



OFFICE BUILDING FOR SALE

Hampton Professional Park

710 21ST AVENUE NORTH MYRTLE BEACH, SC 29577



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PROPERTY DESCRIPTION

Hampton Professional Park is a centrally located professional office park located at 710 21st Ave N in Myrtle Beach, SC. This two (2) building office park offers 9,959 square feet of medical / professional office space, separated into 11 units. Situated on 21st Ave N in the City of Myrtle Beach, this location offers excellent access to major thoroughfares, including Hwy 17 Bypass, Robert Grissom Parkway and North Kings Hwy. Financials are available upon request with the execution of a Non-Disclosure Agreement.

PROPERTY HIGHLIGHTS

- 9,959 SF Medical/Professional Office Space
- 11 Units Ranging from 560 SF to 1,686 SF
- 36 Parking Spaces
- Zoned Medical Professional (MP) - City of Myrtle Beach
- 2025 Property Taxes = \$13,354 - County of Horry
- 2025 Insurance = \$6,585
- Rent Roll Available Upon Signing of Non Disclosure Agreement
- TMS#: 1810339008 to 1810339018
- PINs: 42409020011 to 42409020022

OFFERING SUMMARY

Sale Price:	\$1,799,000
Number of Units:	11
Leasable Area:	9,959 SF

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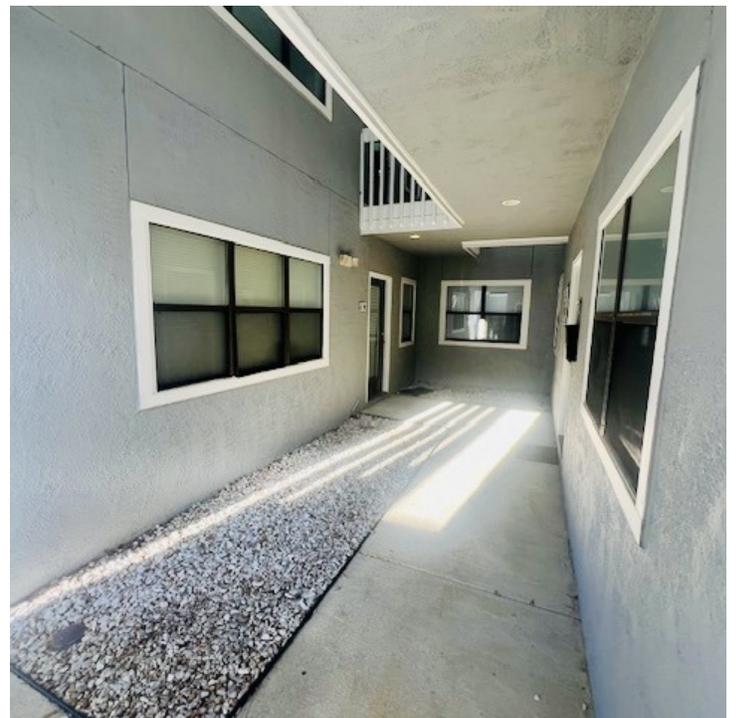
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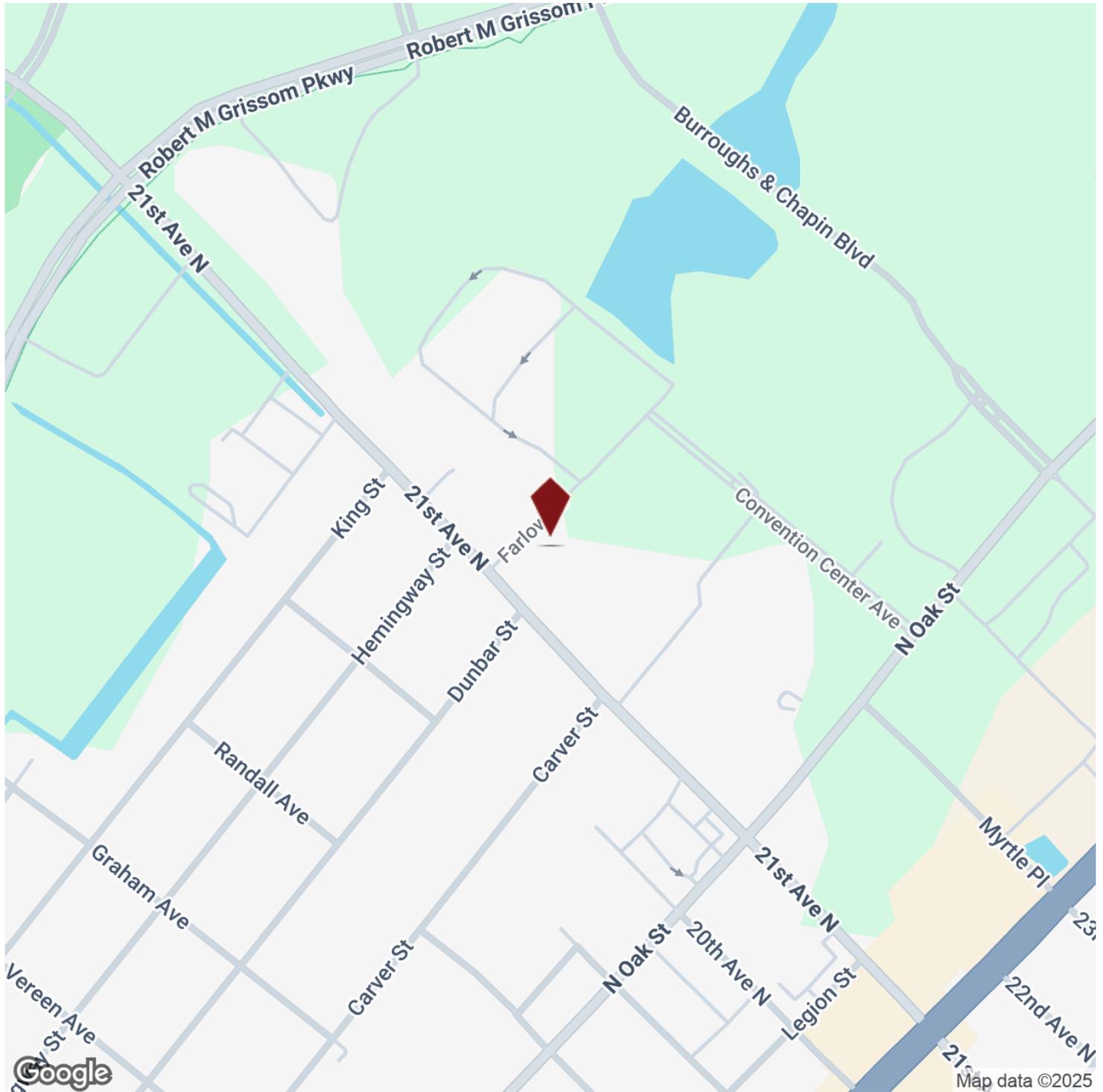
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DISCOVER MYRTLE BEACH, SOUTH CAROLINA – COASTAL LIVING AT ITS BEST

