

OFFICE FOR SALE

401 79TH AVE N

MYRTLE BEACH, SC 29572



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

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PRESENTED BY:

**ABERNETHY
& JONES**
COMMERCIAL GROUP

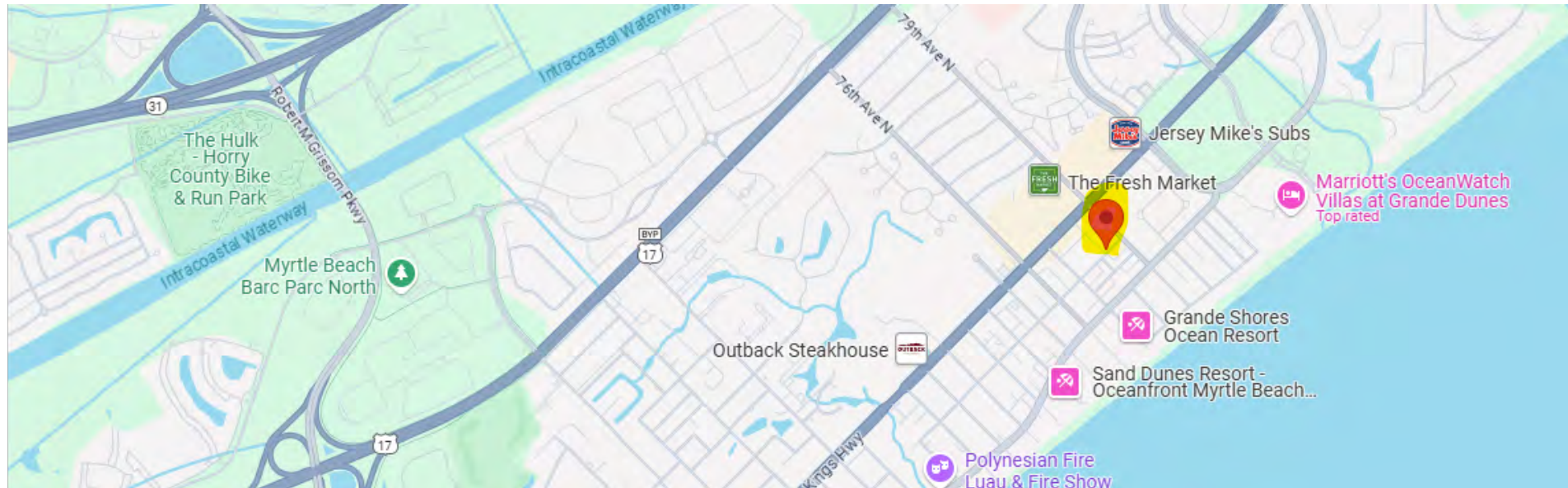
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PROPERTY SUMMARY

401 79TH AVENUE NORTH



Property Summary

Air Conditioning:	Central
APN:	42201010096
Building SF:	6,576
Construction Type:	Wood Frame
County:	Horry
Floors:	1
Heat:	Central
HVAC:	Heat Pump
Lot Size:	0.18 Acres
Price:	\$1,575,000
Type:	Office
Year Built:	1982
Zoning:	MU-M

Property Overview

This spacious 6,576 sq. ft. medical suite, located at 401 79th Ave in Myrtle Beach, offers an excellent opportunity for healthcare or other professionals looking for a well-equipped, move-in-ready space. Currently occupied by an optometrist group, the unit will be available for lease starting January 1st. The suite features a large, welcoming reception and waiting area, ideal for patient comfort. It includes multiple private offices and exam rooms, offering ample space for a wide range of medical or professional practices. An ADA-compliant restroom services the patient areas for added convenience. Additional features include: Just minutes from Grand Strand Medical Center, providing excellent proximity to other healthcare facilities and services. Recently resurfaced parking lot ensures ease of access for both patients and staff. The landscaping around the building has been recently refreshed, providing an attractive and professional environment. This is an ideal location for medical professionals seeking a well-maintained, high-visibility suite with excellent access to Myrtle Beach's healthcare corridor.

Location Overview

Located between Highway 17 business & Highway 17 Bypass on 79th. Great central location in Myrtle Beach. Very close to medical facilities.

