

Owner/User Opportunity or Redevelopment

For Sale/For Lease

4201 Highway 17, Murrells Inlet, SC 29576

Retail
Investment Opportunity

Offering Memorandum



4201

Early Bird Special
4:30 pm to 5:30 pm
RESERVATIONS
843-651-4616
Take Out Orders
Walk-Ins Welcome

MATTHEWS™



Exclusively Listed By



Jake Lurie

FVP & Associate Director

(813) 488-0853

jake.lurie@matthews.com

License No. SL3510801 (FL)



Andrew Doerr

Associate

(813) 436-9209

andrew.doerr@matthews.com

License No. SL3579687 (FL)

Broker Of Record

Kyle Matthews

Broker Lic No. 105710 (SC)

Firm Lic No. 22684 (SC)

MATTHEWS™

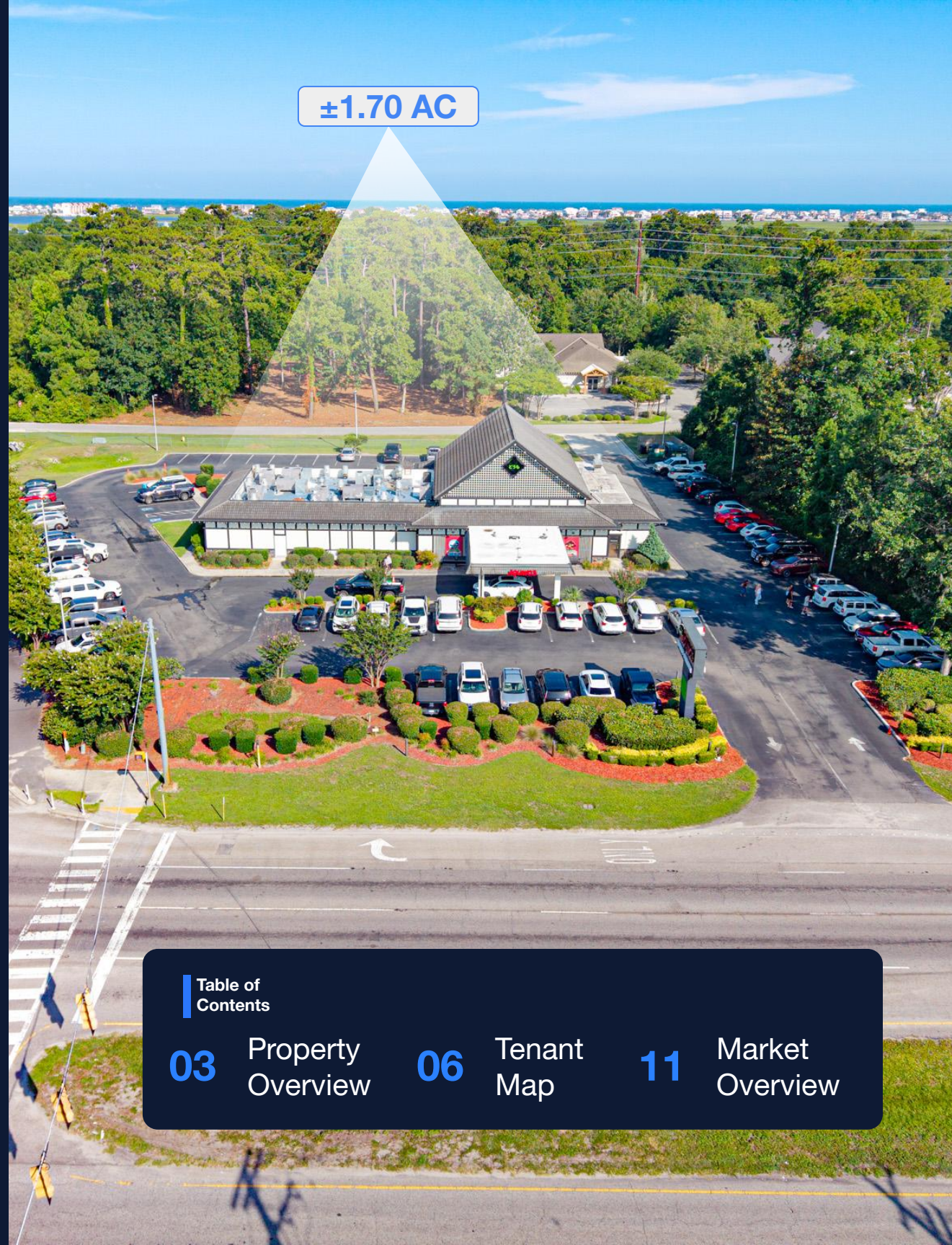


Table of Contents

03

Property
Overview

06

Tenant
Map

11

Market
Overview

Property Overview

Owner/User Opportunity
or Redevelopment

4201 Highway 17, Murrells Inlet, SC 29576



Investment Highlights

Property Highlights

- **Rare Owner/User Opportunity:** Acquire both the real estate and a fully built-out, operating restaurant in one of the most supply-constrained coastal markets in South Carolina. Opportunities to purchase freestanding restaurant real estate of this scale and quality in Murrells Inlet are exceptionally limited.
- **Valuable Redevelopment Opportunity:** In addition to its current use, the highly visible corner site offers long-term redevelopment potential for users such as a convenience store with fuel, bank, quick-service restaurant, medical office, or other high-profile retail concepts seeking a premier Highway 17 location.
- **Large-Format Restaurant with Exceptional Infrastructure:** The property consists of an approximately 8,860-square-foot restaurant situated on 1.70 acres with approximately 100 parking spaces, providing ample capacity for high-volume operations, private events, and future expansion or repositioning.
- **Turnkey Hibachi & Sushi Concept:** Purpose-built for Japanese steakhouse operations, the facility features multiple hibachi grill stations, a full sushi bar, spacious dining areas, and an upscale interior, allowing an operator to avoid the significant cost and time associated with a ground-up development or major restaurant conversion.
- **Established Destination with Long Operating History:** Originally constructed in 1988, Aquino's has served the Murrells Inlet community for decades, establishing itself as one of the area's most recognizable dining destinations with strong local brand awareness and repeat customer traffic.



