






FLEX BUILDING AVAILABLE FOR LEASE

# 3664 CLAY POND ROAD

Myrtle Beach, South Carolina 29579



## Space Features

-  +/- 4,840 SF Flex Building Available for Lease
-  +/- 0.52 AC lot
-  10 Parking Spaces
-  Drive-in Door
-  LI Zoning

CONTACT BROKER FOR LEASE RATE



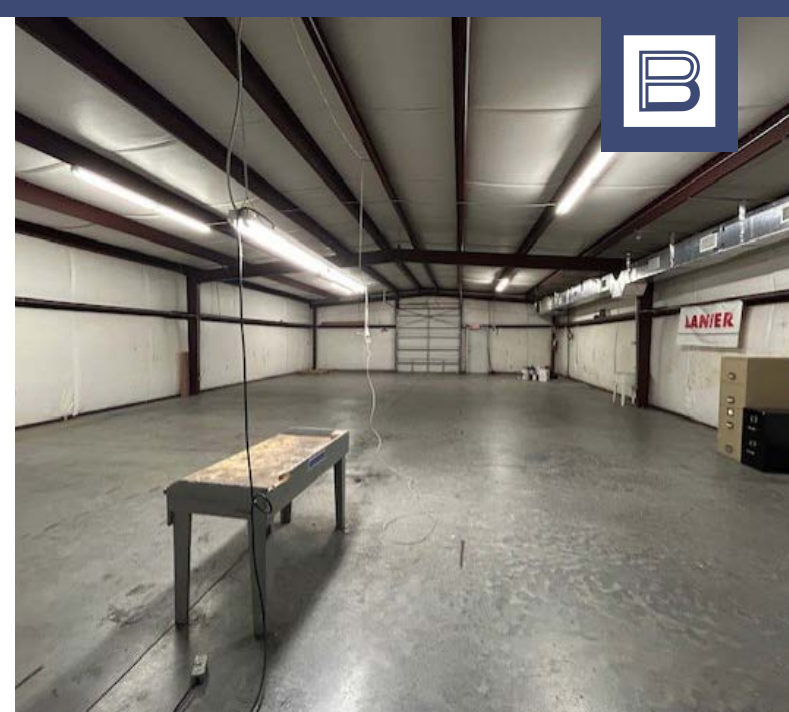
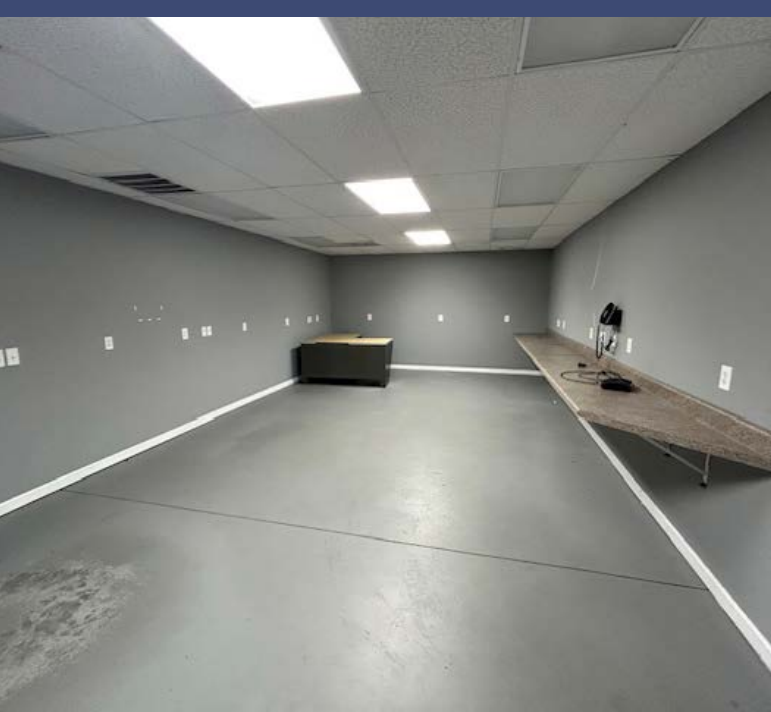
BROADSTREET  
PARTNERS

**BEN HARRIS** | [ben@broadstreetcre.com](mailto:ben@broadstreetcre.com) | 678.637.7193

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**DISCLAIMER** | This information is believed to be accurate but no warranties are implied or given. It is for reference purposes only.





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3664 Clay Pond Rd, Myrtle Beach, SC

# Floor Plan



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# Market Overview

## Myrtle Beach, South Carolina

Myrtle Beach, SC is a coastal city located on the northeastern shoreline of South Carolina and serves as the centerpiece of the Grand Strand, a 60-mile stretch of beaches along the Atlantic Ocean. The city is best known for its wide sandy beaches, mild climate, and strong tourism economy, welcoming millions of visitors annually. Myrtle Beach highlights include the Oceanfront Boardwalk and Promenade, the 187-foot SkyWheel, extensive dining and shopping options, live entertainment venues, and some of the nation's top golf courses, reinforcing its reputation as both a leisure and hospitality destination.

The city is strategically located with access to Highways 17, 501, and 544, which is served by Myrtle Beach International Airport, which offers direct flights to numerous U.S. destinations. Myrtle Beach also continues to develop as a business-friendly community, with support from local and regional economic development organizations and projects such as the International Technology and Aerospace Park near the airport. Combining its resort appeal with growing infrastructure and business opportunities, Myrtle Beach offers a unique balance of coastal lifestyle and economic potential.





# Demographic Snapshot (2025)



**46,711**  
**POPULATION**  
3-Mile Radius



**\$95,207**  
**AVG HH INCOME**  
3-Mile Radius



**19,369**  
**DAYTIME POPULATION**  
3-Mile Radius



**19,559**  
**HOUSEHOLDS**  
3-Mile Radius



**63,200**  
**VEHICLES PER DAY**  
E Hwy 501

