

OUTPARCEL AVAILABLE - MURRELLS INLET

4540 US-17 BUS | MURRELL'S INLET, SC | 29576



SITE

EXXON
refuel

jiffy lube



CLICK FOR VIDEO



CONTACT

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PROPERTY OVERVIEW

Rare outparcel opportunity available on on Highway 17 in Murrells Inlet (Myrtle Beach), SC. Located in the southern portion of The Grand Strand.

PROPERTY HIGHLIGHTS

- 1-acre parcel available for lease or build to suit.
- Direct Access on Highway 17 plus wrap access to traffic light.
- Next to Refuel
- Liberal zoning allows for most commercial uses include QSR, Auto Repair, Car Wash, and bank.
- 43,400 VPD on Ocean Hwy (US 17); 6,600 VPD on Wachesaw Rd

DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
POPULATION	4,390	20,380	41,249
AVERAGE HH INCOME	\$92,162	\$111,290	\$103,019
PROJ. ANNUAL POP GROWTH (24'-29')	1.2%	2.0%	2.6%



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4540 US-17 BUS
MURRELL'S INLET, SC





SITE

refuel
EXXON

LOWCOUNTRY
VEIN SPECIALISTS, LLC

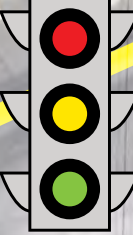
jiffy lube

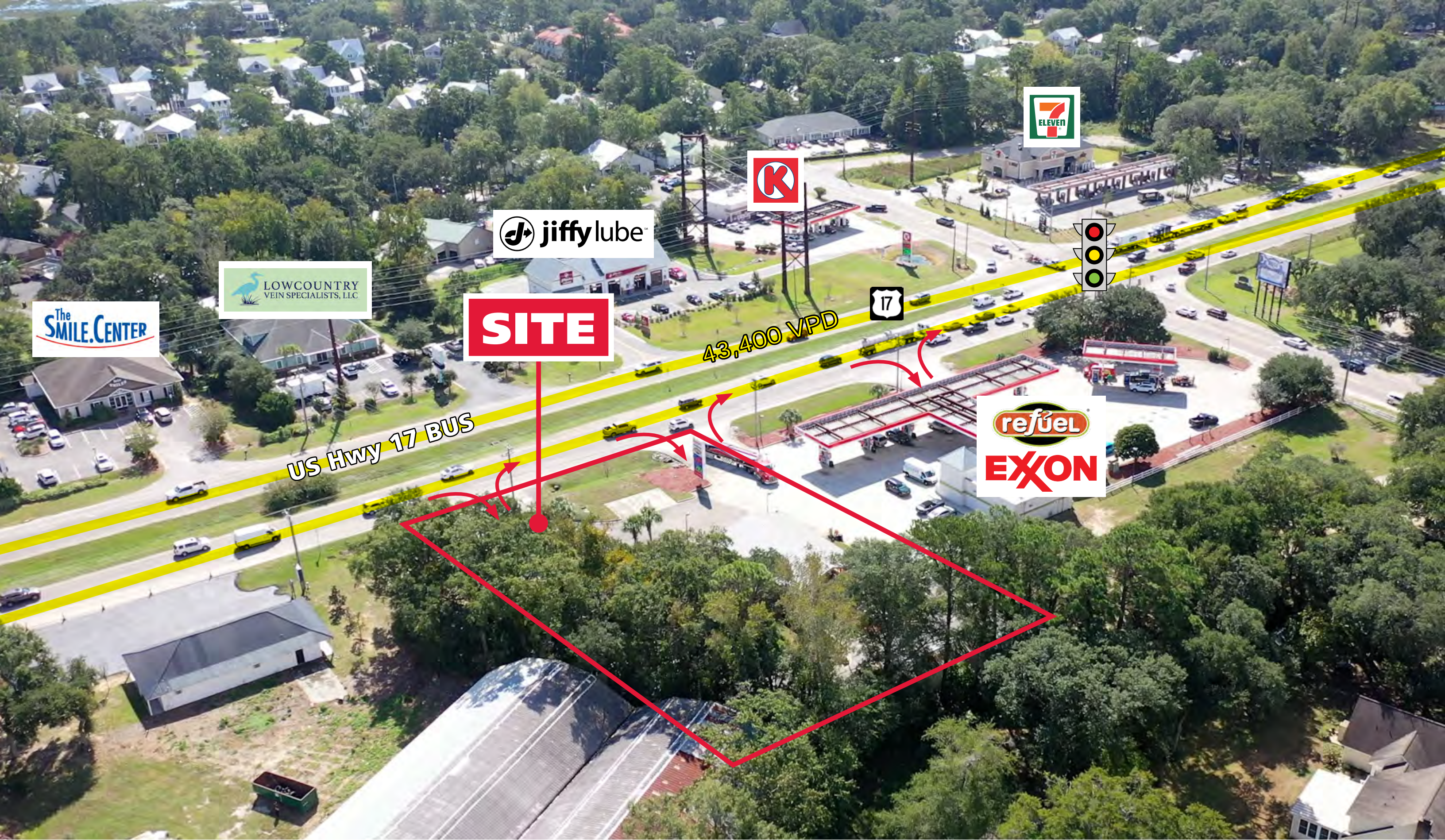
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Wachesaw Rd
6,600 VPD