Investment Highlights

Location Highlights

- **Signalized Hard Corner with Exceptional Traffic Counts:** Situated at a signalized intersection along U.S. Highway 17. The corner location provides multiple points of ingress and egress, excellent frontage, and strong positioning for both the existing restaurant and future redevelopment opportunities.
- **Affluent Coastal Demographics:** The immediate trade area is supported by average household incomes exceeding \$123,152 within one mile, creating a strong customer base with significant discretionary income and supporting premium dining and retail concepts.
- **Exceptional Population Growth:** The surrounding market continues to experience strong residential growth, with the five-mile population increasing more than 15% since 2020 and projected to grow an additional 14% over the next five years, driving long-term demand for retail, restaurant, and service-oriented businesses.
- **Premier Highway 17 Corridor:** Positioned at a signalized intersection along U.S. Highway 17, the property benefits from exposure to approximately 37,000 vehicles per day and excellent ingress/egress. The location captures traffic from both year-round residents and millions of annual visitors traveling throughout the Grand Strand.
- **Heart of the Grand Strand:** Located in Murrells Inlet—one of South Carolina's premier coastal destinations—the property is surrounded by dense residential communities, golf courses, hospitality, marinas, and tourist attractions, providing consistent demand throughout the year with additional seasonal upside.





Surfside Beach, South Carolina
Known affectionately as "The Family Beach," Surfside Beach is a quiet, two-mile stretch of Atlantic coastline situated just south of Myrtle Beach in Horry County, South



Lively Murrells Inlet
±307 Units



TIDELANDS HEALTH
with MUSC Health
Tidelands Waccamaw Community Hospital
±124 Beds | ±500 Employees



±37,000 VPD

TIDELANDS HEALTH
with MUSC Health
Imaging

TIDELANDS HEALTH
with MUSC Health
Neurological Rehabilitation Center

TIDELANDS HEALTH
with MUSC Health
Oncology

Subject Property





INLET
SPORTS BAR & GRILL

LEE'S INLET
kitchen

Celebrating 78 Years!

