

SALE

4589 OLEANDER DR

4589 Oleander Dr Myrtle Beach, SC 29577



PROPERTY DESCRIPTION

2 story office building located in the Oleander Dr office district in Myrtle Beach. Approx. 9,834 SF on 0.71 acres with 49 parking spaces. MP Zoning (City of Myrtle Beach). Suite A (approx. 8,319 SF) is vacant. The ground floor of Suite A is comprised of reception/waiting room, reception office, 4 offices, conference room, break room, computer lab, classroom and 2 restrooms. 2nd floor of Suite A (no elevator; stairwell access) is comprised of 7 large classrooms, 2 storage rooms, and 2 restrooms. Suite B is approx. 1,515 SF leased to a home healthcare office and is comprised of 2 large rooms, a mechanical closet, and a restroom.

LOCATION DESCRIPTION

Premier office location in the heart of Myrtle Beach in the heart of the Oleander Dr Office/Professional District. The Myrtle Beach MSA is one of the fastest growing areas in the US. Property is easily accessible via Hwy 17 Bypass or Grissom Pkwy. Close proximity to medical, professional, retail, and high density residential. Permanent population within a 5 mile radius 79,815.

OFFERING SUMMARY

Sale Price:	\$2,995,000
Number of Units:	2
Lot Size:	0.71 Acres
Building Size:	9,834 SF
Parking:	49 (4.98/1,000 SF)
Zoning:	MP (City of Myrtle Beach)
Property Taxes (2024):	\$15,831.39
Insurance:	\$12,350
CAM:	\$9,067

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,411	20,489	34,601
Total Population	6,690	46,239	79,815
Average HH Income	\$92,963	\$94,835	\$97,235

Drew Parks
(843) 455-0216
drewparks@seacoastrealty.com

John Draughn
(843) 455-0444
johndraughn@chicora.net



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

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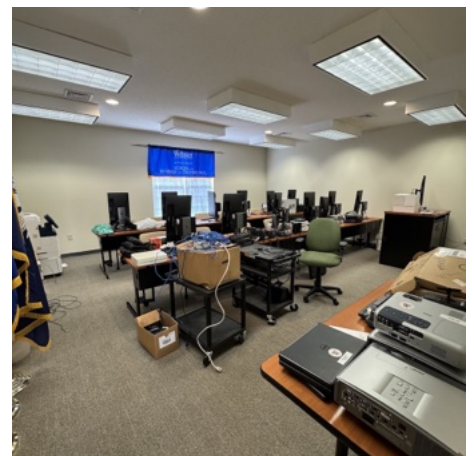


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4589 OLEANDER DR

Suite A (Ground Floor)



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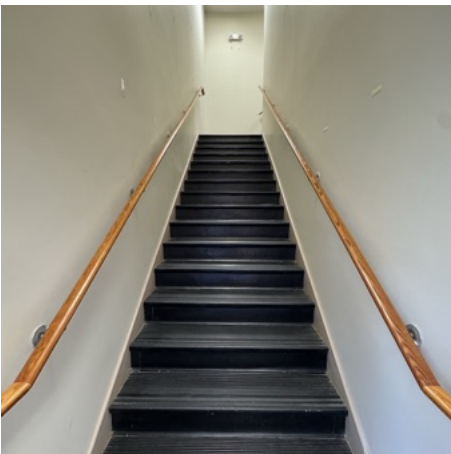


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Suite A (2nd Floor)



