgeous NEW Waterfront Restaurant space located directly on the ICW in shell condition and now available for immediate lease and ready for your custom build out! Landlord is the GC who built the property and can finance some of your finishing touches. This is going to be a hot tourist spot but also popular for locals year round.

The restaurant is 2,400 Sq. Ft. of interior space PLUS 1,800 Sq. Ft. outside deck area directly on the Intracoastal Waterway with indoor/outdoor bar, PLUS over 100 feet of dock for more dining area and your boating patrons to pull right up! This is the best spot in town for boaters. Only 3 miles from the open ocean with no wait for a bridge to open, so your customers could end up coming all the way from Florida if your oysters are that good! Perfect for an Oyster bar, with 1,300 gallon grease trap already installed, natural gas, and 600 amp electrical ready to go!

For More Information Please Contact:

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## Additional Information



### ADDITIONAL INFORMATION

\* Surrounding the restaurant and marina are new residential (1,600+ units and new development with another 140 homes going up in close walking distance). There's no noise ordinance so go ahead and book your live music on the deck! There are tons of retail, medical, and shopping centers, and over 10 golf courses in a 10 miles radius.

\* The marina next door and the restaurant can be purchased together, and if ownership changes it will not affect the restaurant lease. Marina just had over 2 million in capital improvements completed including newly renovated bathrooms, new roof, dock, and a new 60 spot dry stack building to add more potential revenue to the 120 boat storage spots they already had. These rent for \$250/month.

\* Other revenue streams for the marina include the restaurant as a commercial tenant, a bait and tackle shop that can be rented again, a jet ski business bringing in \$4500/month plus gas for 4 months out of the year (which would bring about 100 people a day to the restaurant), canvas, mechanic, and fiber glass shops on site, and a gas dock planned. Newly paved parking lot with approx 120 spaces is shared with the restaurant on the same parcel.

\* Competition in the area is very limited and it would be very difficult to find enough space on the water with the right zoning for any new competitors to break into this market. This is also the only marina in the area with a 60 ft. crane to pull boats out of the water. To find a crane that big you would have to go all the way to Wilmington or Georgetown, so why not just have a drink at the restaurant while your boat is being repaired and fueled up at the Grande Harbour Marina!

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## Photos



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## Exterior Photos



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## Retailer Map



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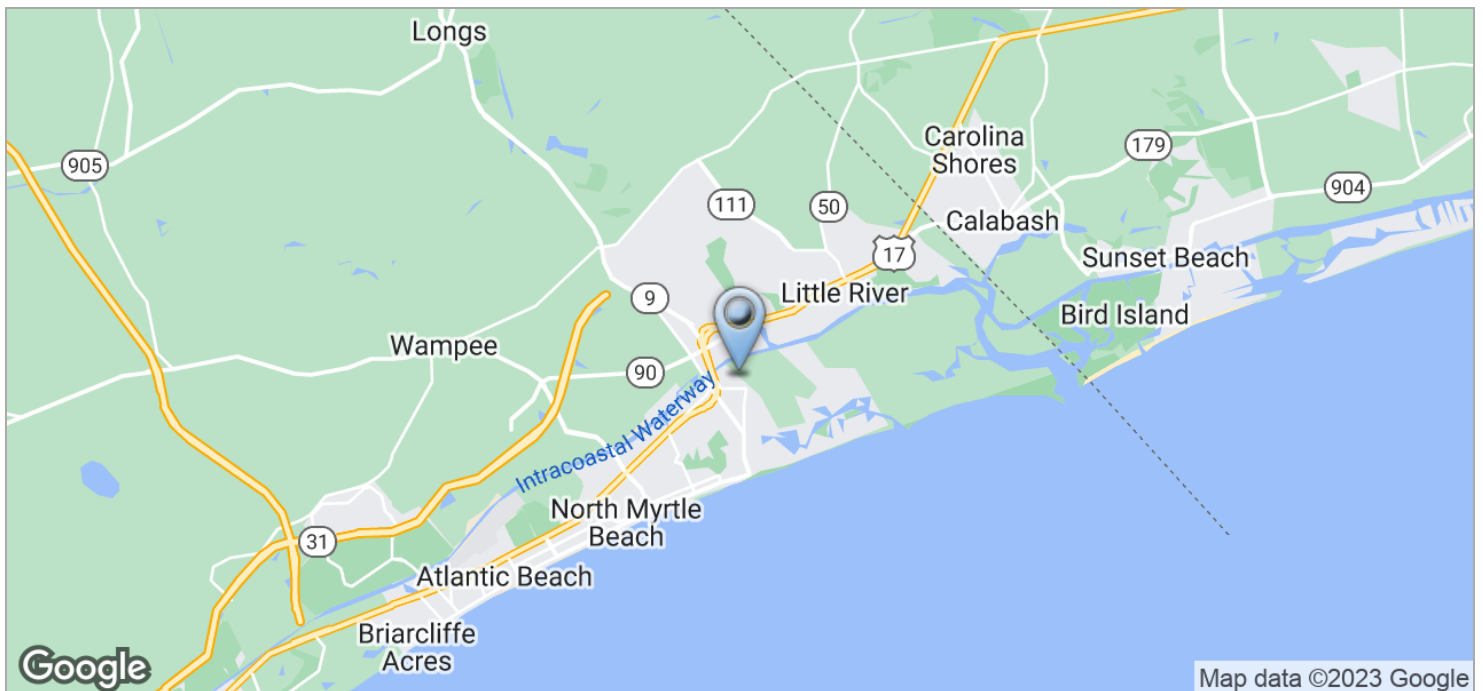