PALM 33

STEAKS SEAFOOD BAR

The Sunflour Baker
Cakes & Bread with a Difference

 **Murrells Inlet
Dentistry**

 **UNITED STATES
POSTAL SERVICE**

 **SEASIDE**
pediatric dental

 **Sweetgrass
Pediatrics**

 **DOLLAR TREE**

 **Chick-fil-A**

 **Jersey Mike's
SUBS**

 **Arby's**

 **edible**

**WELLS
FARGO**

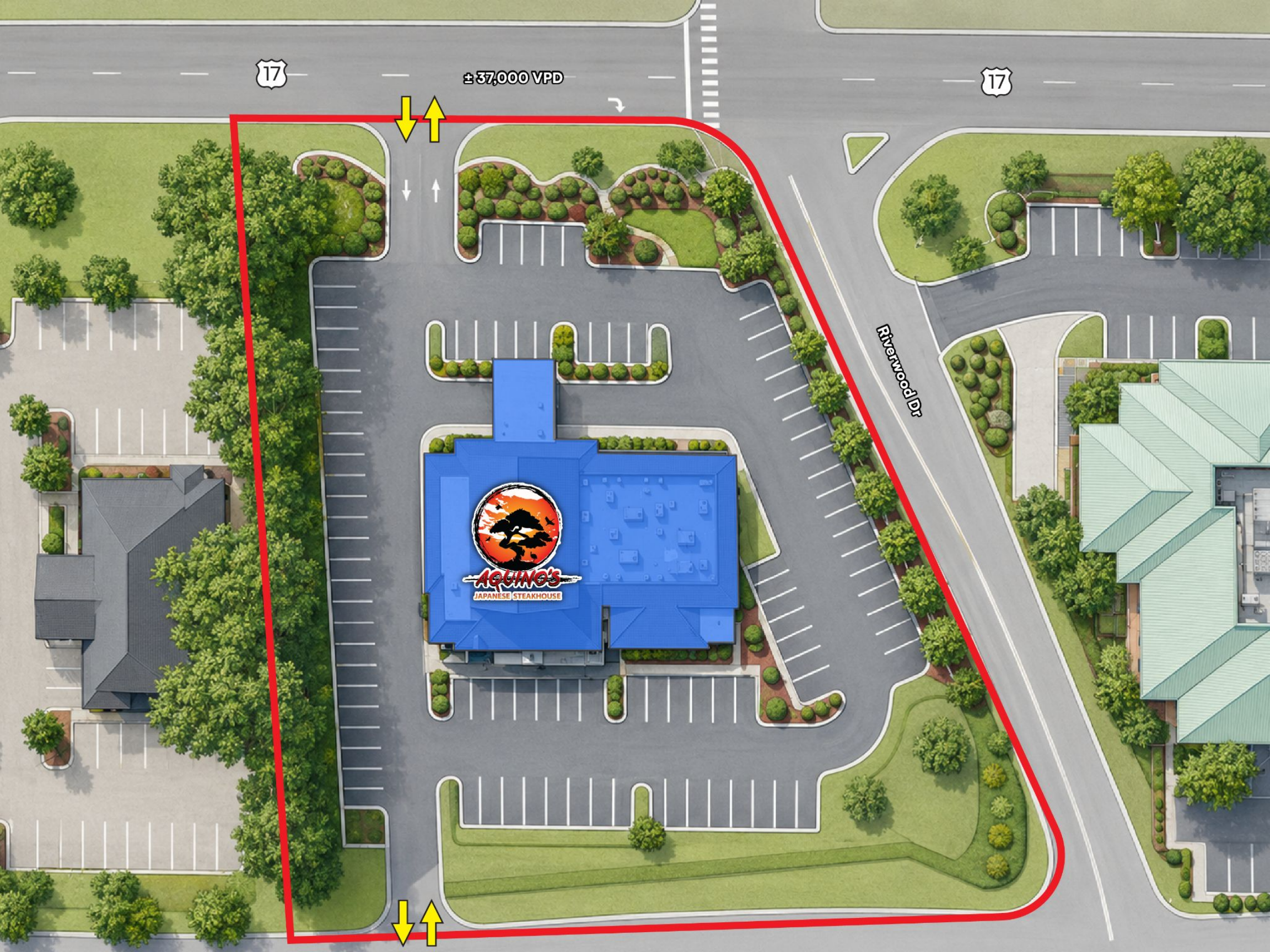
 **ATLANTIC**
Physical Therapy Center

Subject Property



±37,000 VPD





17

± 37,000 VPD

17

Riverwood Dr



4201 Highway 17
Murrells Inlet, SC 29576
For Sale/For Lease



Market to Determine

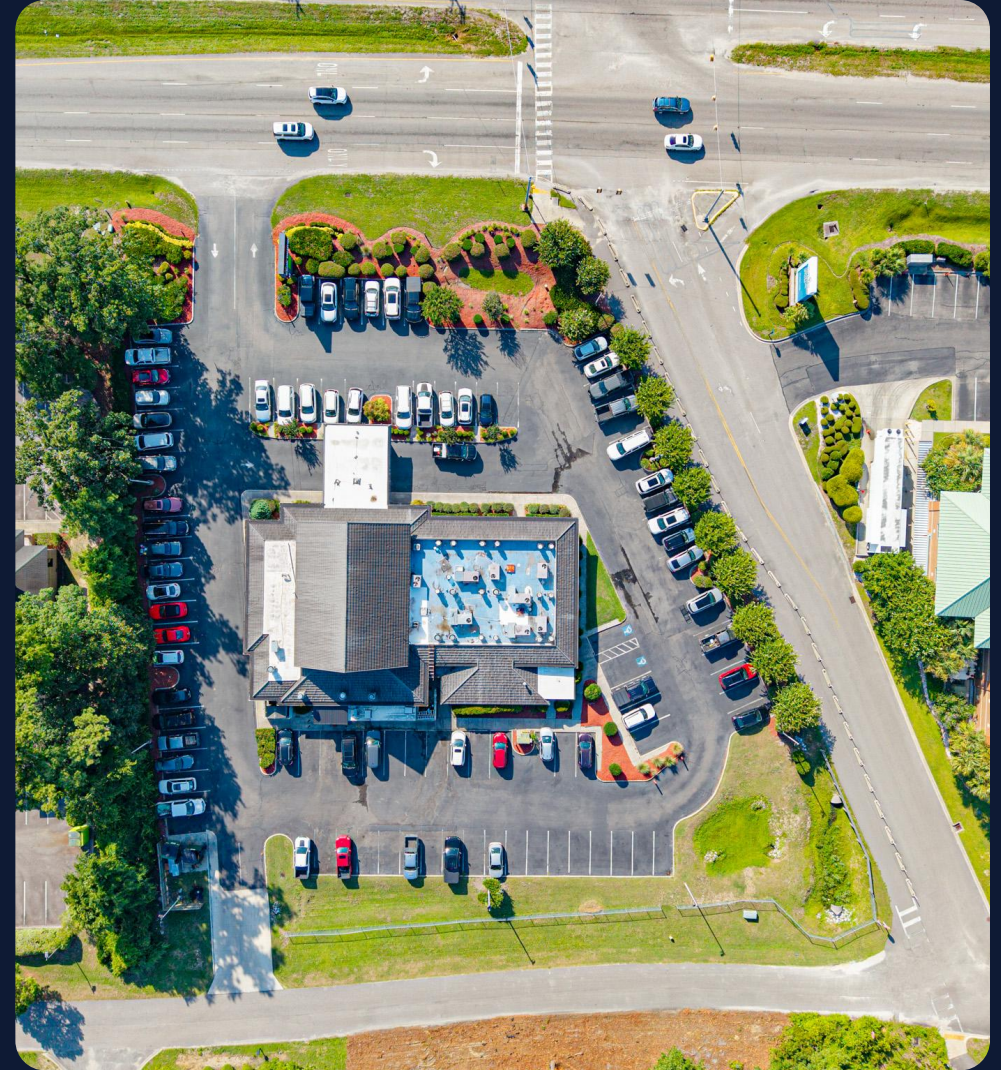
Sale Price & Lease Rate
Contact Broker for Pricing

