

LEASE

HWY 17 N & BELLAMY RD

1449 Highway 17 North North Myrtle Beach, SC 29582



PROPERTY DESCRIPTION

1.23 acre with 174' frontage on prime retail corridor across from Coastal North Town Center (Publix, Hobby Lobby, Dick's Sporting Goods, TJ Maxx, Homegoods, Burlington, etc.), the premier shopping destination in North Myrtle Beach. Full access median cut provides accessibility to northbound and southbound traffic. Planned extension of Wyndell Dr will provide additional point of ingress/egress from 13th Ave N. ADT on Hwy 17 is 43,700.

LOCATION DESCRIPTION

NMB offers an exceptional opportunity for commercial real estate development. Located on the north side of the Grand Strand, this thriving city combines the charm of a beachside community with the economic dynamism of a growing metropolitan area. Known for its pristine white-sand beaches, warm climate, and welcoming atmosphere, NMB attracts over 14 million visitors annually, making it a prime location for businesses seeking high foot traffic and visibility. The local economy is fueled by tourism, hospitality, and a burgeoning small-business scene, creating a robust demand for commercial space. Retail centers thrive here, catering to visitors and locals with shopping, dining, and entertainment options, while the area's reputation as a golfing destination adds to its allure for leisure-focused enterprises.

OFFERING SUMMARY

Lease Rate:	\$101,626.00 Acre/yr (Ground)
Lot Size:	1.23 Acres
Frontage:	174'
Zoning:	HC (City of NMB)
Traffic Count:	43,700 ADT (2023 SCDOT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,801	13,509	23,309
Total Population	2,503	27,538	47,897
Average HH Income	\$111,280	\$96,057	\$90,367

Drew Parks

(843) 455-0216

drewparks@seacoastrealty.com



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

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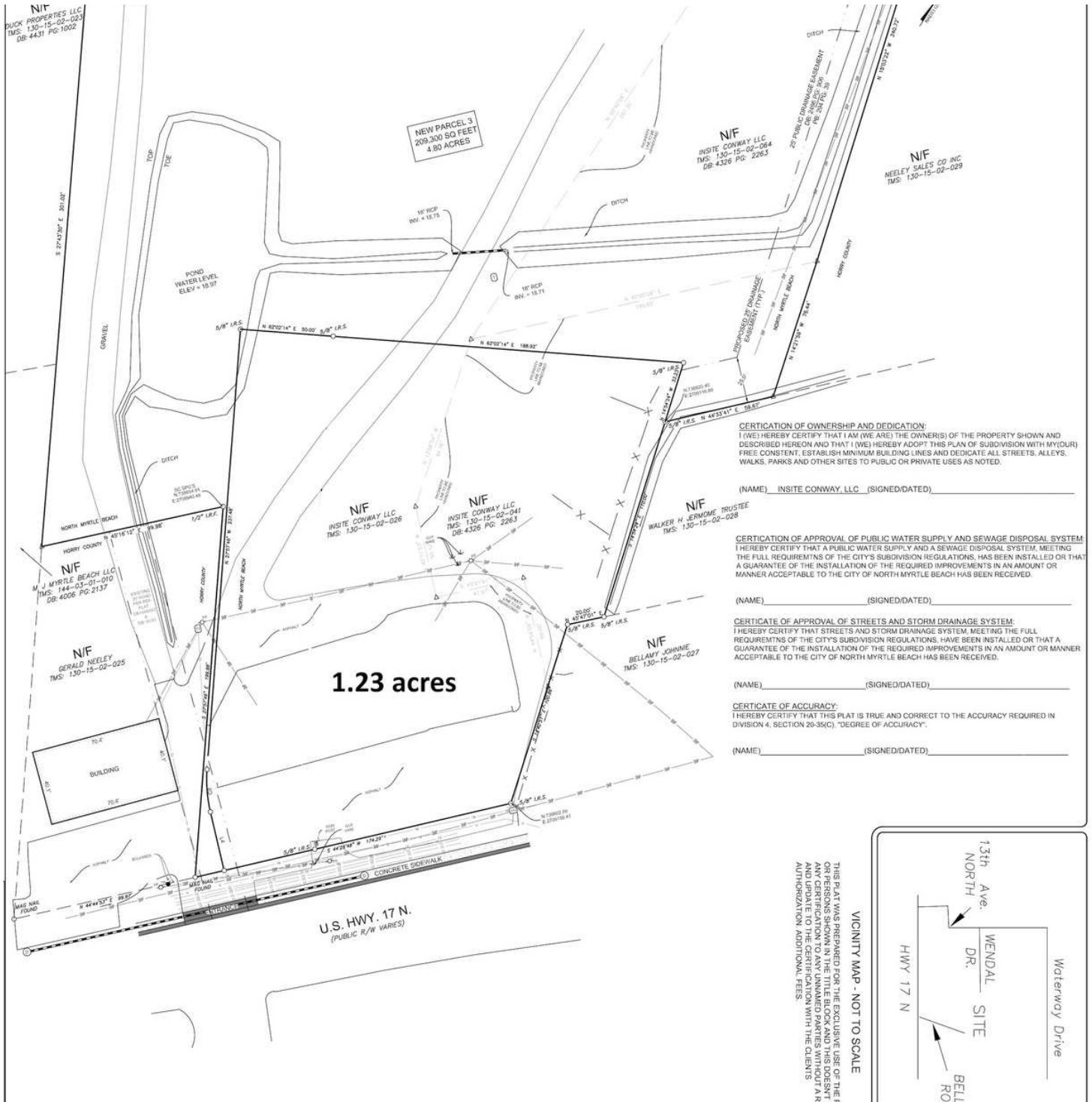