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PROPERTY PHOTOS

401 79TH AVENUE NORTH



PROPERTY PHOTOS

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PROPERTY FLOOR PLAN

401 79TH AVENUE NORTH



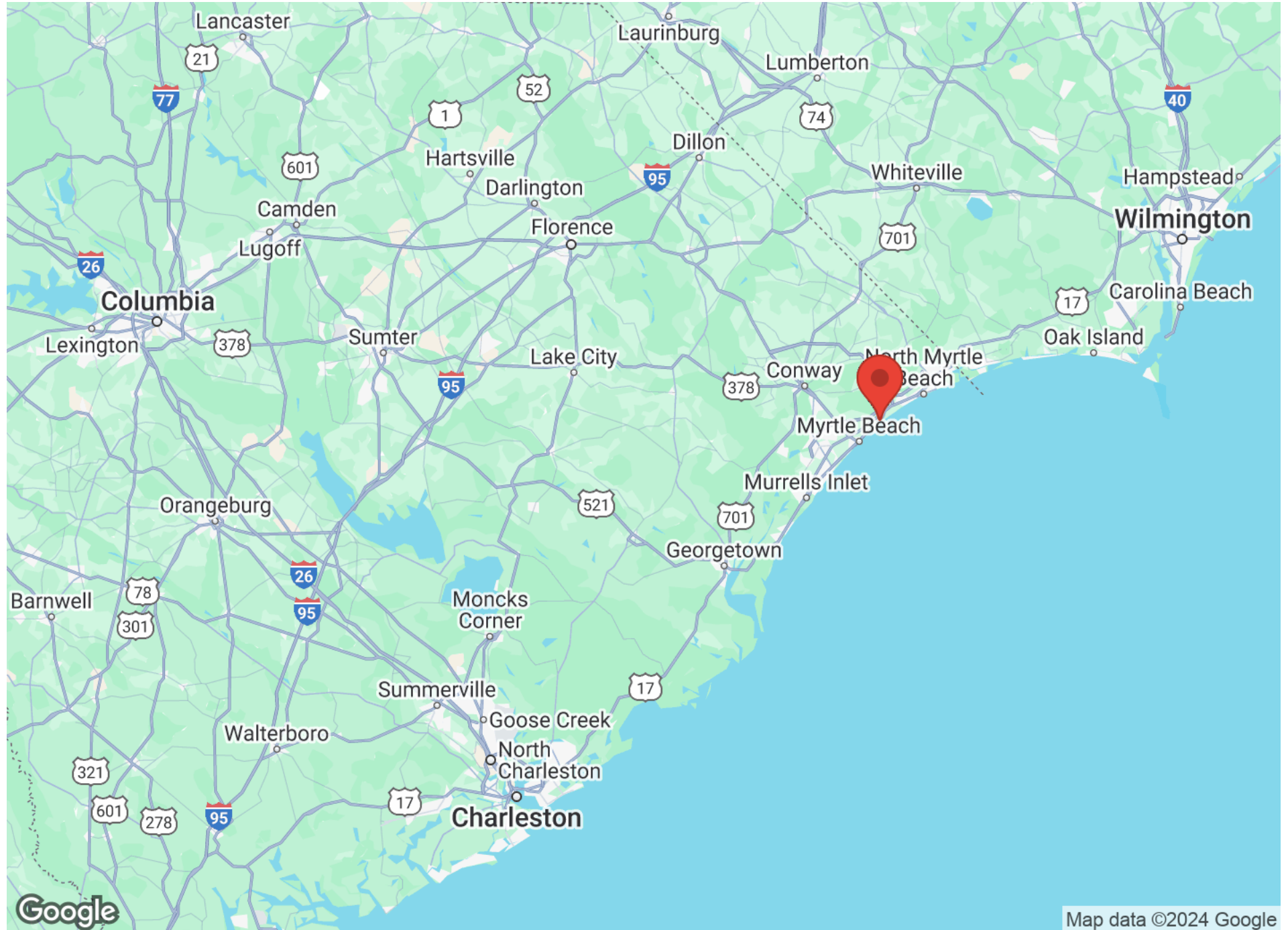
BUSINESS MAP

401 79TH AVENUE NORTH



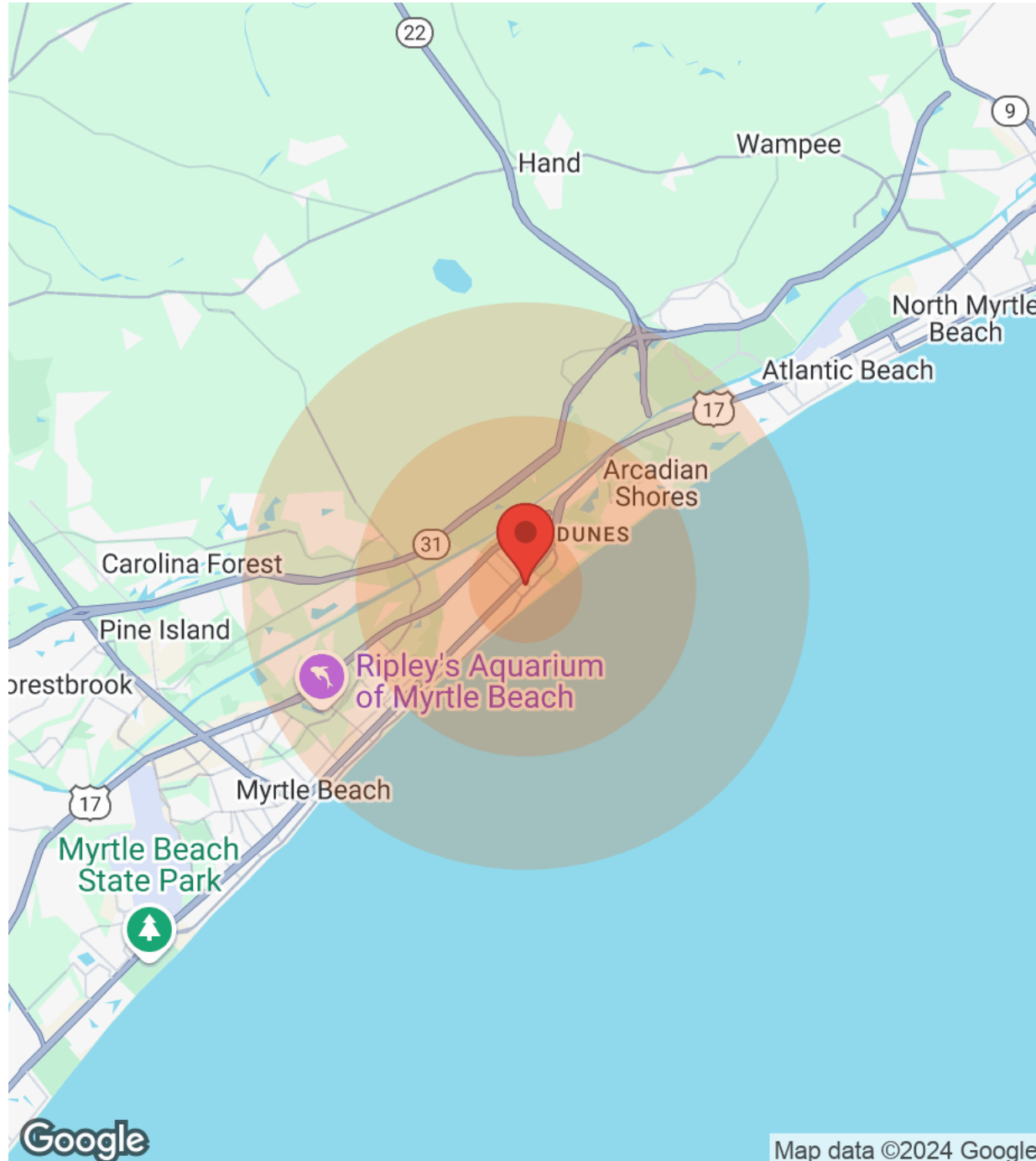
REGIONAL MAP

401 79TH AVENUE NORTH



DEMOGRAPHICS

401 79TH AVENUE NORTH



Population	1 Mile	3 Miles	5 Miles
Male	1,222	5,710	13,857
Female	1,189	6,476	15,100
Total Population	2,411	12,186	28,957

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	302	1,442	4,564
Ages 15-24	126	877	2,872
Ages 25-54	1,068	4,397	10,369
Ages 55-64	332	1,814	3,907
Ages 65+	583	3,656	7,245

Race	1 Mile	3 Miles	5 Miles
White	2,252	11,713	27,201
Black	76	150	701
Am In/AK Nat	N/A	6	18
Hawaiian	N/A	2	5
Hispanic	143	549	1,188
Multi-Racial	154	580	1,722

Income	1 Mile	3 Miles	5 Miles
Median	\$37,871	\$48,196	\$50,205
< \$15,000	182	667	1,356
\$15,000-\$24,999	215	711	1,306
\$25,000-\$34,999	272	738	1,703
\$35,000-\$49,999	137	1,005	2,087
\$50,000-\$74,999	275	1,131	2,584
\$75,000-\$99,999	77	665	1,653
\$100,000-\$149,999	93	572	1,139
\$150,000-\$199,999	9	175	361
> \$200,000	56	542	882

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,699	20,884	34,146
Occupied	1,433	6,514	13,252
Owner Occupied	674	4,296	8,837
Renter Occupied	759	2,218	4,415
Vacant	3,266	14,370	20,894

Your NAI Team



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NAI The Litchfield
Company

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