



OFFICE BUILDING FOR SALE

Oleander Office Condo #100

4420 OLEANDER DRIVE MYRTLE BEACH, SC 29577



B.W. "RUSTY" HELM

843.626.3400

rusty@keystonecommercial.com

GINA NELSON-BRUST

843.626.3400 x1046

ginan@keystonecommercial.com

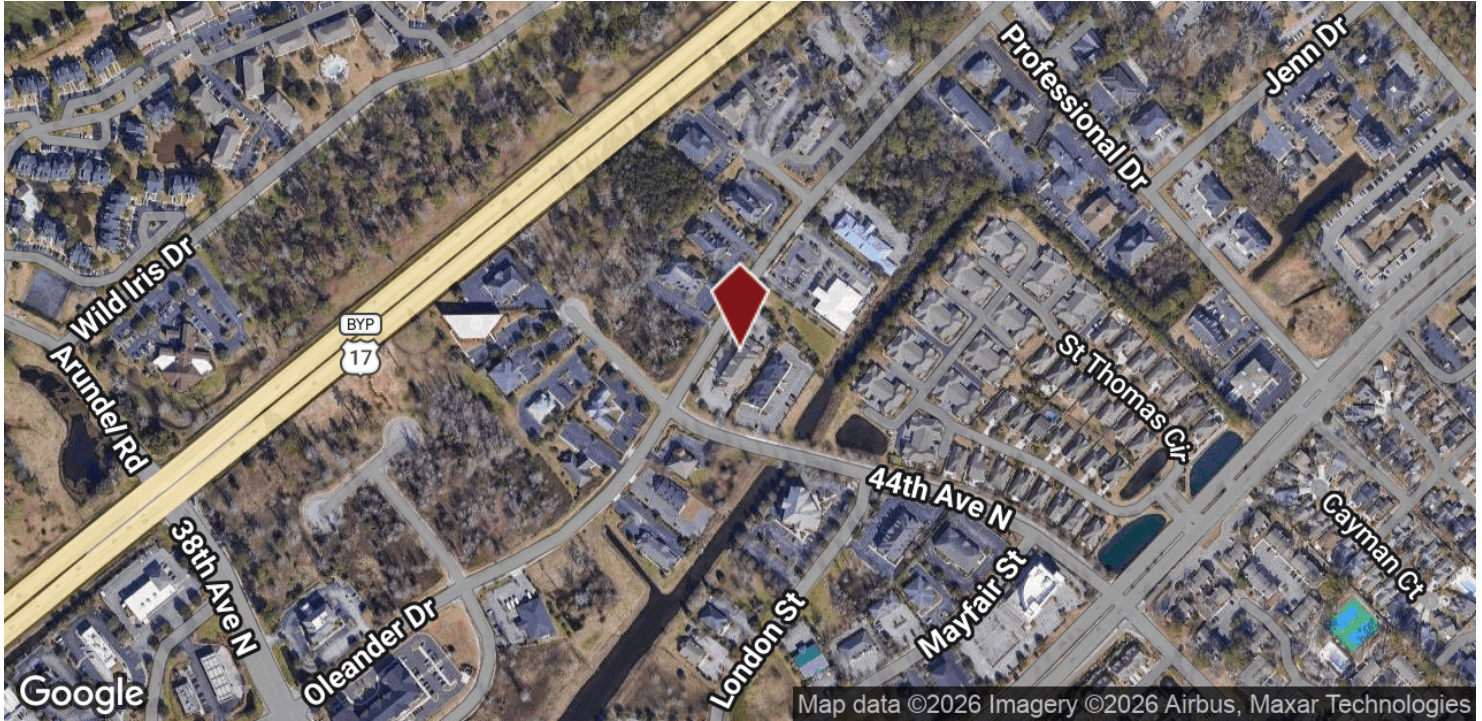
4706 Oleander Drive, Myrtle Beach, SC 29577-5742

www.keystonecommercial.com



Oleander Office Condo #100

4420 OLEANDER DRIVE
MYRTLE BEACH, SC 29577



OFFERING SUMMARY

Sale Price:	\$380,000
Building Size:	1,530± SF
Lot Size:	0.21± Acres
City Of Myrtle Beach Zoning:	Medical Professional (MP)

PROPERTY OVERVIEW

OFFERED FOR SALE is a prime first-floor professional office suite conveniently situated at the corner of Oleander Drive and 44th Avenue North. This location offers excellent visibility and immediate access to Robert M. Grissom Parkway, Highway 17 Bypass, Central Myrtle Beach, and Carolina Forest.

PROPERTY HIGHLIGHTS

- Identified as PIN# 42014010014, County of Horry, SC.
- 2025 Property Taxes: \$3, 151.95
- Approximately 1,179 SF of First Floor Office Space, Plus an Additional 350± SF Second Floor Office Suite.
- Direct Access From Parking Area.
- Entry Lobby With Reception Window.
- Large Executive Office With Adjoining Conference Room, Tray Ceilings, and Large Windows.
- Two Private Offices With Ample Windows.
- Kitchenette.
- Restroom With Shower.
- Storage Room.
- Electrical Room.
- Signage Placement Available on the Existing Property Monument Sign.