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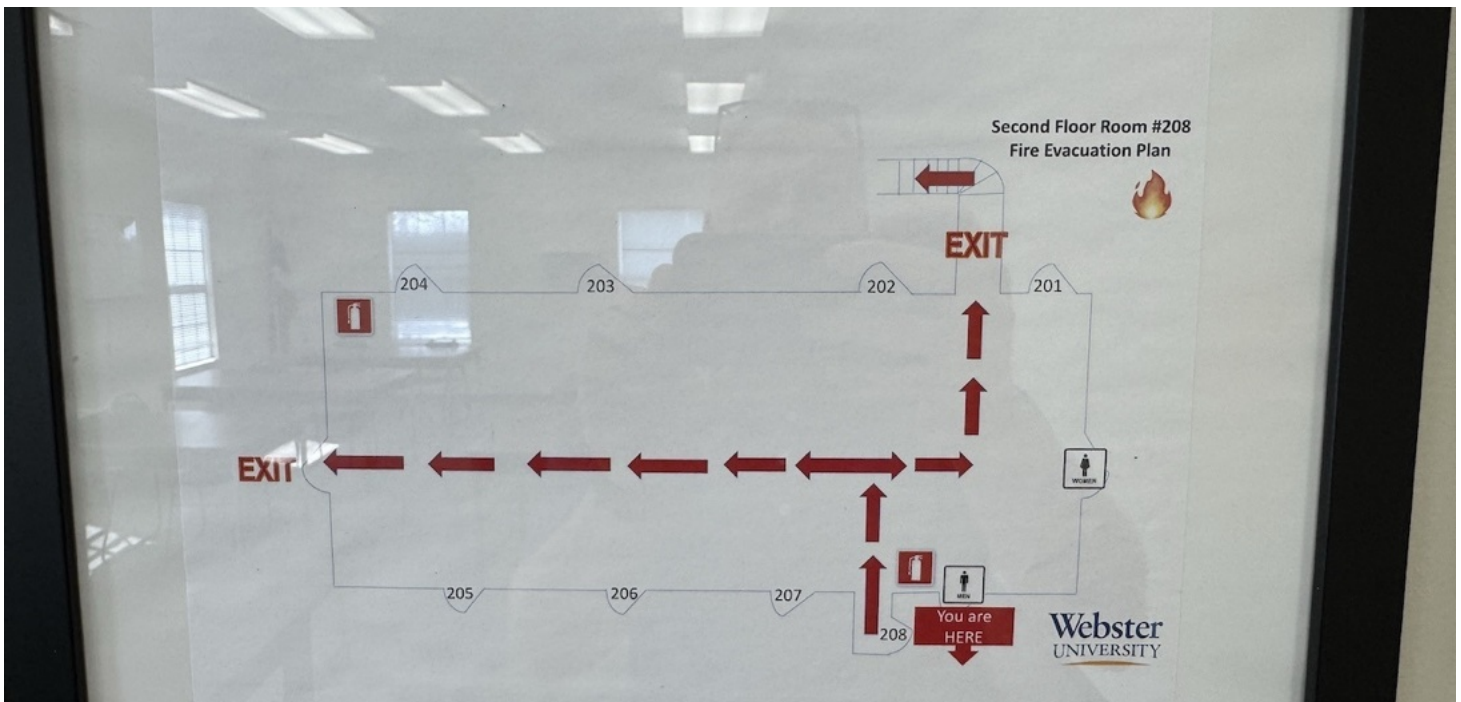
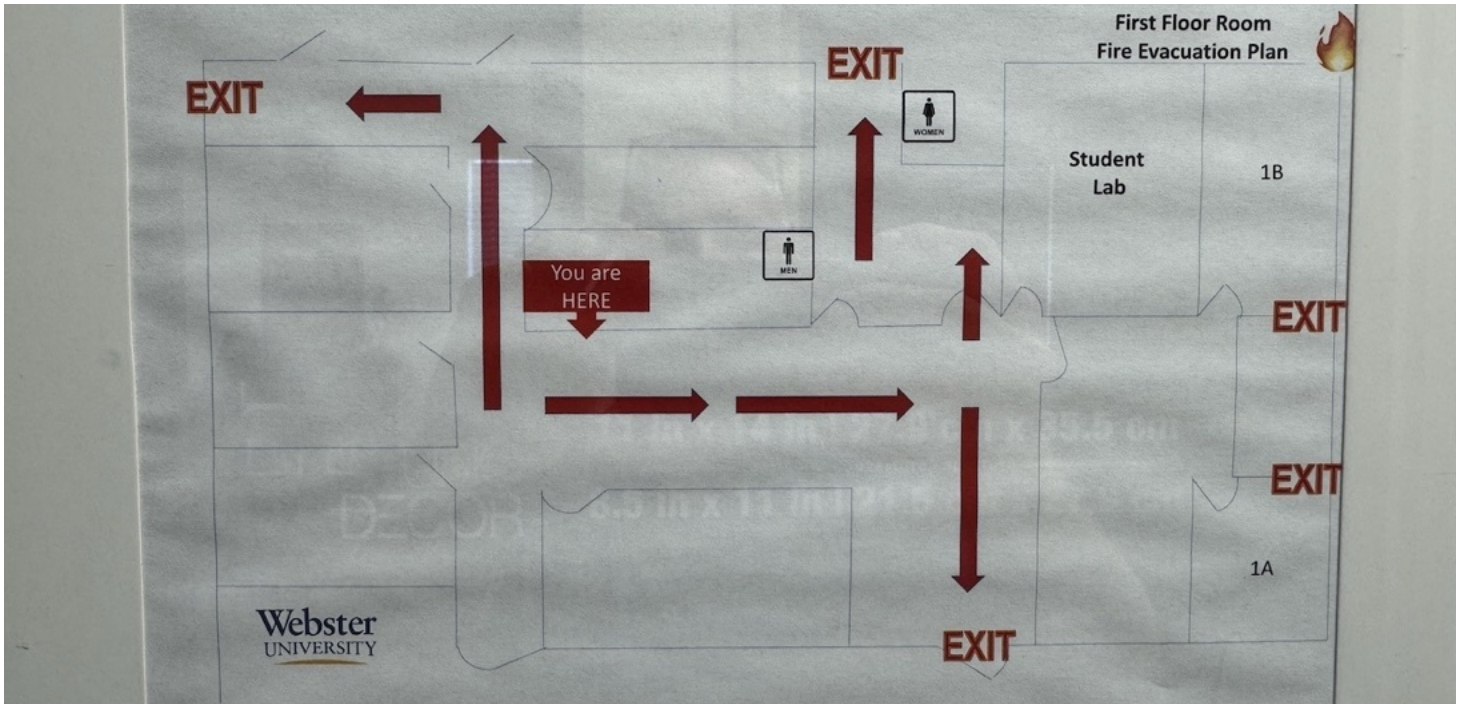
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Suite A (Ground & Second Floor)



