

SALE

864 KINGSWOOD DR

864 Kingswood Dr Conway, SC 29526



VIDEO

PROPERTY DESCRIPTION

6,050 SF freestanding flex building located off Hwy 544 in Conway between SC-31 (Carolina Bays Pkwy) and Coastal Carolina University. Comprised of approx. 2,975 SF of conditioned reception/office/showroom with 3 restrooms, kitchenette/break room, upstairs storage/office area, and approx. 3,075 SF of unconditioned warehouse (15' eaves) with two 12x12 overhead doors. Separate 1,250 SF metal storage building located at the rear of the property conveys with sale. Average Daily Traffic on Hwy 544 is 37,300.

LOCATION DESCRIPTION

Located on Kingswood Dr just off Hwy 544 in Conway, this site benefits from steady regional growth and strong visibility within the Myrtle Beach MSA, one of the fastest-growing metro areas in the United States. Located near Coastal Carolina University (2.8 miles), Conway Medical Center (3.3 miles), and Horry Georgetown Technical College (3.8 miles). Permanent 5-mile

OFFERING SUMMARY

Sale Price:	\$942,500
Lot Size:	0.39 Acres
Building Size:	6,050 SF
Zoning:	HC (Horry County)
Parking:	12 (1.98/1,000 SF)
APN:	41504010040

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,473	23,938	95,044
Total Population	3,721	66,039	233,775
Average HH Income	\$75,147	\$87,010	\$85,227

