

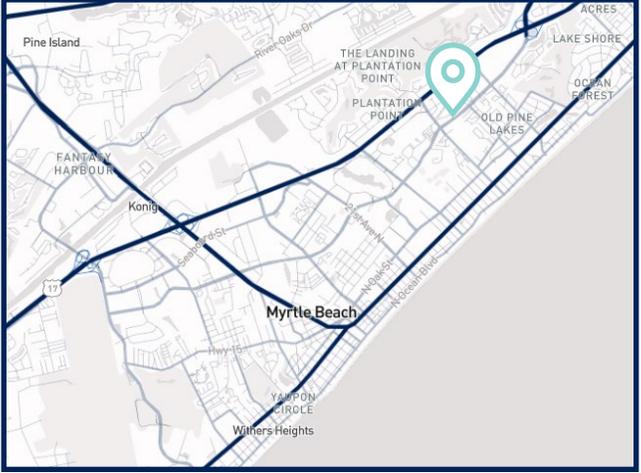


Mayfair Street Myrtle Beach, SC

FOR SALE
\$575,000

0.79 Acre Outparcel Fronting
Robert M. Grissom Parkway

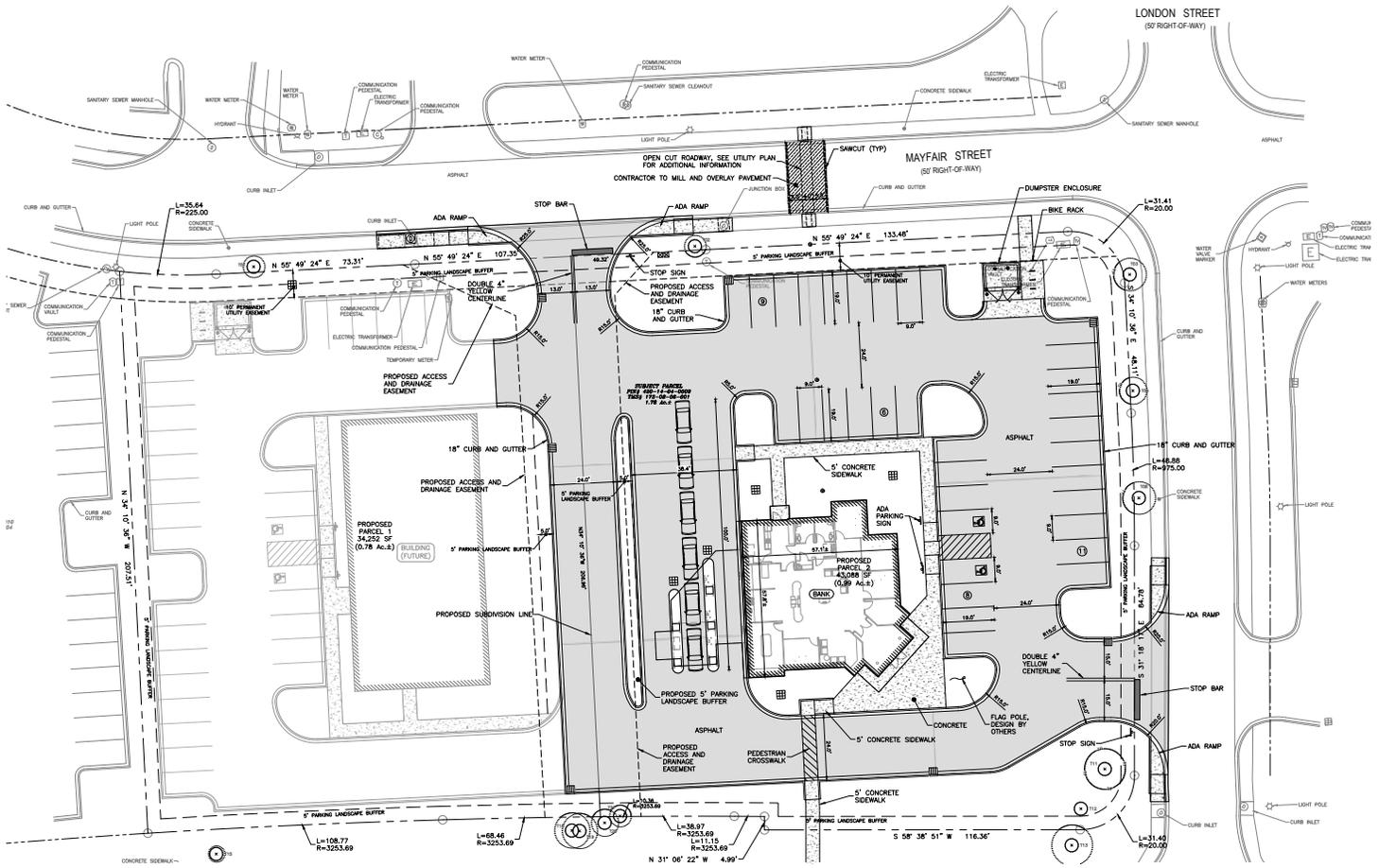
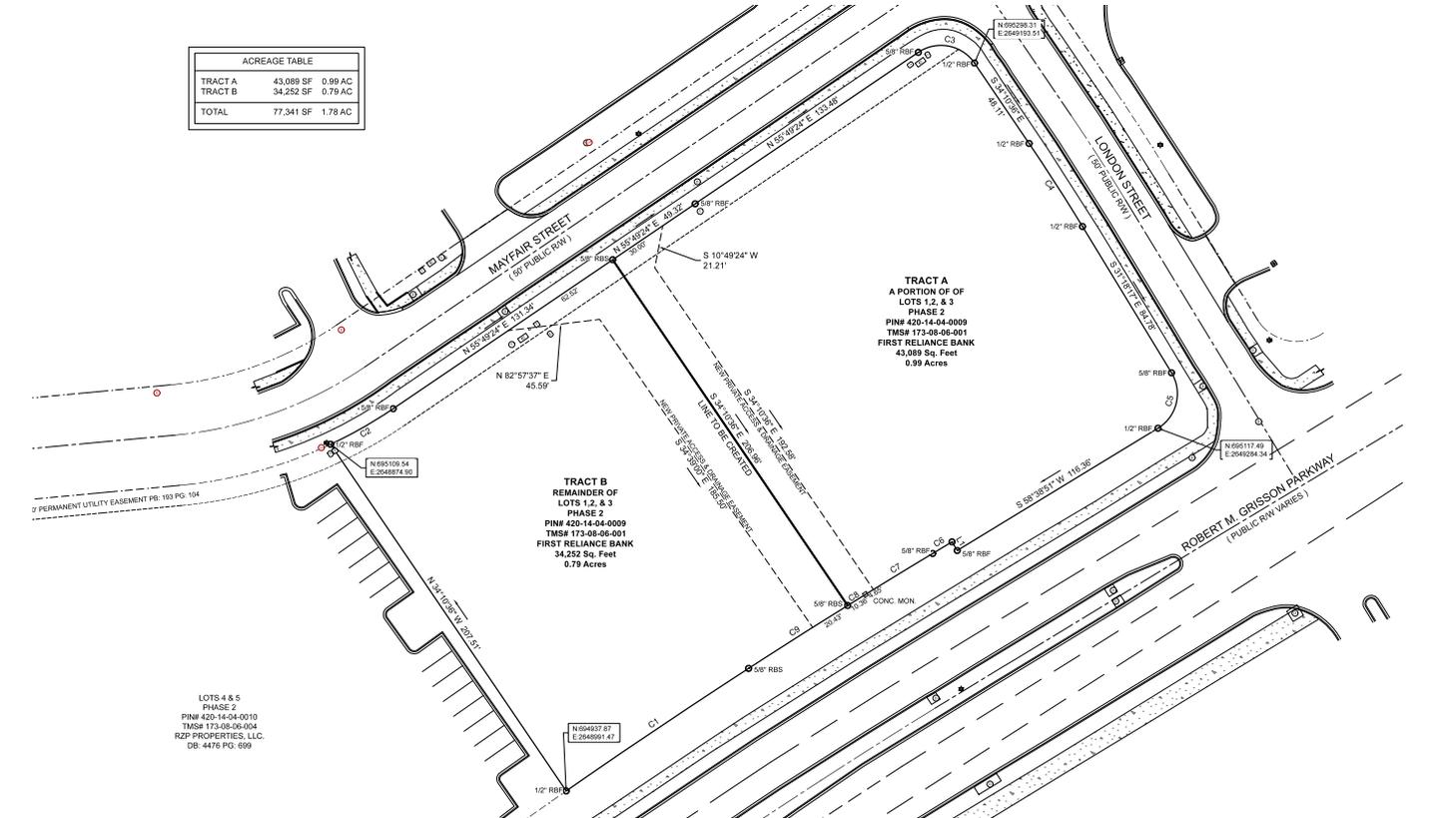
- 0.79 Acre Outparcel for Sale
- Currently part of a larger 1.77 acre parcel with the balance to be developed into a new office headquarters for First Reliance Bank. Expected delivery date summer 2025.
- Parcel will have shared driveway easement off Mayfair Street and could accommodate up to 10,500 SF and be conforming with City of Myrtle Beach parking regulations.



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1501 MAIN ST. SUITE 410
COLUMBIA, SC 29201

0.79 AC Lot in Prime Myrtle Beach Development Area

ACREAGE TABLE			
TRACT A	43,089 SF	0.99 AC	
TRACT B	34,252 SF	0.79 AC	
TOTAL	77,341 SF	1.78 AC	



Mayfair Street Myrtle Beach, SC

Surrounded by numerous professional establishments, shopping, dining and entertainment



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Myrtle Beach Area Demographics



Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,118	20,399	37,343
Total Population	4,318	30,467	57,595
Population White	3,689	23,149	45,329
Population Black	182	4,736	7,647
Population Hispanic	278	3,152	6,493
Population Asian	163	613	1,231
Population American Indian	0	71	119
Population Other	200	876	1,152
Persons Per Household	1.4	1.5	1.5
Average Household Income	\$38,679	\$39,620	\$43,347
Average House Value	\$233,543	\$222,048	\$235,995
Average Age	43.1	39.7	41
Average Age Male	43.6	37.4	40.1
Average Age Female	40.9	40.2	41.1

Source: 2020 American Community Survey (ACS)