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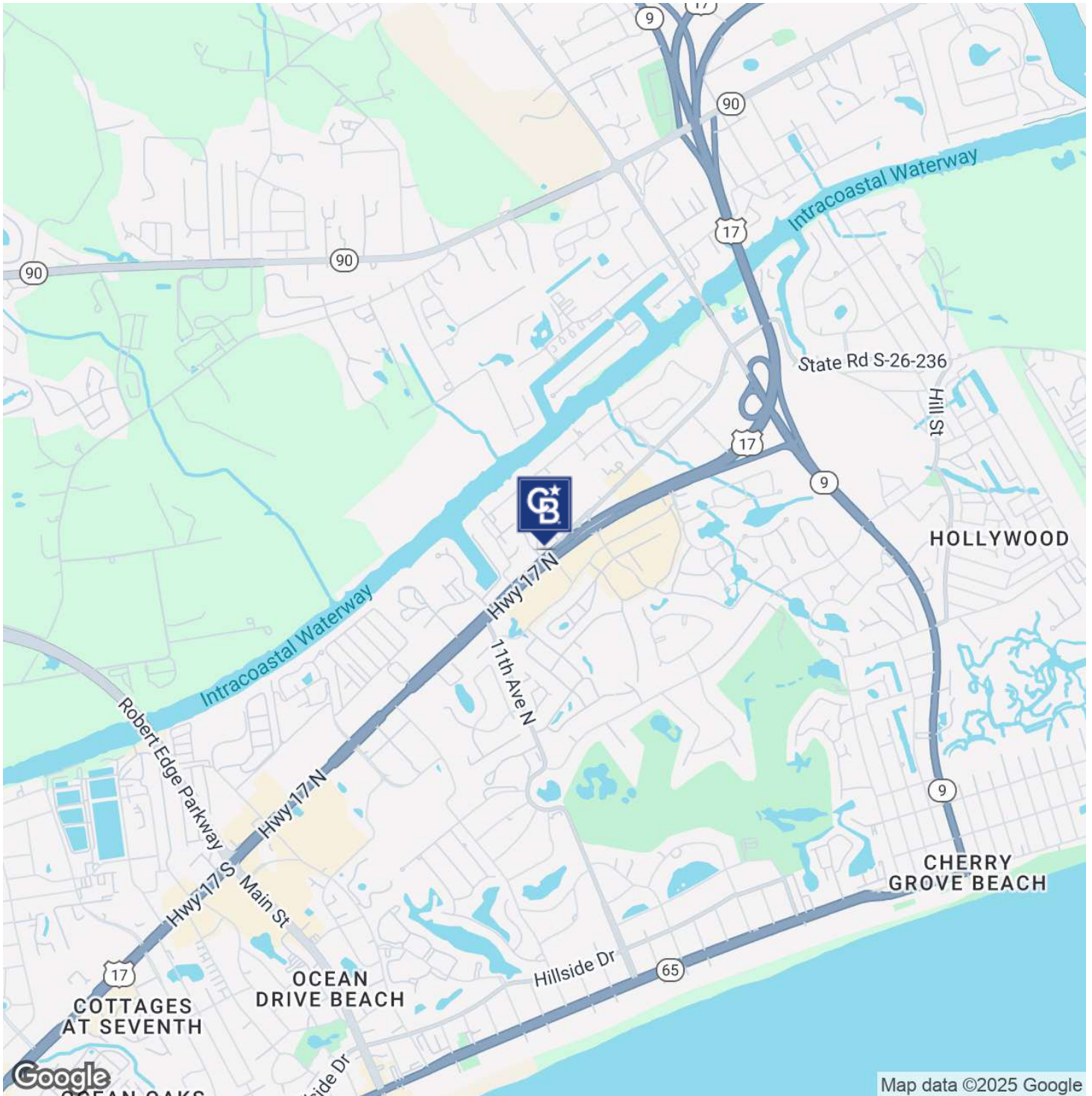


