

# OFFICE BUILDING

9657 OCEAN HWY PAWLEYS ISLAND, SC 29585

# FOR SALE

## \$2,400,000



# NORVELL

## REAL ESTATE GROUP

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# PROPERTY OVERVIEW

Situated within the Inlet Professional Plaza just off Ocean Highway (17), this multi-tenant office building offers a functional layout with shared and private entrances ideal for professional and medical use, as well as owner occupancy. The property is surrounded by established residential, medical, and commercial development, a convenient and accessible setting for a variety of business uses. Suites 1,2, & “Building A” are contiguous (6,627 SF). Currently there are two tenants occupying suites 4 & 5. Lease information available upon request.

**Price:** \$2,400,000 (\$171/SF)  
**Size:** +/-14,030 SF GBA  
**Land:** 1.71 AC Lot  
**Parking:** 55 Spaces - 4/1000 sf  
**Zoning:** (PD) Planned Development -  
Georgetown County  
**Built:** 2003  
**TMS:** 04-0160-006-03-00  
**Taxes:** \$21,222 (2025)  
**Insurance:** \$9,696 (2025)

## OCCUPANCY:

- Suites 1 - 3 including “Building A” vacant as of 1/1/26 (8,473 SF)
- Suites 4 & 5 currently occupied (2,879 SF)



The information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation, express or implied, is made as to the accuracy or completeness of the information.



