

THE TODD HOUSE WEDDING & EVENT CENTER

102 Live Oak St, Tabor City, NC 28463

SPECIAL PURPOSE PROPERTY FOR SALE

PRESENTED BY

JOEY GANASSA, CCIM

Senior Advisor

301.461.2593

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NC #LC921



TRADD COMMERCIAL

Commercial Real Estate Brokerage and Asset Management Serving the Carolinas

THE TODD HOUSE WEDDING & EVENT CENTER

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VIDEO

PROPERTY DESCRIPTION

The Todd House Wedding & Event Center is a beautifully restored historic property located in the heart of downtown Tabor City, NC. Originally built in 1918 as a boarding house, then rebuilt again in 1971 after a fire, this 17,000 ± SF building has been thoughtfully updated to serve as a full-service wedding and event venue. The property features a grand indoor banquet hall, landscaped courtyard with fountain, bridal and groom suites, catering kitchen, five overnight guest rooms, and more.

Offering classic Southern charm and timeless architecture, The Todd House provides flexible indoor and outdoor spaces ideal for weddings, receptions, reunions, and corporate events. Conveniently situated just 30 miles from North Myrtle Beach, it draws both local and coastal clientele.

OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	1-3
Building Size:	17,000 SF
Pricing:	\$64.71 psf
Acres:	1.08

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PROPERTY HIGHLIGHTS

- Two Separate Event Spaces — Indoor and Outdoor
- Indoor Event Space Dimensions: 48' x 70' (3,037 SF)
- Outdoor Event Space Dimensions: 43' x 29' (1,247 SF)
- Commercial-Grade Kitchen: 17' x 19' (323 SF)
- Five Guest Suites Upstairs — perfect for short-term rentals or wedding parties
- Additional Suite - Outside Access
- Office + Reception Area with full kitchen
- Garage Doors: brand new (2025)
- Roof: brand new (2021)
- HVAC Systems: mostly new, within last 5 years
- ½-Acre Garden & Green Space — ideal for ceremonies or receptions
- Outdoor Restrooms (2) + Indoor Restrooms (2) — all commercial-grade
- Parking for 70+ Vehicles - Consists of Two Lots and Street Parking
- Full home-style kitchen in reception area
- On-site office for management or coordination

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LOCATION DESCRIPTION

Located in the heart of Downtown Tabor City, this property sits along one of the town's main commercial corridors surrounded by local businesses, restaurants, and civic offices. Tabor City is a historic border town positioned just minutes from the South Carolina state line and approximately 30 minutes from North Myrtle Beach, providing easy access to both inland and coastal markets.

The downtown area benefits from ongoing revitalization efforts and steady local traffic from nearby U.S. Highway 701 and Highway 904, connecting Tabor City to Whiteville, Conway, and the Grand Strand region. With its walkable small-town charm, established business community, and growing visibility as a gateway to the coast, this location offers excellent potential for retail, office, or mixed-use investment.