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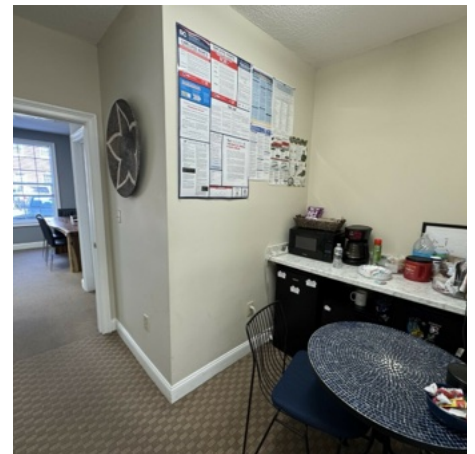
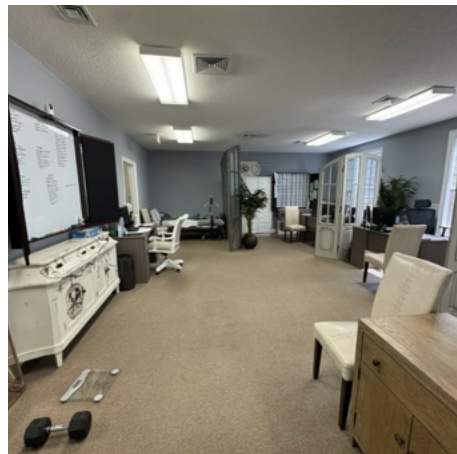
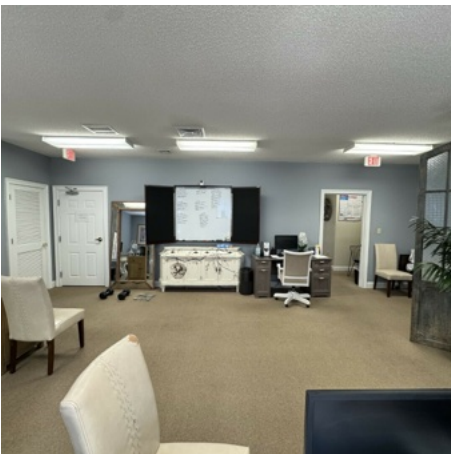