43,400 VPD

US Hwy 17 BUS





The SMILE.CENTER

LOWCOUNTRY VEIN SPECIALISTS, LLC

jiffy lube

SITE

K

7-ELEVEN

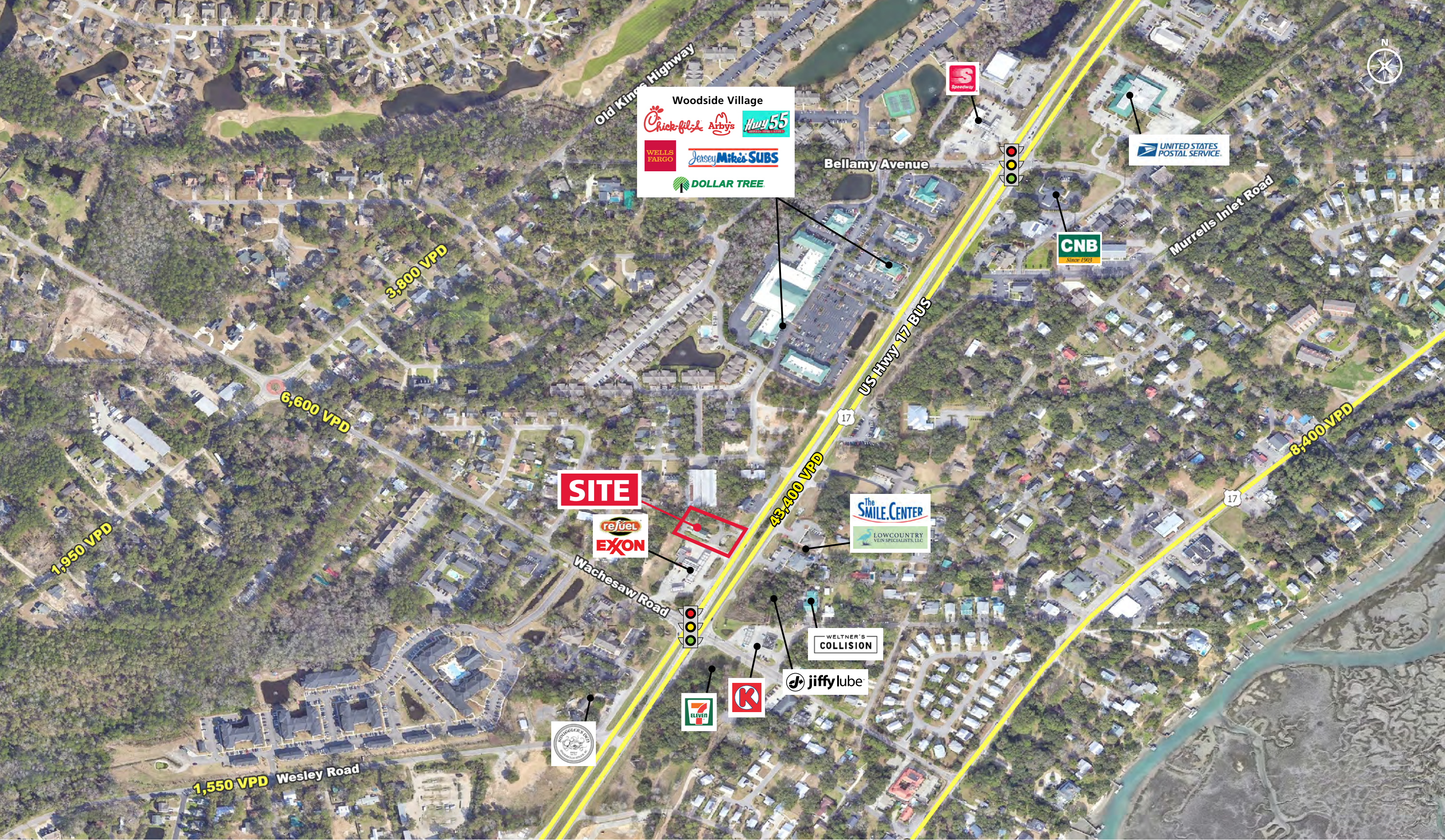


17

43,400 VPD

US HWY 17 BUS

refuel EXXON



Woodside Village
 Chick-fil-A Arby's Hwy 55
 WELLS FARGO Jersey Mike's SUBS
 DOLLAR TREE

UNITED STATES POSTAL SERVICE

CNB
 Since 1903

SITE

refuel
 EXXON

The SMILE CENTER
 LOWCOUNTRY VEIN SPECIALISTS, LLC

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7 ELEVEN

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