Myrtle Beach, South Carolina, is a vibrant coastal city in the heart of the Grand Strand a 60-mile stretch of Atlantic shoreline. Known for its beaches, golf courses, and entertainment, it has grown beyond just a vacation spot. Today, it's one of the fastest-growing metro areas in the U.S. and a top choice for relocation and investment. People are moving here for more than jobs—they're coming for the lifestyle. With over 80 golf courses, it's a golfer's paradise. The area also offers great food, nightlife, mild winters, and sunny summers. Events, festivals, and concerts keep the calendar full year-round. Located in Horry County, Myrtle Beach is a central hub with easy access to surrounding communities. Whether heading inland or along the coast, you're always close to where you need to be. The Myrtle Beach metro, including Conway and North Myrtle Beach, ranks among the top three fastest-growing in the nation. Over 21,000 people move here each year for its mix of affordability, convenience, and quality of life.

Myrtle Beach's location makes it easy to live, work, and explore:

- Surfside Beach** – 6 miles (10 minutes)
- Conway** – 14 miles (20–25 minutes)
- North Myrtle Beach** – 16 miles (25–30 minutes)
- Murrells Inlet** – 13 miles (20 minutes)
- Pawleys Island** – 25–30 miles (40–45 minutes)
- Florence, SC** – 65 miles (just over 1 hour)

Myrtle Beach is a place where big dreams, small businesses, and ocean breezes thrive side by side. It's a place to put down roots, build a business, raise a family or simply enjoy the best of coastal living.

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