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Suite B



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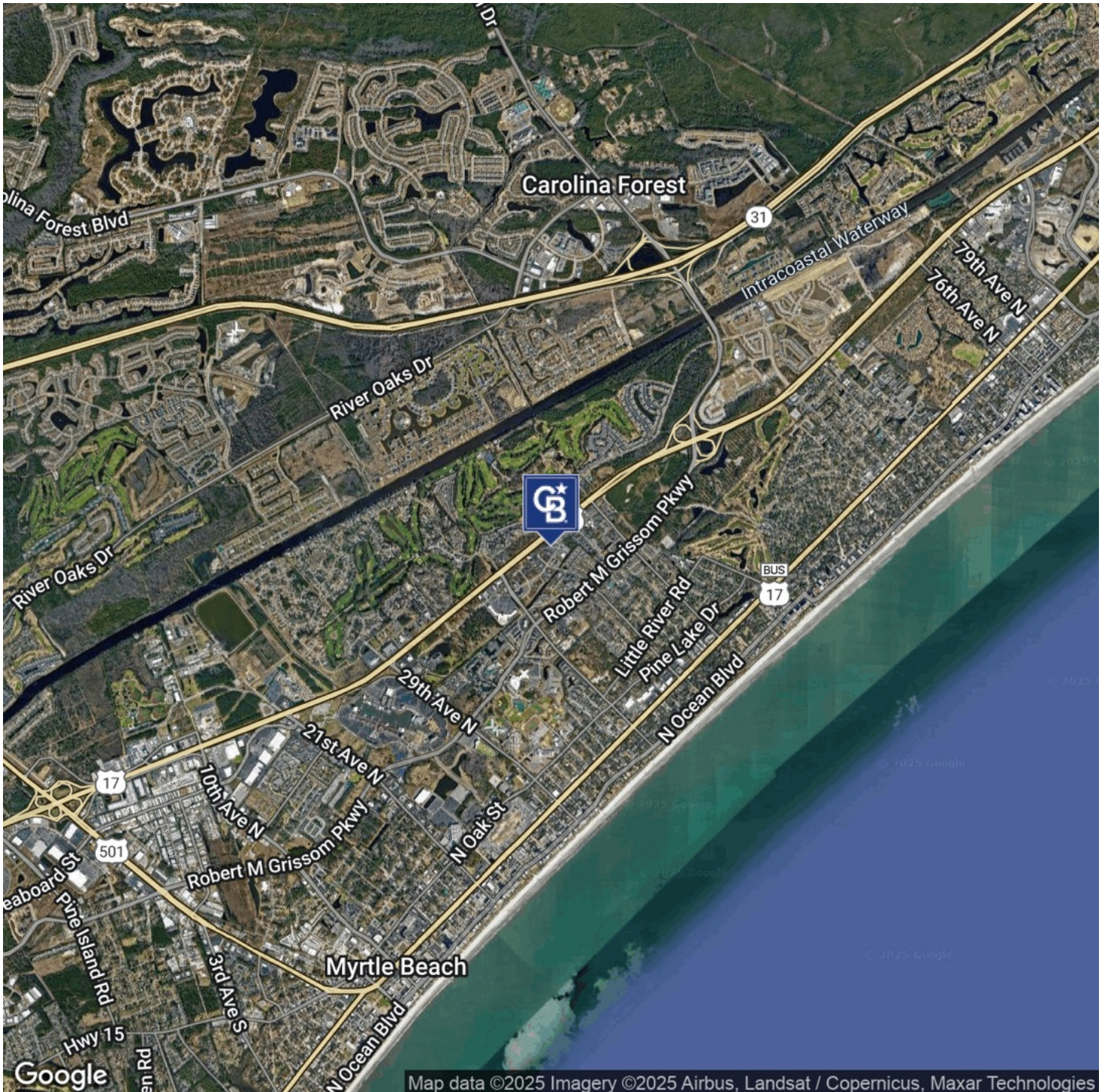