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## Area Maps



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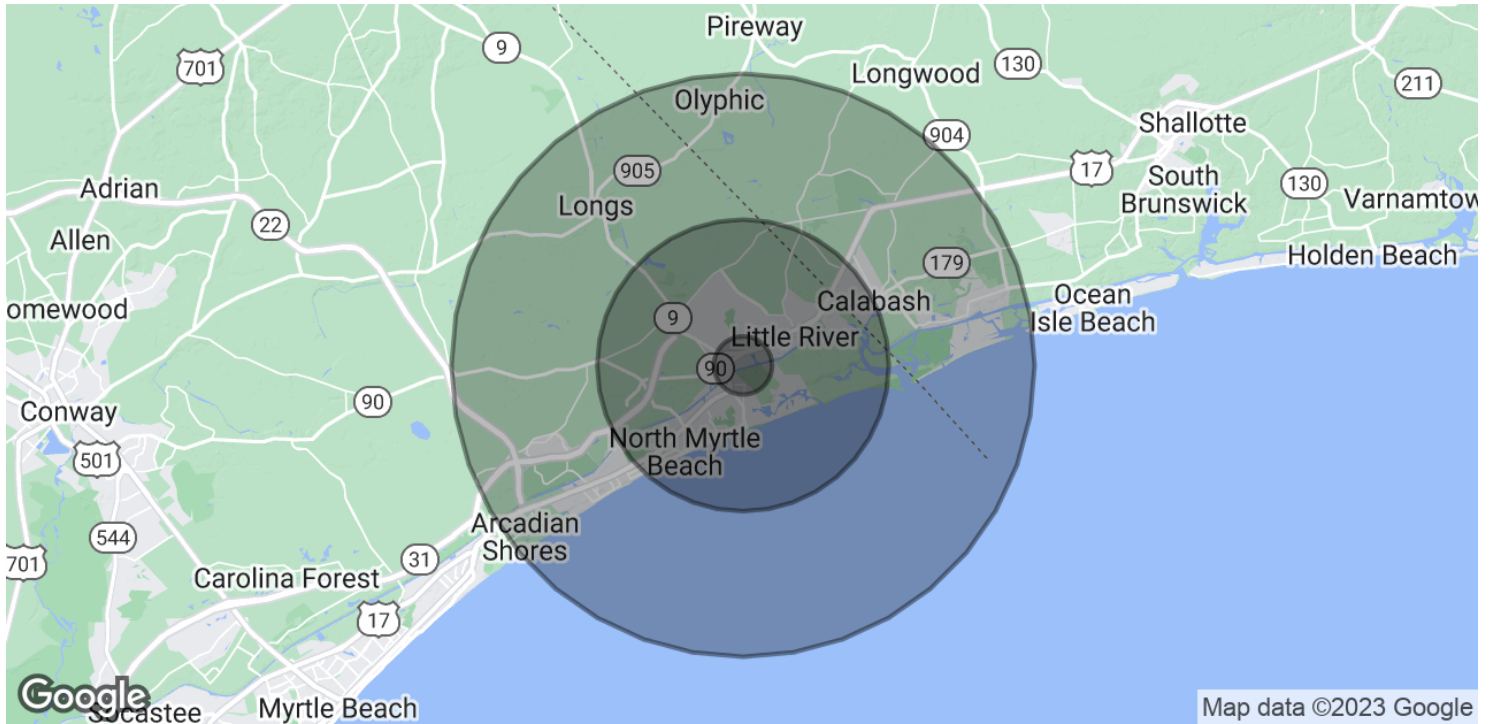
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## Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,072	31,554	59,166
Average age	56.1	52.5	52.5
Average age (Male)	55.8	51.8	51.5
Average age (Female)	55.7	52.8	52.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,077	15,863	28,956
# of persons per HH	1.9	2.0	2.0
Average HH income	\$63,234	\$63,325	\$62,753
Average house value	\$269,866	\$262,053	\$249,928

