

FOR LEASE

9000 Sq Ft Building with 1.52 Acre

910 HIGHWAY 17, SURFSIDE BEACH, SC 29575



NAI THE LITCHFIELD COMPANY
10554 Ocean Highway
Pawleys Island, SC 29585

www.naitlc.com

PRESENTED BY:

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PROPERTY SUMMARY

910 HIGHWAY 17



Property Summary

Lease Price:	\$15.00 PSF + NNN
Lot Size:	1.52 Acres
Access:	Frontage Road
Building	Former Wild Water & Wheels
County:	SC - Horry
Frontage:	515'
Traffic Count:	31,000
Utilities:	At the road
Zoning:	C1
APN:	46200000926

Property Overview

1.52 acre of land. 9,000 SF existing building Take advantage of the Waterpark being redeveloped in this perfect location. We are in talks with lots of other new stores and food places that are coming to this property. The frontage is along Highway 17 Business with direct access to a traffic light. Formerly the Wild Water & Wheels site for over 30 years. The owner has decided to close it down and create a beautiful commercial development that is truly needed by all the residents in this area. The seller is in the process of removing all debris from the property.

Please call with any questions.

Location Overview

Hwy 17 Business and Frontage Road with Traffic Light Access. Centrally located in Surfside Beach surrounded by residential developments.

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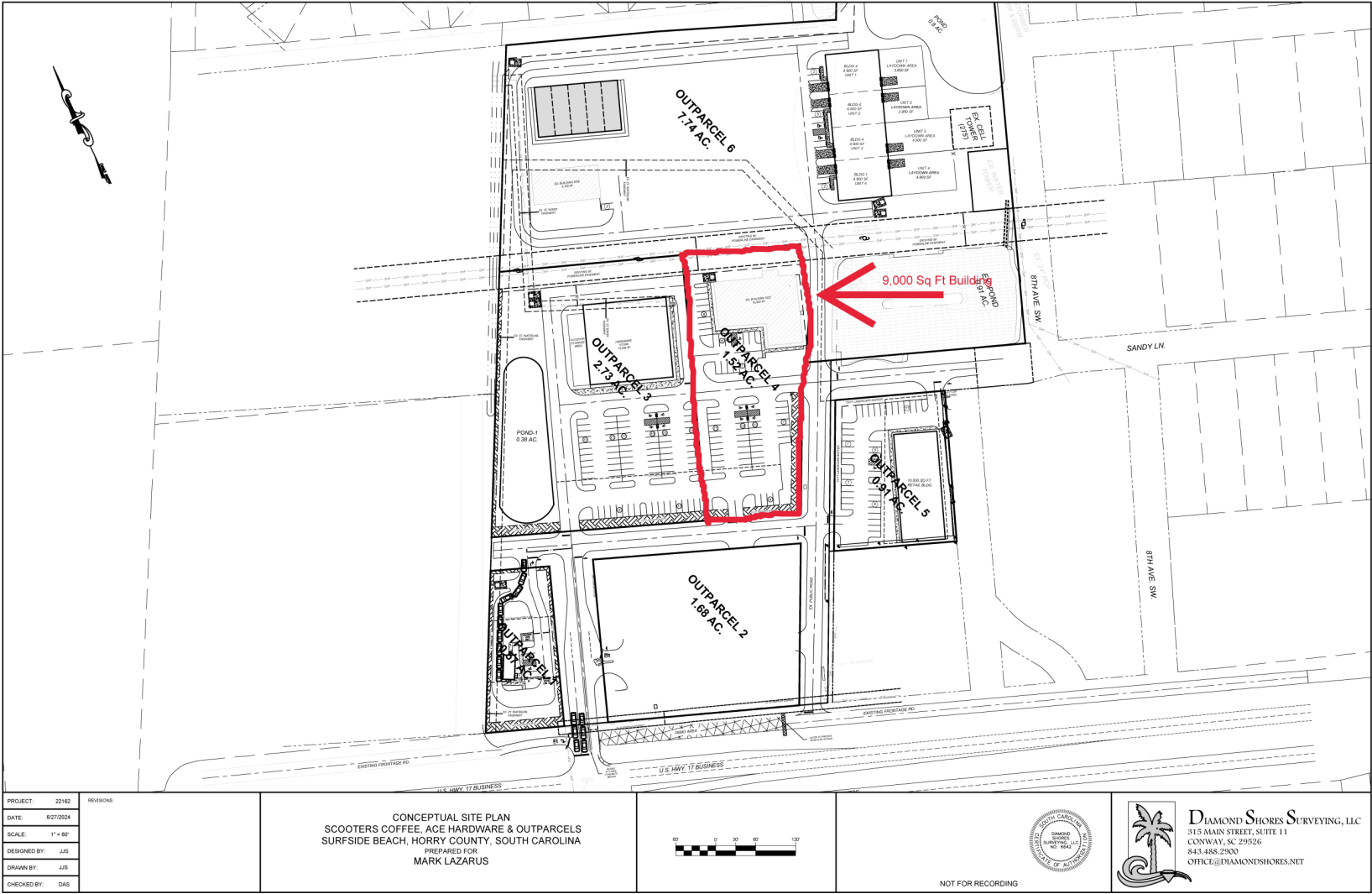
PROPERTY PHOTOS

