

# SALE

## 5075 HIGHWAY 17 BYPASS

5075 Highway 17 Bypass Murrells Inlet, SC 29576



### PROPERTY DESCRIPTION

0.8-acre parcel with 100' frontage on Highway 17 Bypass in Murrells Inlet. GC Zoning. Site is cleared and fenced, with stormwater drainage in place. Revenue stream from short-term RV and boat storage leases and billboard lease. Just 2.2 miles south of Tideland's Waccamaw Community Hospital. Accessible by the intersection of Hwy 17 Byp and Pendergrass Ave to the frontage road. Average daily traffic on Hwy 17 Byp is 40,500.

### LOCATION DESCRIPTION

Located within the Murrells Inlet submarket in Horry County. The Myrtle Beach MSA has been one of the fastest-growing MSAs in the US for the past 3 years. Permanent population within a 5-mile radius is 33,943. Average Daily Traffic on Hwy 17 Bypass is 40,500.

### OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	0.8 Acres
Frontage:	100'
Zoning:	GC
Tax Map:	41-0124-001-02-00
Traffic Count:	ADT: 40,500

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,455	6,099	16,471
Total Population	2,891	12,789	33,943
Average HH Income	\$111,544	\$138,446	\$115,785

#### Drew Parks

Senior Broker Associate  
(843) 455-0216  
drewparks@seacoastrealty.com

#### Addison Parks

Comm Sales Associate  
(304) 305-3018  
addisonparks@seacoastrealty.com



**COLDWELL BANKER  
COMMERCIAL**  
SEA COAST ADVANTAGE



# SALE

## 5075 HIGHWAY 17 BYPASS

5075 Highway 17 Bypass Murrells Inlet, SC 29576