±1.70 AC
Lot Size

±8,860 SF
GLA

1988
Year Built

Property Photos



Market Overview

Owner/User Opportunity
4201 Highway 17, Murrells Inlet, SC 29576

Major Cities

- Myrtle Beach, SC..... 13 Miles Away
- Georgetown, SC..... 21 Miles Away
- Florence, SC..... 68 Miles Away



Murrells Inlet , SC

9,740
Total Population

4,165
Employed Population

\$77,438
Median HH Income

4,605
of Households



Myrtle Beach, SC MSA

Local Market Overview

Murrells Inlet is a highly desirable coastal community along South Carolina's Grand Strand, offering a unique combination of year-round residential appeal, tourism, and strong regional connectivity. Located just south of Myrtle Beach, the area benefits from a diversified economy supported by healthcare, hospitality, retail, and professional services while attracting retirees, second-home buyers, and permanent residents seeking a coastal lifestyle. Household incomes remain strong for the region, supporting continued demand for housing and neighborhood retail.

The local housing market continues to benefit from limited coastal land availability, steady population growth throughout Horry and Georgetown counties, and sustained demand from both residents and seasonal visitors. Ongoing residential development, expanding healthcare infrastructure, and continued investment in the Grand Strand have reinforced long-term fundamentals for the area. Combined with its proximity to major employment centers, beaches, golf destinations, and year-round recreational amenities, Murrells Inlet remains one of the strongest residential and investment markets along the South Carolina coast.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,292	25,567	49,513

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,089	12,623	24,176

Income	1-Mile	3-Mile	5-Mile
--------	--------	--------	--------

Average Household Income \$123,152 \$120,860 \$115,299

Myrtle Beach, SC MSA

Total Population
536,000+

Annual Visitors
17+ Million

Tourism Economic Impact
\$13.9 Billion

GDP
\$22.1+ Billion

Local Market Overview

Myrtle Beach, South Carolina, is one of the Southeast's premier coastal destinations, recognized for its vibrant tourism industry, growing population, and diversified regional economy. Situated along the Grand Strand, the city attracts more than 17 million visitors annually, drawn by 60 miles of Atlantic coastline, championship golf courses, world-class entertainment, shopping, dining, and family attractions. Tourism serves as the foundation of the local economy, supporting thousands of businesses and jobs while generating billions in annual economic activity. Beyond tourism, Myrtle Beach has experienced sustained residential and commercial growth supported by expanding healthcare services, retail development, professional businesses, and a steadily increasing retiree population.

The region continues to benefit from significant infrastructure improvements, new residential communities, and ongoing investment in hospitality and mixed-use development. The area's year-round tourism supports strong consumer spending, creating a reliable customer base for retailers, restaurants, entertainment venues, and service providers. Combined with expanding healthcare systems, educational institutions, and a business-friendly environment, Myrtle Beach continues to attract new residents, businesses, and investment, reinforcing its position as one of South Carolina's most dynamic and resilient coastal markets.

MATTHEWS™

Exclusively Listed By



Jake Lurie

FVP & Associate Director

(813) 488-0853

jake.lurie@matthews.com

License No. SL3510801 (FL)



Andrew Doerr

Associate

(813) 436-9209

andrew.doerr@matthews.com

License No. SL3579687 (FL)

Kyle Matthews | Broker of Record | License No. 105710 (SC) | Firm No. 22684 (SC)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4201 Highway 17, Murrells Inlet, SC, 29576** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.