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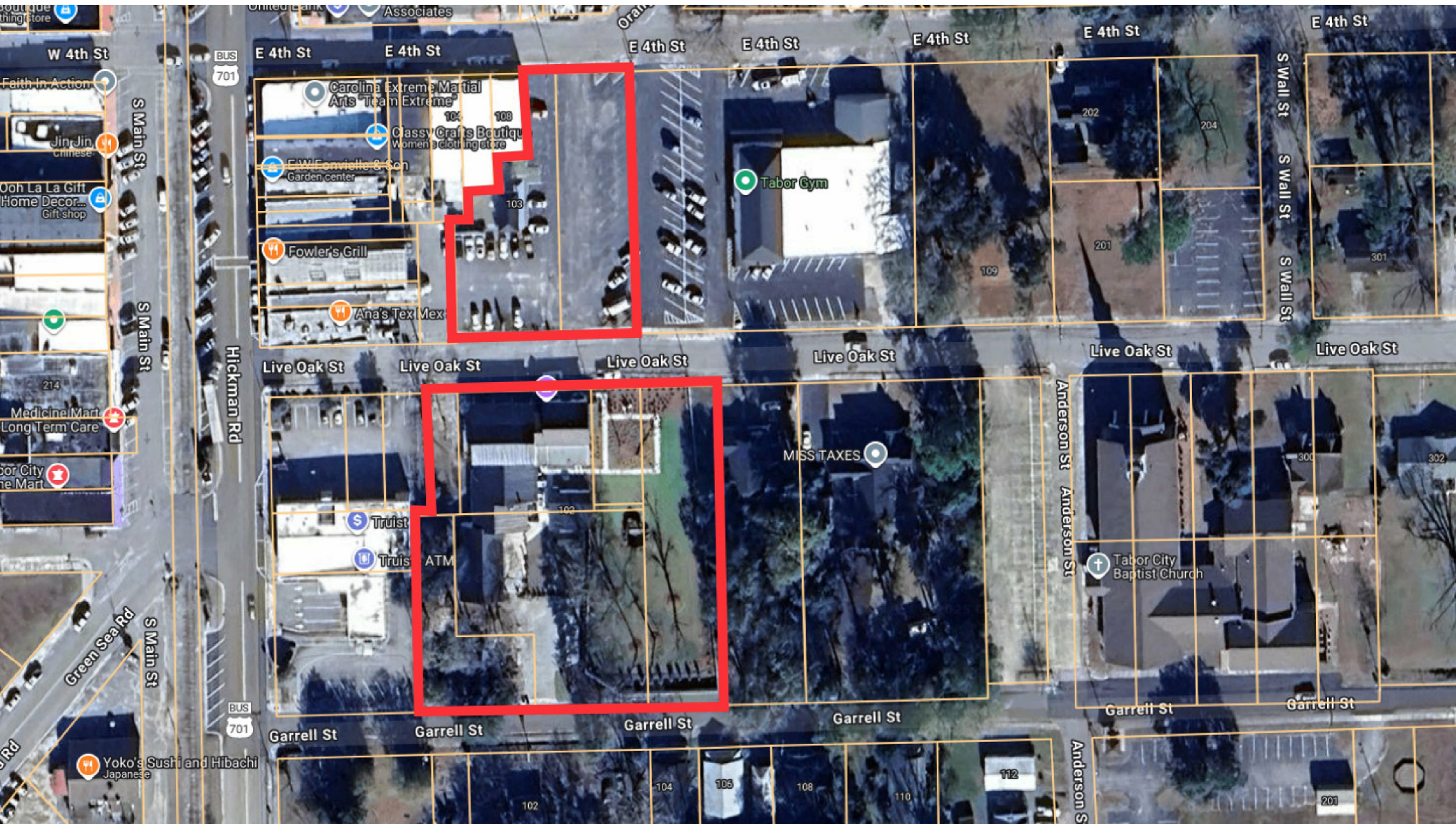
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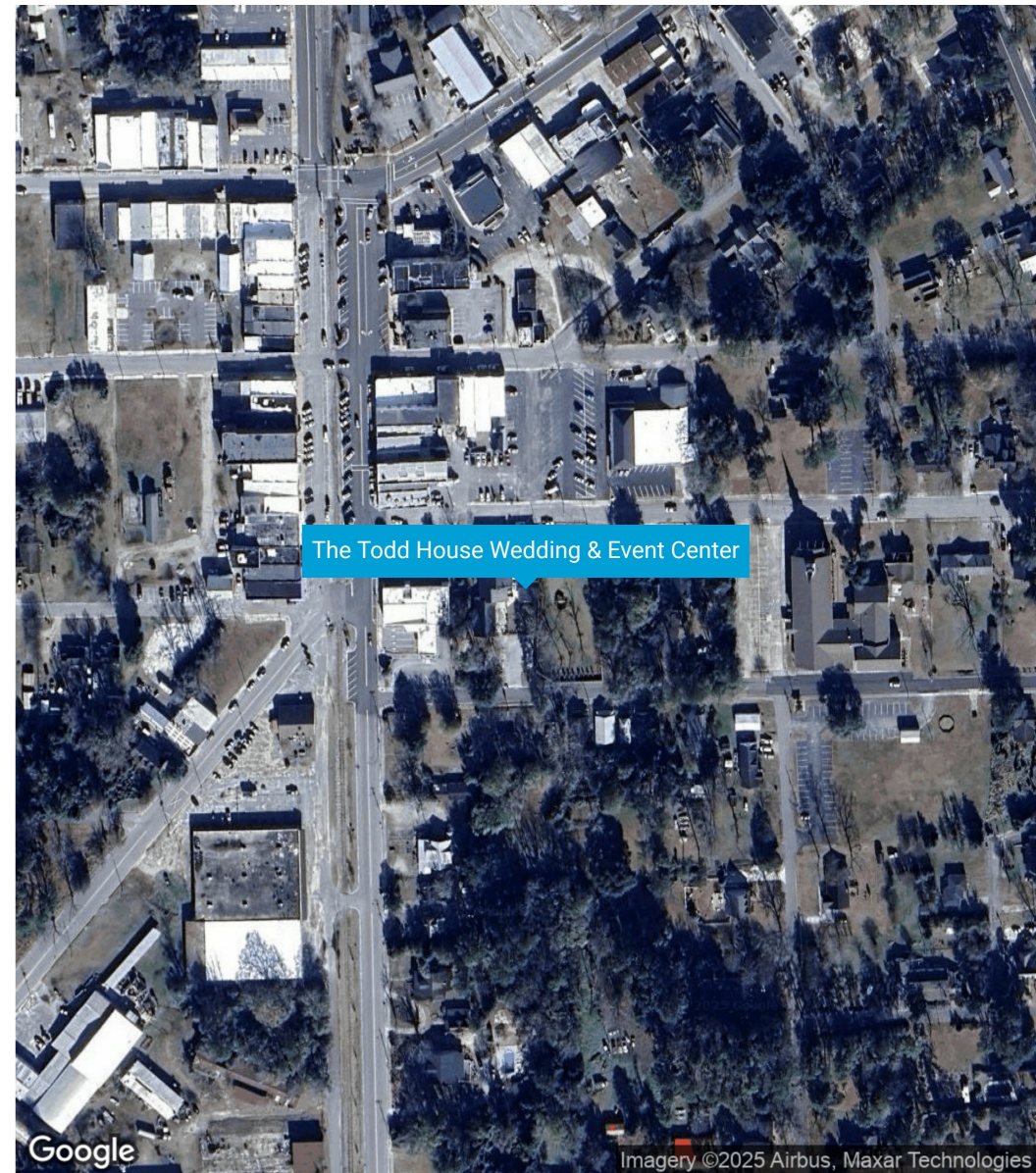
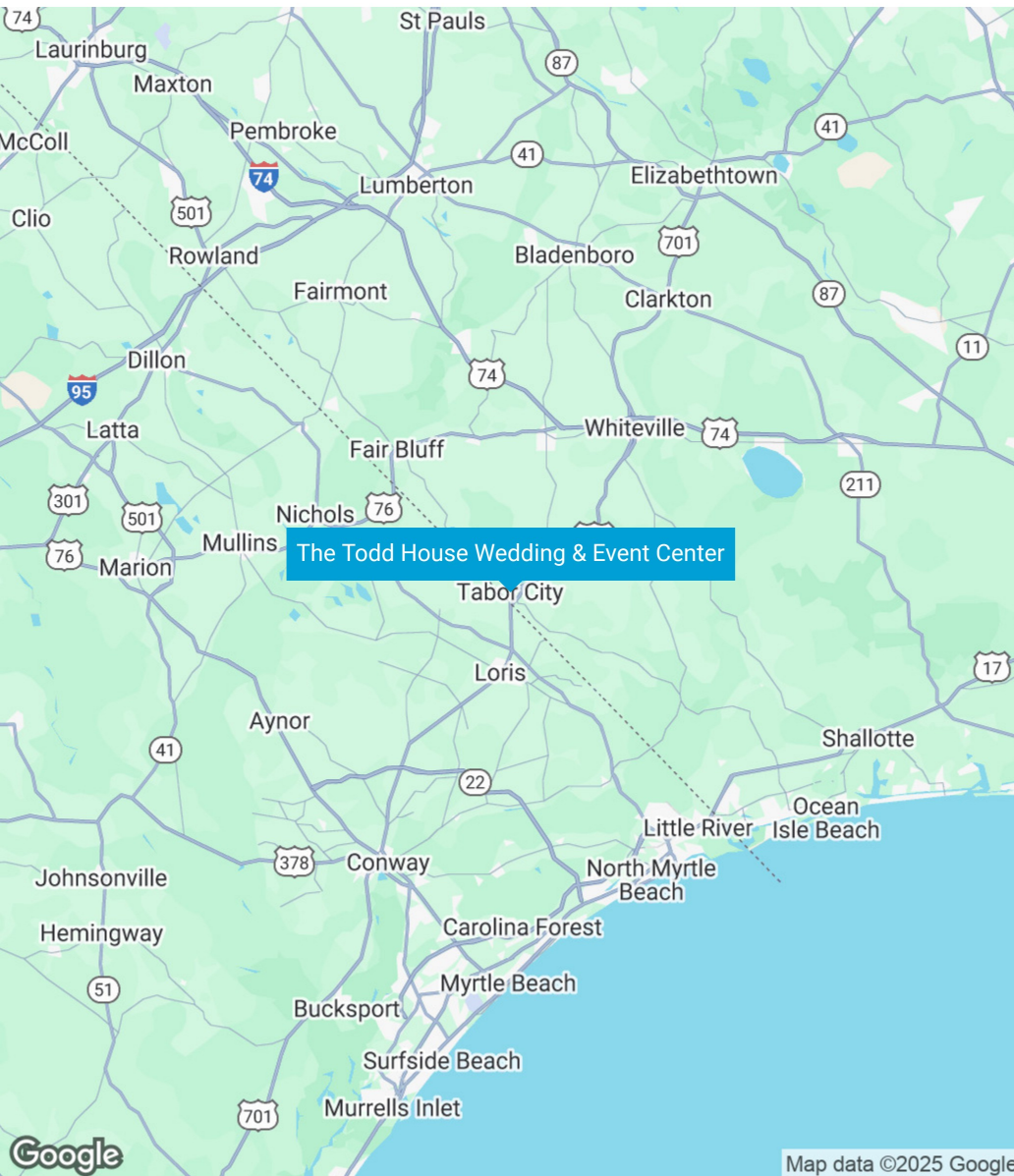
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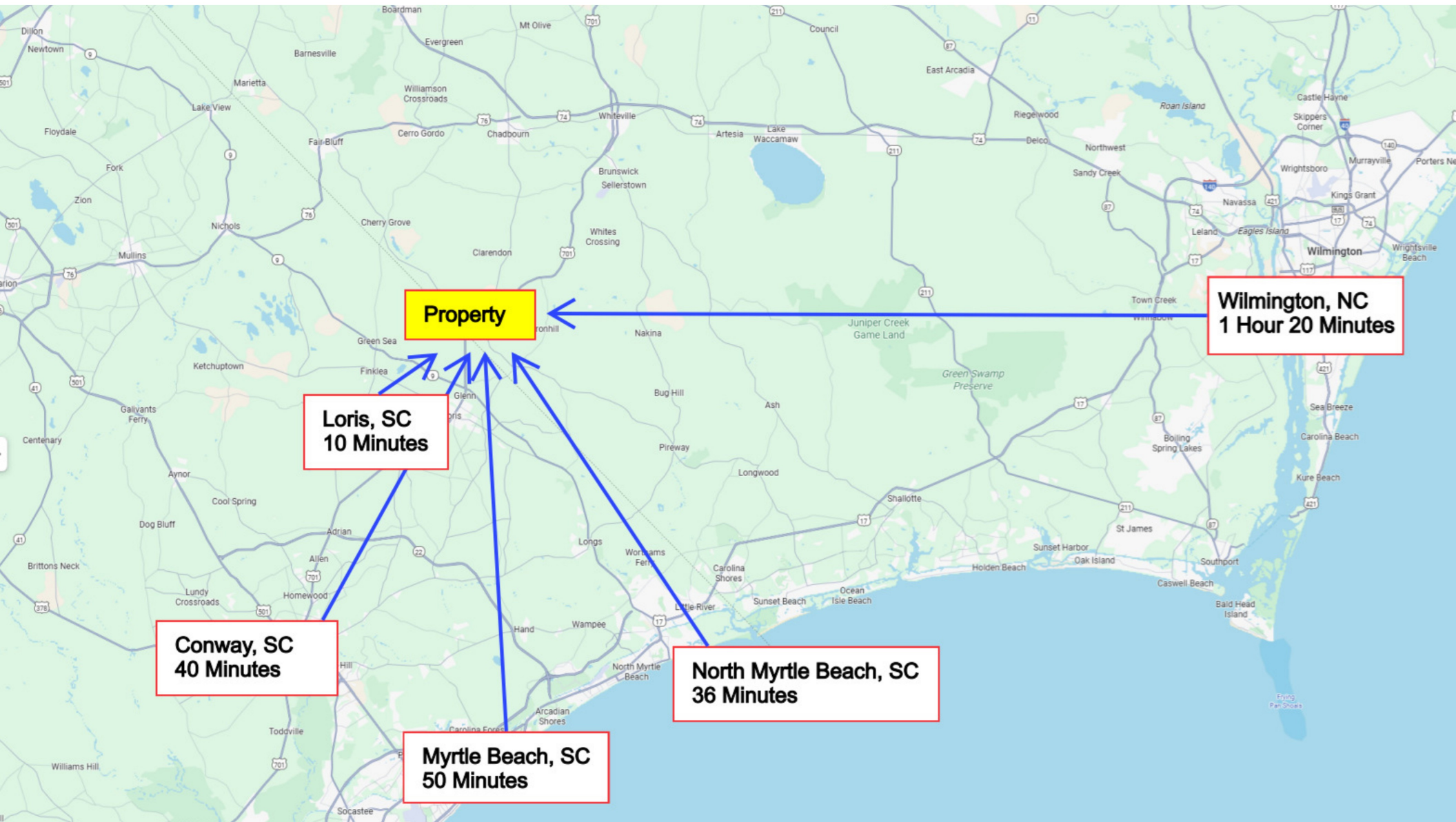
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DRIVE TIME CONNECTIVITY



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PROFESSIONAL BACKGROUND

Joey Ganassa, CCIM, serves as an Advisor with Tradd Commercial in Myrtle Beach, SC. He specializes in industrial and medical office sales, and also handles retail and office sales & leasing. Joey is experienced in real estate, with a background in small business ownership and manufacturing.

Before joining Tradd, Joey was a Maryland-based small business owner for fifteen years, gaining expertise in construction, management, and analysis. He is a licensed real estate agent in South Carolina and earned the CCIM designation in 2023.

Joey is the Chair of the Urban Land Institute's (ULI) Grand Strand Program Committee. He holds a B.A. in Arts & Humanities, U.S. History, from the University of Maryland, College Park.

EDUCATION

University of Maryland - College Park - Bachelor's Degree

MEMBERSHIPS

Urban Land Institute (ULI) – Chair of ULI's Grand Strand Program Committee

Coastal Carolinas Association of Realtors (CCAR)

South Carolina Realtors Association (SCAR)

CCIM South Carolina Chapter

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