# INTERIOR PHOTOS

Building B - Entry Main Lobby



Suite 4



Building B - Reception



Suite 3



Suite 5



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# INTERIOR PHOTOS

Suite 2



Building A



Mezzanine



Building A - Entrance



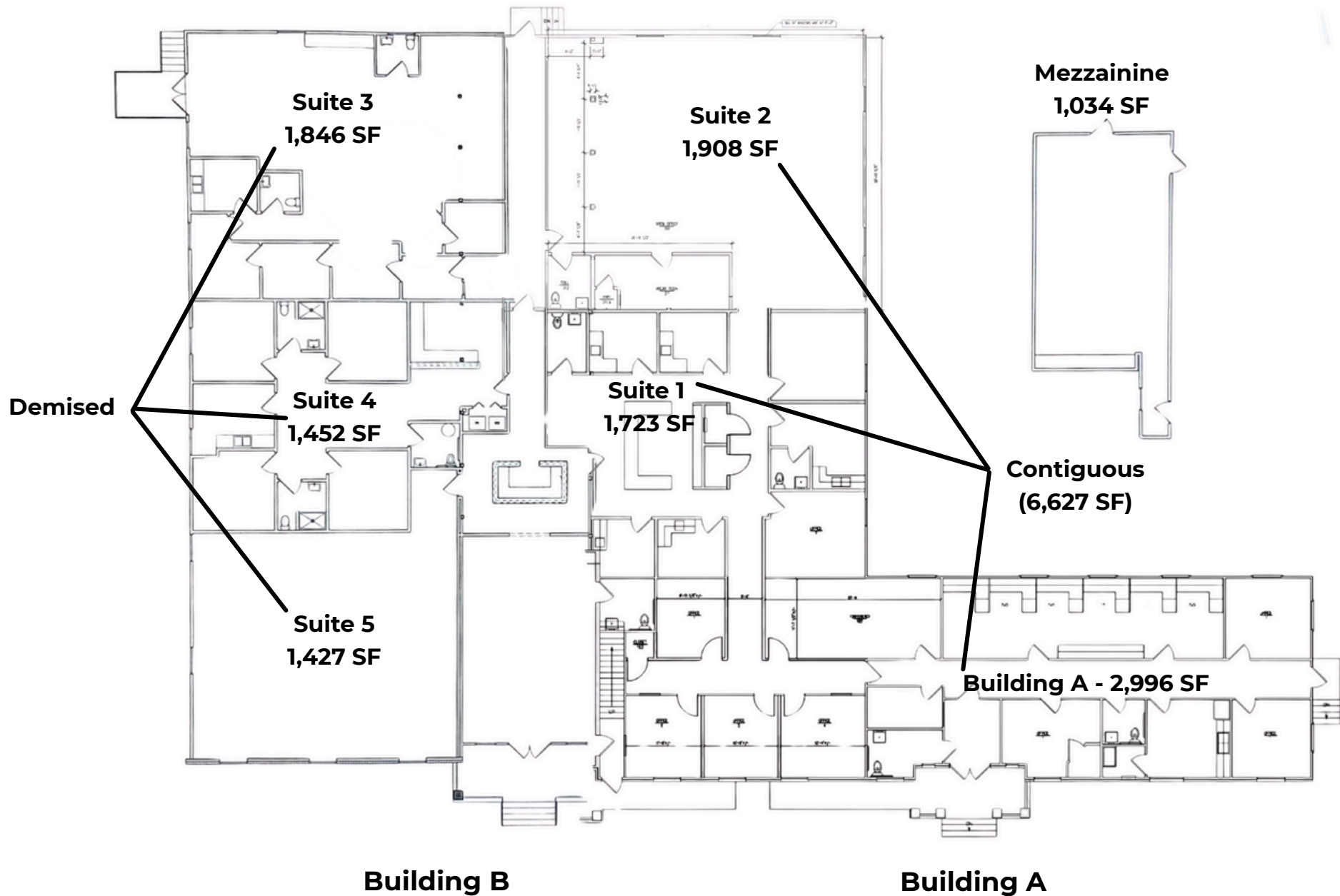
Building A



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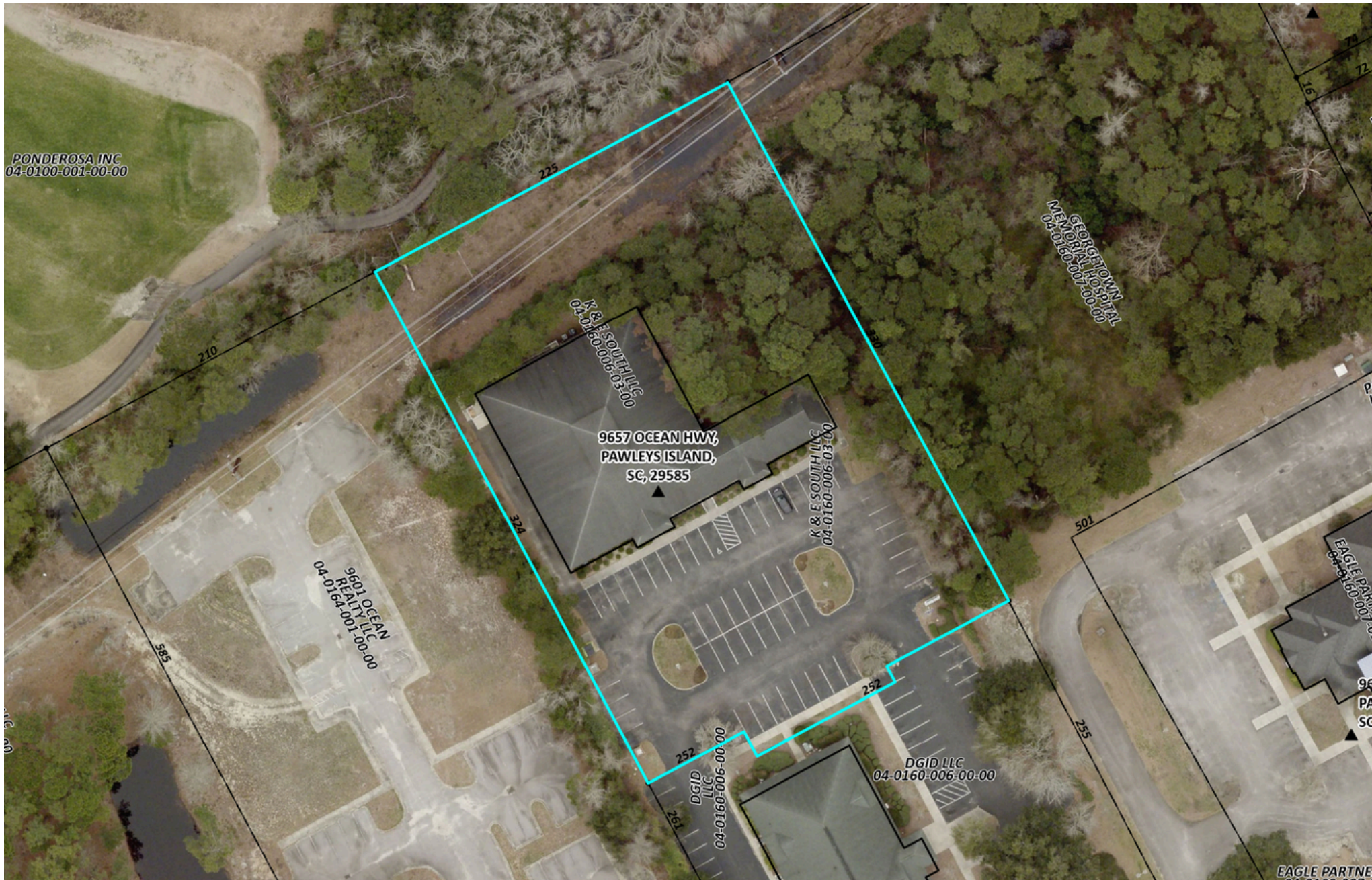
# FLOORPLAN



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# AERIAL GIS





# LOCATION OVERVIEW





# DEMOGRAPHICS

## Income

	2 miles	5 miles	10 miles
Avg Household Income	\$97,046	\$109,391	\$96,325
Median Household Income	\$74,853	\$79,973	\$67,718
< \$25,000	430	905	2,274
\$25,000 - 50,000	900	1,858	3,568
\$50,000 - 75,000	689	1,650	2,947
\$75,000 - 100,000	573	950	1,658
\$100,000 - 125,000	331	971	1,416
\$125,000 - 150,000	392	880	1,262
\$150,000 - 200,000	398	826	1,253
\$200,000+	320	1,164	1,567

## Population

	2 miles	5 miles	10 miles
2020 Population	7,854	17,087	32,643
2024 Population	8,880	20,080	35,484
2029 Population Projection	9,479	21,563	37,646
Annual Growth 2020-2024	3.3%	4.4%	2.2%
Annual Growth 2024-2029	1.4%	1.5%	1.2%
Median Age	58.2	60.5	57.1
Bachelor's Degree or Higher	43%	51%	42%
U.S. Armed Forces	0	0	0

## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
S Causeway Rd	Green Cir SE	2,318	2025	0.52 mi
Ocean Hwy	Smalls Loop SW	24,074	2025	0.63 mi
Blue Stem Drive	Blue Ridge Dr W	1,628	2025	0.66 mi
South Causeway Road	Primrose Ln NW	2,244	2025	0.76 mi
Waverly Road	Rising Sun Ave NW	3,474	2025	0.93 mi
Waverly Road	Dickinson Dr NW	6,179	2025	0.94 mi
N Causeway Rd	Pawleys Creekside Loop NW	3,564	2025	0.97 mi
Ocean Hwy	Cedar Grove Ln NE	33,618	2025	0.99 mi
Pavilion Lane	Waverly Rd N	653	2025	1.06 mi
Pavilion Rd	Waverly Rd N	653	2024	1.07 mi