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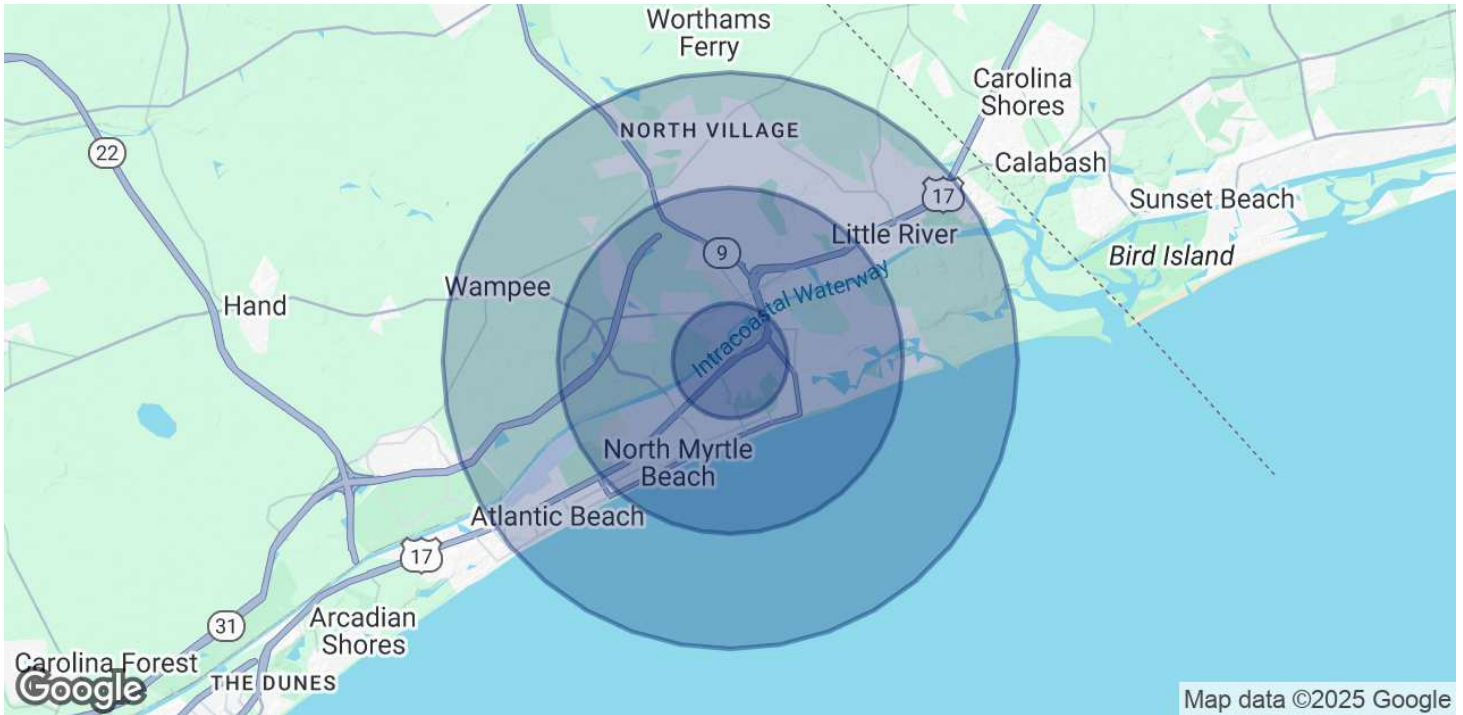


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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	2,503	27,538	47,897
Average Age	58.3	55.0	54
Average Age (Male)	57.2	53.8	52.9
Average Age (Female)	59.2	56.1	55.1

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,801	13,509	23,309
# of Persons per HH	1.9	2	2
Average HH Income	\$111,280	\$96,057	\$90,367
Average House Value	\$463,418	\$422,827	\$399,782

Demographics data derived from AlphaMap

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