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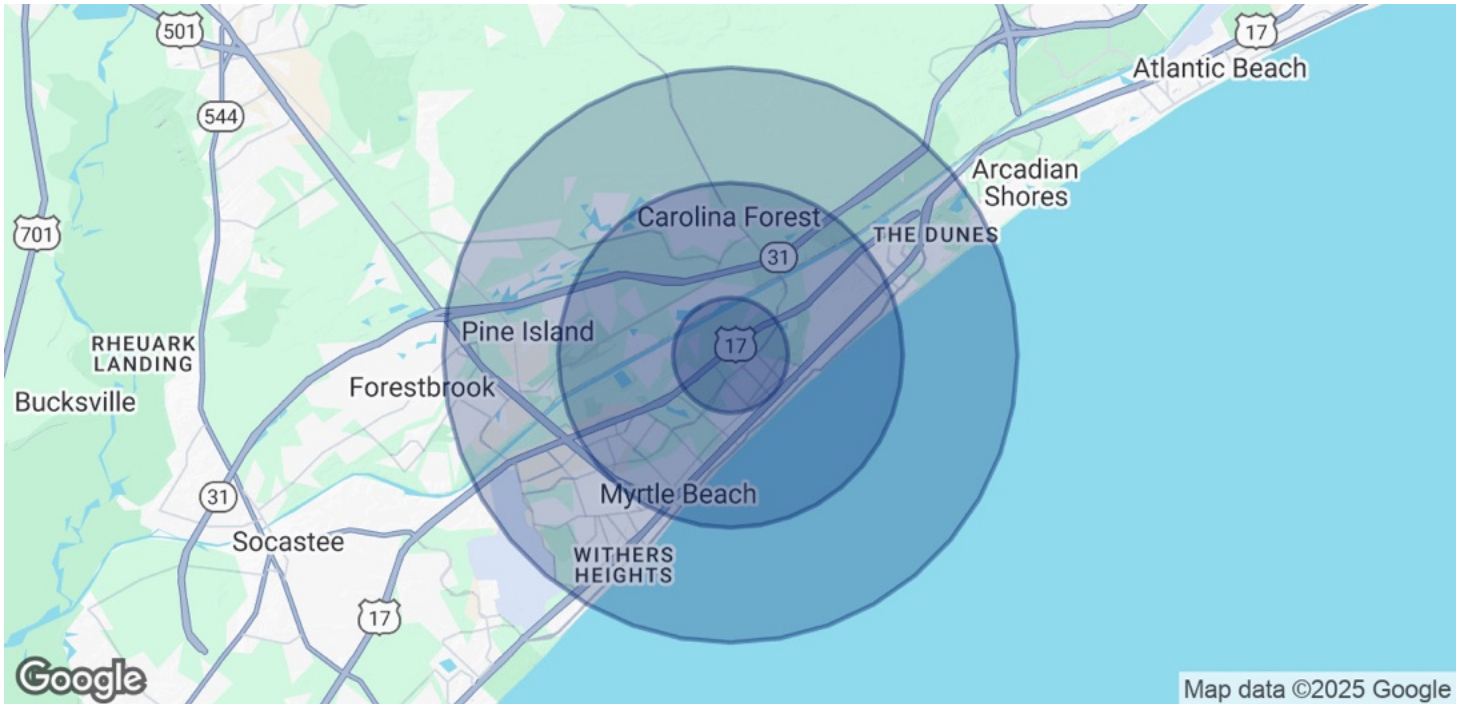


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,690	46,239	79,815
Average Age	49.1	43.8	43.9
Average Age (Male)	47.4	42.7	43.0
Average Age (Female)	50.6	44.8	44.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,411	20,489	34,601
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$92,963	\$94,835	\$97,235
Average House Value	\$402,786	\$404,531	\$415,124

Demographics data derived from AlphaMap

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