\* Demographic data derived from 2020 ACS - US Census

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### SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS



**South Carolina Real Estate Commission**  
PO BOX 11847, Columbia, S.C. 29211-1847  
Telephone: (803) 896-4400 Fax: (803) 896-4427  
<http://llr.sc.gov/POL/REC/>

Pursuant to South Carolina Real Estate License Law in S.C. Code of Laws Section 40-57-370, a real estate licensee is required to provide you a meaningful explanation of agency relationships offered by the licensee's brokerage firm. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate brokerage firm. Associated licensees may work only through a broker-in-charge. **In other words, when you choose to work with any real estate licensee, your business relationship is legally with the brokerage firm and not with the associated licensee.**

A real estate brokerage firm and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic **customer** services, or through **client**-level agency representation. The services you can expect will depend upon the legal relationship you establish with the brokerage firm. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a **customer** or a **client**.

#### **You Are a Customer of the Brokerage Firm**

South Carolina license law defines customers as buyers or sellers who choose NOT to establish an agency relationship. The law requires real estate licensees to perform the following **basic duties** when dealing with **any** real estate buyer or seller as customers: **present all offers in a timely manner, account for money or other property received on your behalf, provide an explanation of the scope of services to be provided, be fair and honest and provide accurate information, provide limited confidentiality, and disclose "material adverse facts" about the property or the transaction which are within the licensee's knowledge.**

***Unless or until you enter into a written agreement with the brokerage firm for agency representation, you are considered a "customer" of the brokerage firm, and the brokerage firm will not act as your agent. As a customer, you should not expect the brokerage firm or its licensees to promote your best interest.***

Customer service does not require a written agreement; therefore, you are not committed to the brokerage firm in any way unless a transaction broker agreement or compensation agreement obligates you otherwise.

#### **Transaction Brokerage**

A real estate brokerage firm may offer transaction brokerage in accordance with S.C. Code of Laws Section 40-57-350. Transaction broker means a real estate brokerage firm that provides customer service to a buyer, a seller, or both in a real estate transaction. A transaction broker may be a single agent of a party in a transaction giving the other party customer service. A transaction broker also may facilitate a transaction without representing either party. The duties of a brokerage firm offering transaction brokerage relationship to a customer can be found in S.C. Code of Laws Section 40-57-350(L)(2).

#### **You Can Become a Client of the Brokerage Firm**

Clients receive more services than customers. If client status is offered by the real estate brokerage firm, you can become a client by entering into a written agency agreement requiring the brokerage firm and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this agency relationships disclosure document in a timely manner.

**A seller becomes a client** of a real estate brokerage firm by signing a formal listing agreement with the brokerage firm. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the brokerage firm which becomes the agent for the seller.

**A buyer becomes a client** of a real estate brokerage firm by signing a formal buyer agency agreement with the brokerage firm. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the brokerage firm which becomes the agent for the buyer.

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If you enter into a written agency agreement, as a client, the real estate brokerage has the following **client-level duties: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable skill and care.** Client-level services also include advice, counsel and assistance in negotiations.

#### Single Agency

When the brokerage firm represents only one client in the same transaction (the seller or the buyer), it is called single agency.

#### Dual Agency

Dual agency exists when the real estate brokerage firm has two clients in one transaction – a seller client and a buyer client. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to represent both you and the other client in a disclosed dual agency relationship.

#### Disclosed Dual Agency

In a disclosed dual agency, the brokerage firm's representation duties are limited because the buyer and seller have recognized conflicts of interest. Both clients' interests are represented by the brokerage firm. As a disclosed dual agent, the brokerage firm and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell. Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

#### Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the brokerage firm's agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to designate a representative for you and one for the other client in a designated agency. Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

#### It's Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself, with or without a transaction broker agreement.
- You can choose to hire the brokerage firm for representation through a written agency agreement.
- If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Remember, however that until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and only provides limited confidentiality unless a transaction broker agreement obligates the brokerage firm otherwise.

The choice of services belongs to you – the South Carolina real estate consumer.

#### Acknowledgement of Receipt by Consumer:

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

**THIS DOCUMENT IS NOT A CONTRACT.**  
This brochure has been approved by South Carolina Real Estate Commission for use in explaining representation issues in real estate transactions and consumer rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.

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