### Drew Parks

Senior Broker Associate

(843) 455-0216

drewparks@seacoastrealty.com

### Addison Parks

Comm Sales Associate

(304) 305-3018

addisonparks@seacoastrealty.com



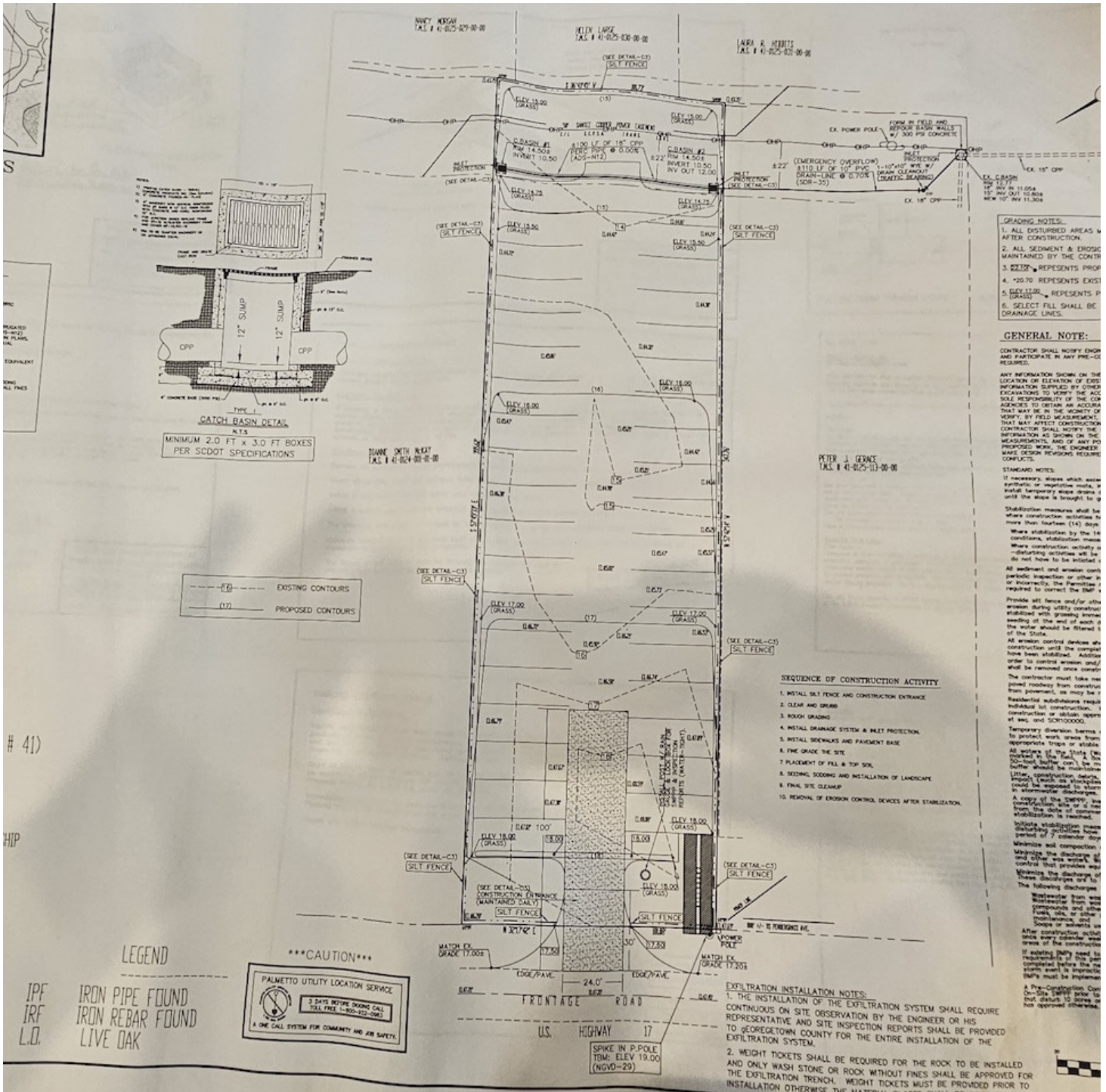
**COLDWELL BANKER  
COMMERCIAL**  
SEA COAST ADVANTAGE



# SALE

## 5075 HIGHWAY 17 BYPASS

5075 Highway 17 Bypass Murrells Inlet, SC 29576



**Drew Parks**  
Senior Broker Associate  
(843) 455-0216  
drewparks@seacoastrealty.com

**Addison Parks**  
Comm Sales Associate  
(304) 305-3018  
addisonparks@seacoastrealty.com

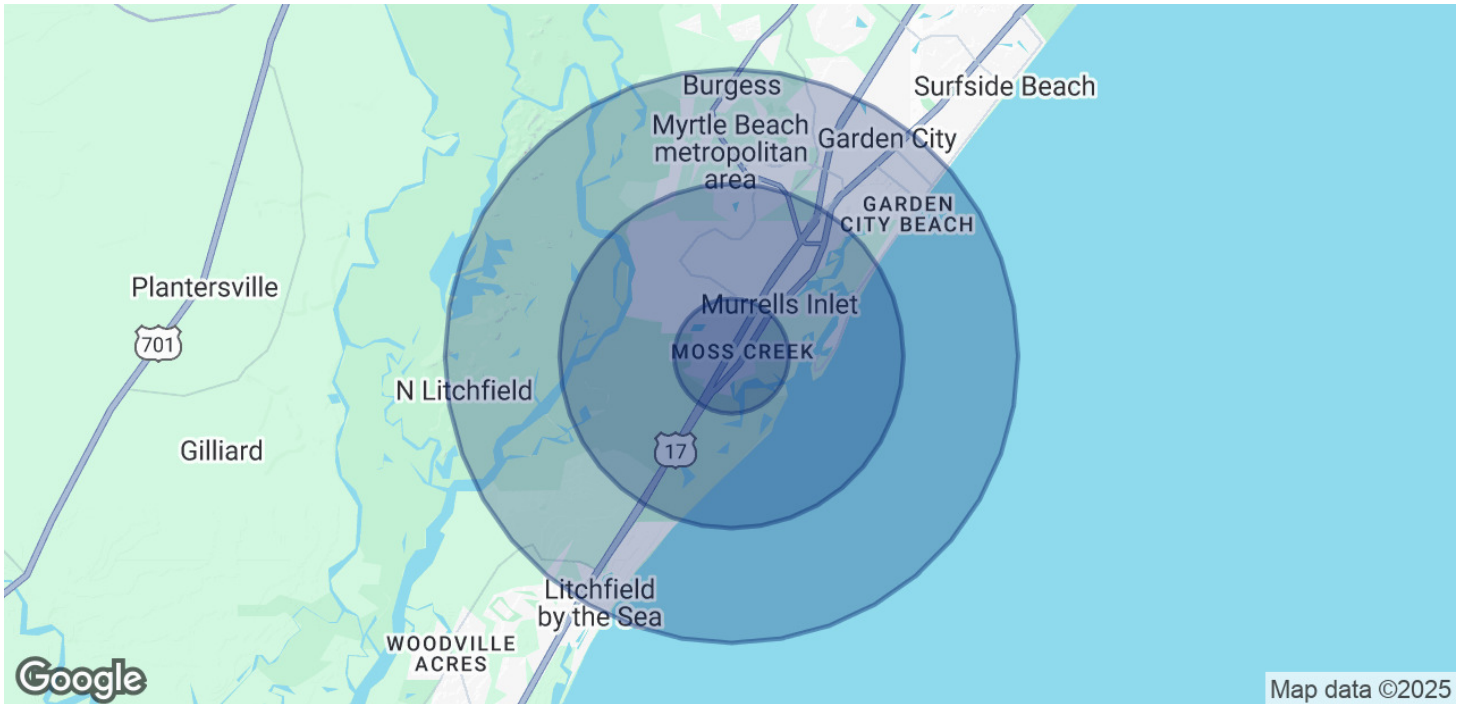


**COLDWELL BANKER  
COMMERCIAL**  
SEA COAST ADVANTAGE

# SALE

## 5075 HIGHWAY 17 BYPASS

5075 Highway 17 Bypass Murrells Inlet, SC 29576



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,891	12,789	33,943
Average Age	53.7	54.1	55.5
Average Age (Male)	52.3	52.9	54.3
Average Age (Female)	54.9	55.1	56.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,455	6,099	16,471
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$111,544	\$138,446	\$115,785
Average House Value	\$296,628	\$502,630	\$470,145

Demographics data derived from AlphaMap

#### Drew Parks

Senior Broker Associate  
(843) 455-0216

drewparks@seacoastrealty.com

#### Addison Parks

Comm Sales Associate  
(304) 305-3018

addisonparks@seacoastrealty.com



**COLDWELL BANKER  
COMMERCIAL**  
SEA COAST ADVANTAGE