910 HIGHWAY 17



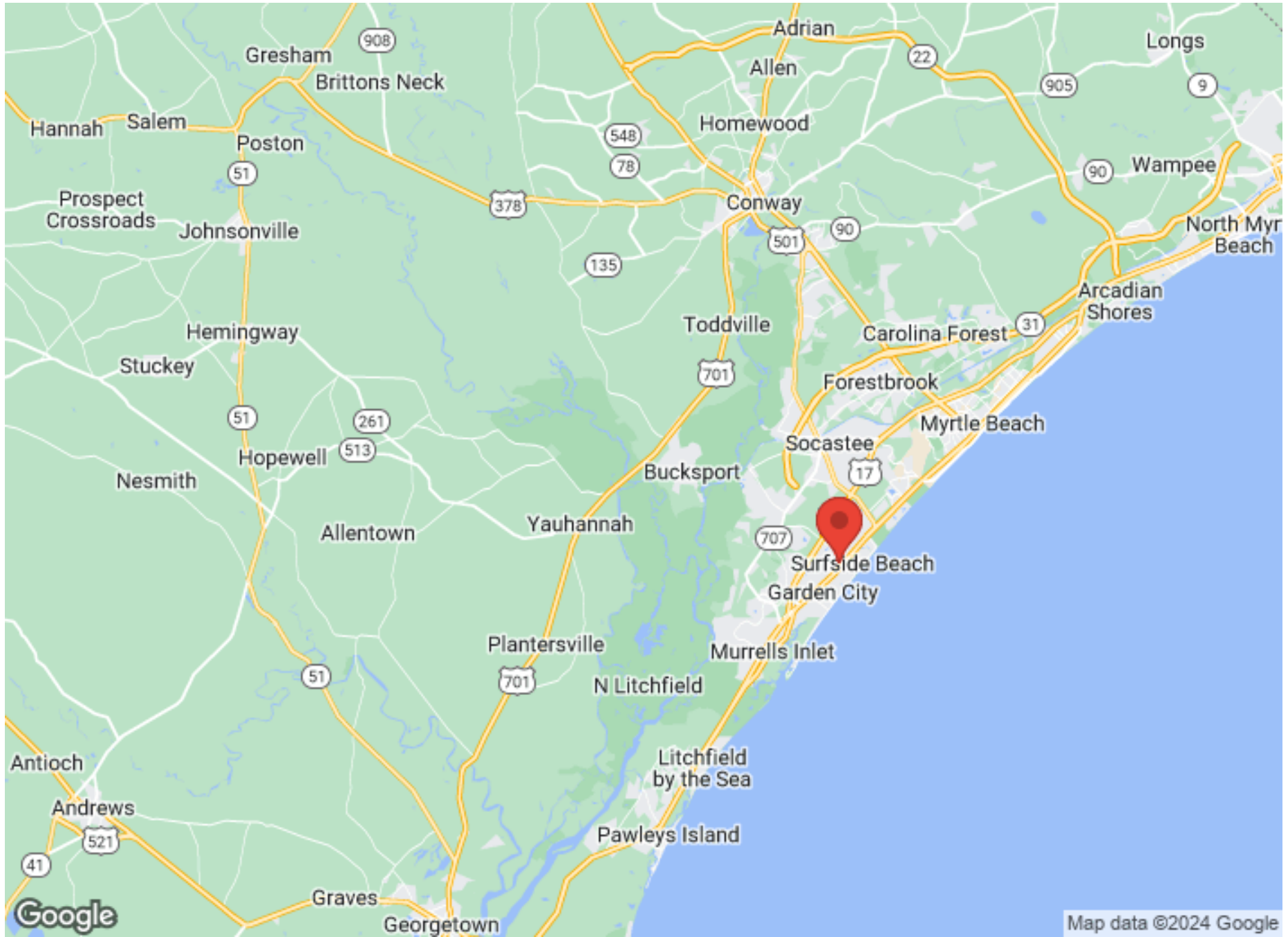
PLAT FOR 9000 SQ FT BUILDING

910 HIGHWAY 17



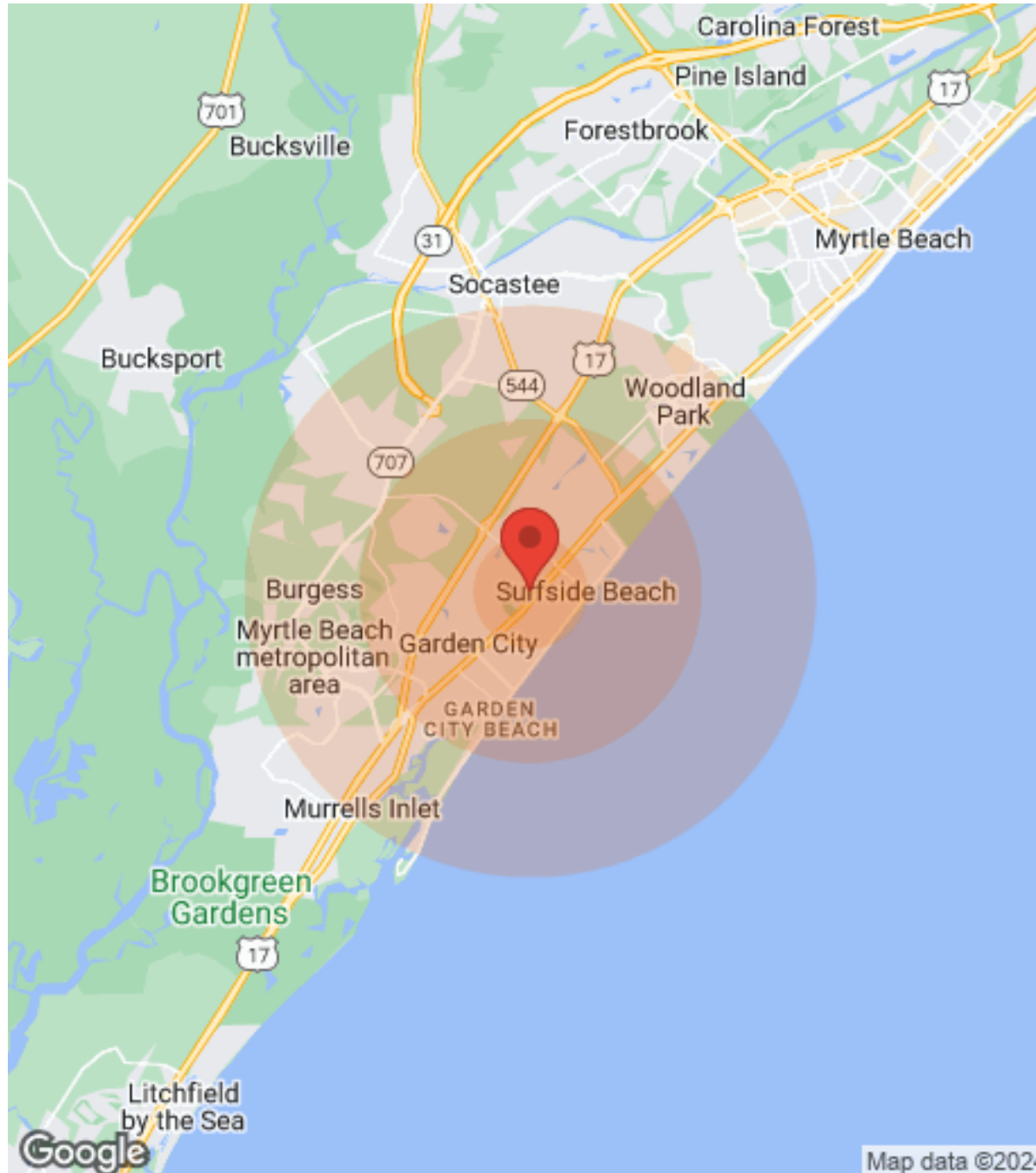
REGIONAL MAP

910 HIGHWAY 17



DEMOGRAPHICS

910 HIGHWAY 17



Population	1 Mile	3 Miles	5 Miles
Male	3,665	15,284	31,332
Female	4,190	16,937	33,332
Total Population	7,855	32,221	64,664

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,045	4,378	9,316
Ages 15-24	664	2,935	6,076
Ages 25-54	3,011	11,007	24,268
Ages 55-64	1,093	4,478	9,145
Ages 65+	2,042	9,423	15,859

Race	1 Mile	3 Miles	5 Miles
White	7,629	30,338	60,639
Black	68	1,005	1,793
Am In/AK Nat	N/A	8	39
Hawaiian	N/A	17	33
Hispanic	192	899	2,188
Multi-Racial	290	1,454	3,588

Income	1 Mile	3 Miles	5 Miles
Median	\$39,671	\$47,791	\$50,705
< \$15,000	577	1,644	2,862
\$15,000-\$24,999	495	1,627	3,422
\$25,000-\$34,999	531	2,098	3,896
\$35,000-\$49,999	872	2,937	5,670
\$50,000-\$74,999	768	3,208	5,793
\$75,000-\$99,999	328	1,547	3,417
\$100,000-\$149,999	159	1,123	2,832
\$150,000-\$199,999	N/A	279	701
> \$200,000	20	262	545

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,999	31,999	51,070
Occupied	3,988	15,544	29,615
Owner Occupied	2,676	11,917	22,544
Renter Occupied	1,312	3,627	7,071
Vacant	4,011	16,455	21,455

Your NAI Team



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NAI The Litchfield
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910 HIGHWAY 17



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