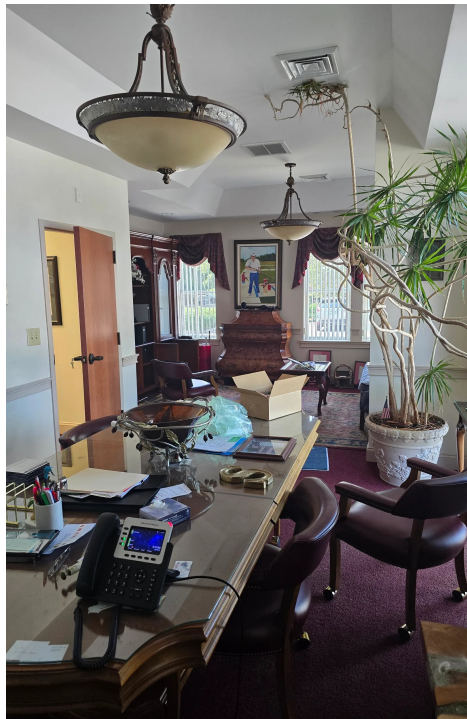
B. W. "RUSTY" HELM
843.626.3400
rusty@keystonecommercial.com

GINA NELSON-BRUST
843.626.3400 x1046
ginan@keystonecommercial.com



Oleander Office Condo #100

4420 OLEANDER DRIVE
MYRTLE BEACH, SC 29577



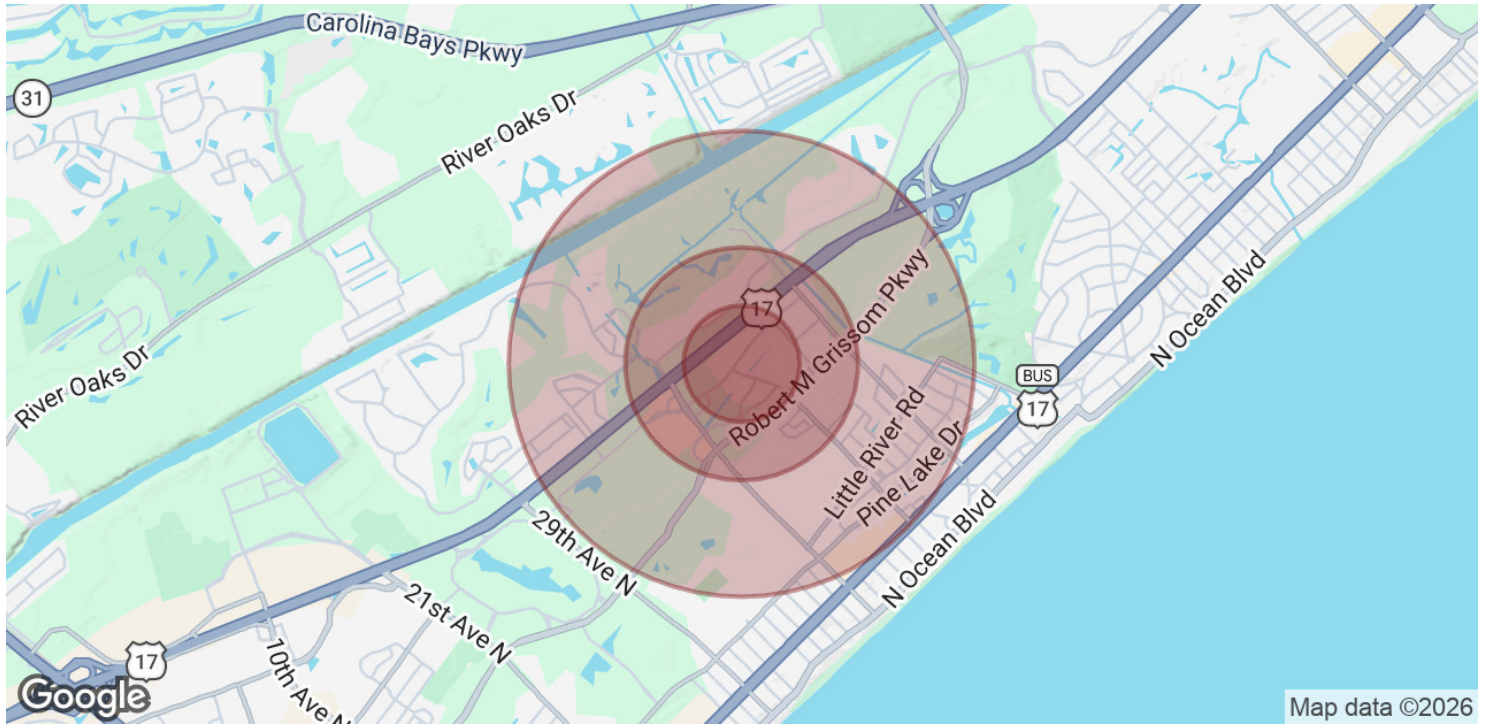
B.W. "RUSTY" HELM
843.626.3400
rusty@keystonecommercial.com

GINA NELSON-BRUST
843.626.3400 x1046
ginan@keystonecommercial.com



Oleander Office Condo #100

4420 OLEANDER DRIVE
MYRTLE BEACH, SC 29577



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	510	1,539	4,190
Average Age	43.5	45.0	48.1
Average Age (Male)	42.4	43.4	46.1
Average Age (Female)	44.7	46.2	48.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	237	726	2,012
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$76,495	\$79,210	\$83,617
Average House Value	\$266,931	\$275,046	\$329,238

2023 American Community Survey (ACS)

B. W. "RUSTY" HELM
843.626.3400
rusty@keystonecommercial.com

GINA NELSON-BRUST
843.626.3400 x1046
ginan@keystonecommercial.com