Drew Parks

Senior Broker Associate

(843) 455-0216

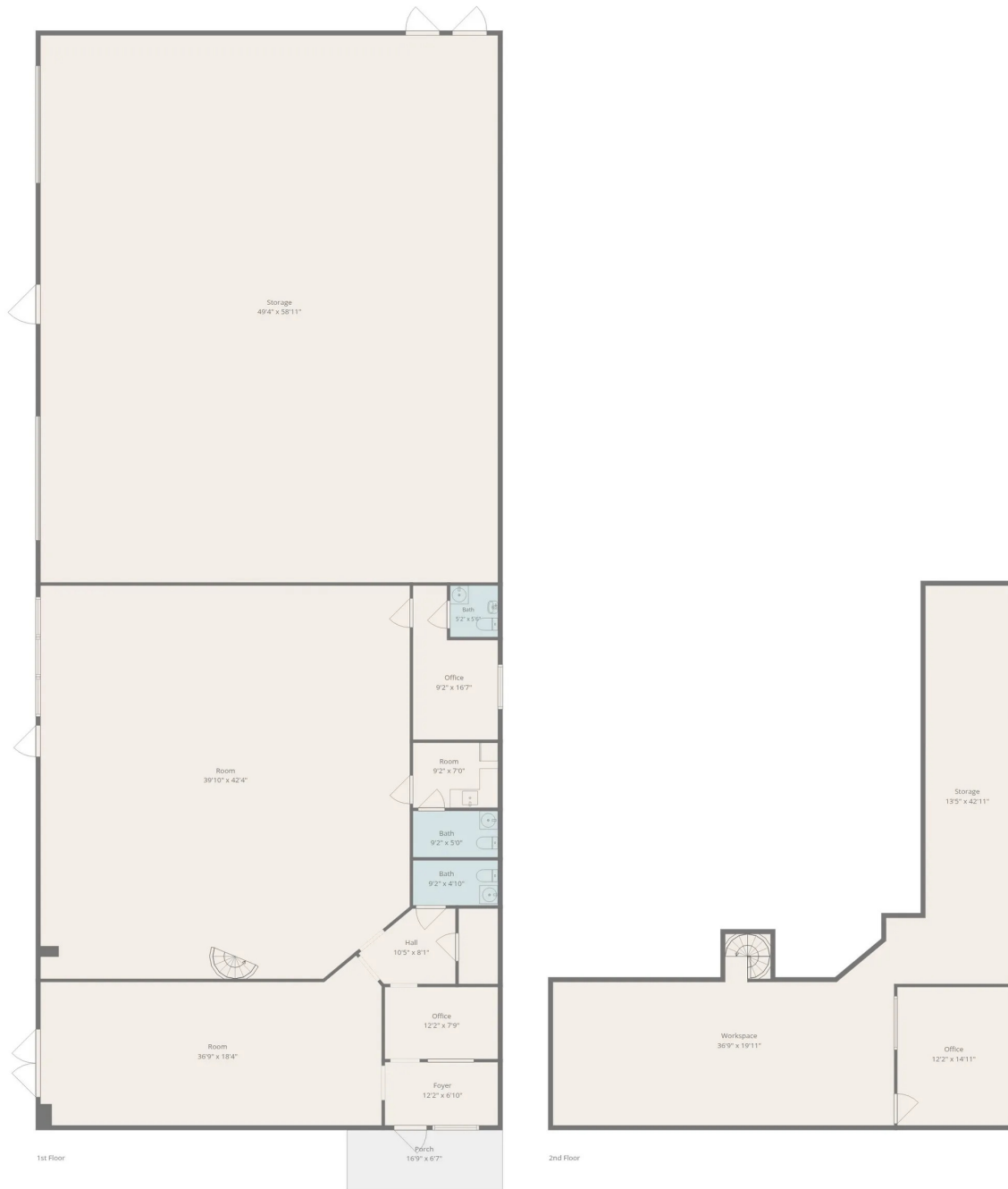
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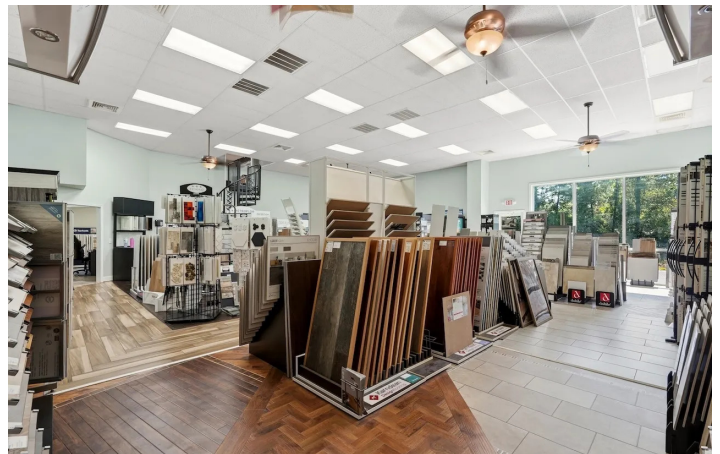
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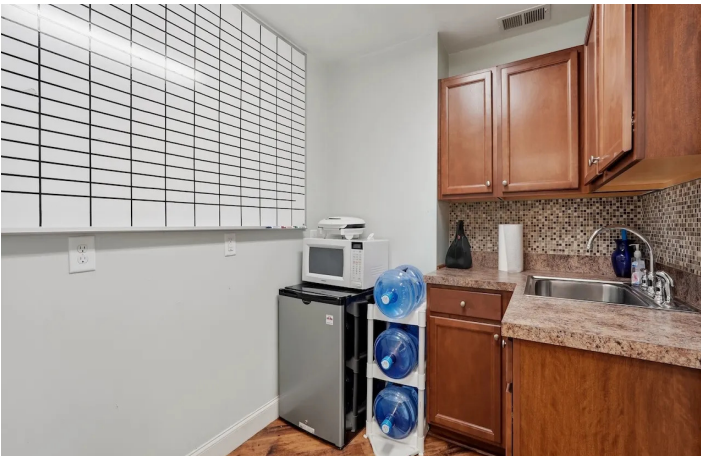
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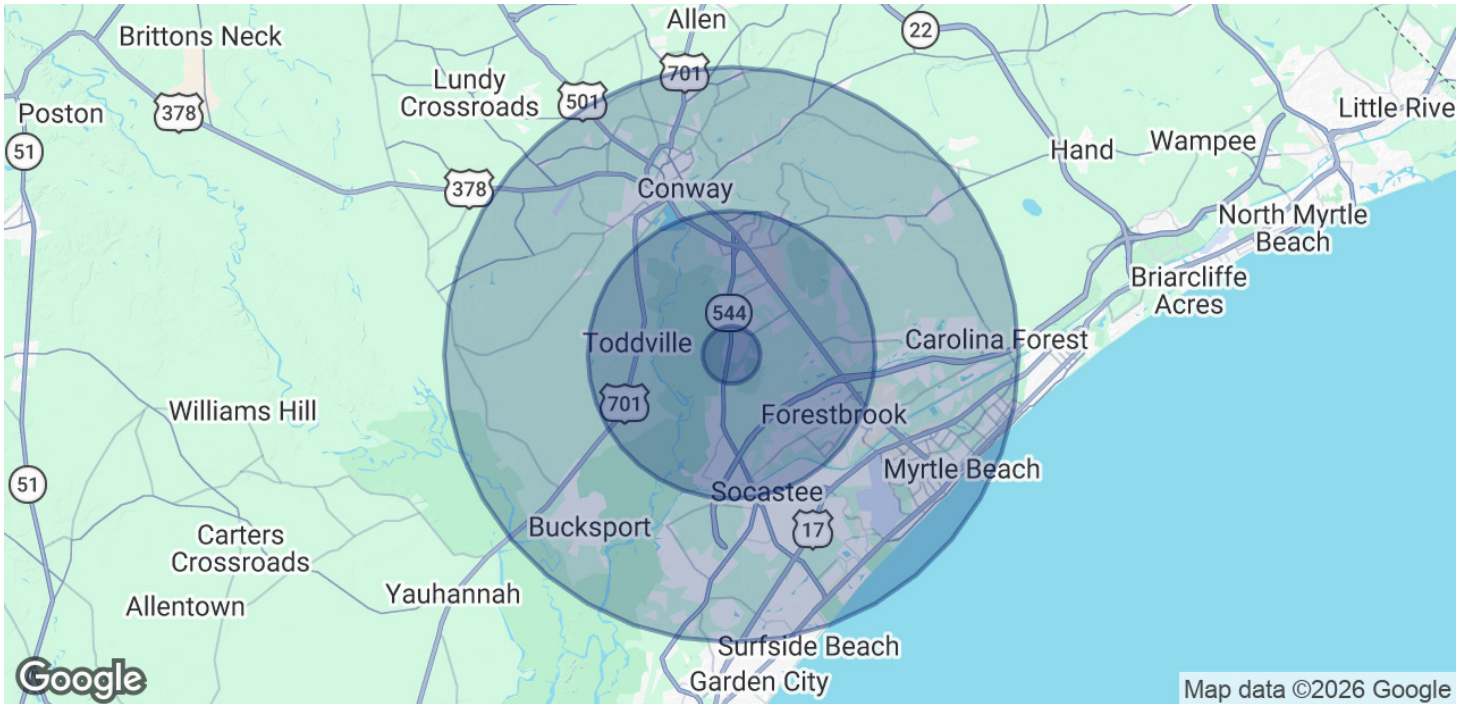


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,721	66,039	233,775
Average Age	44.9	40.8	43.4
Average Age (Male)	44.7	40.3	42.4
Average Age (Female)	45.1	41.3	44.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,473	23,938	95,044
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$75,147	\$87,010	\$85,227
Average House Value	\$220,225	\$305,004	\$309,756

2023 American Community Survey (ACS)

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