

MIXED USE FOR LEASE



9601 OCEAN HWY-3 UNITS AVAILABLE

PAWLEYS ISLAND, SC 29585



NAI THE LITCHFIELD COMPANY
10554 Ocean Highway
Pawleys Island, SC 29585

www.naitlc.com

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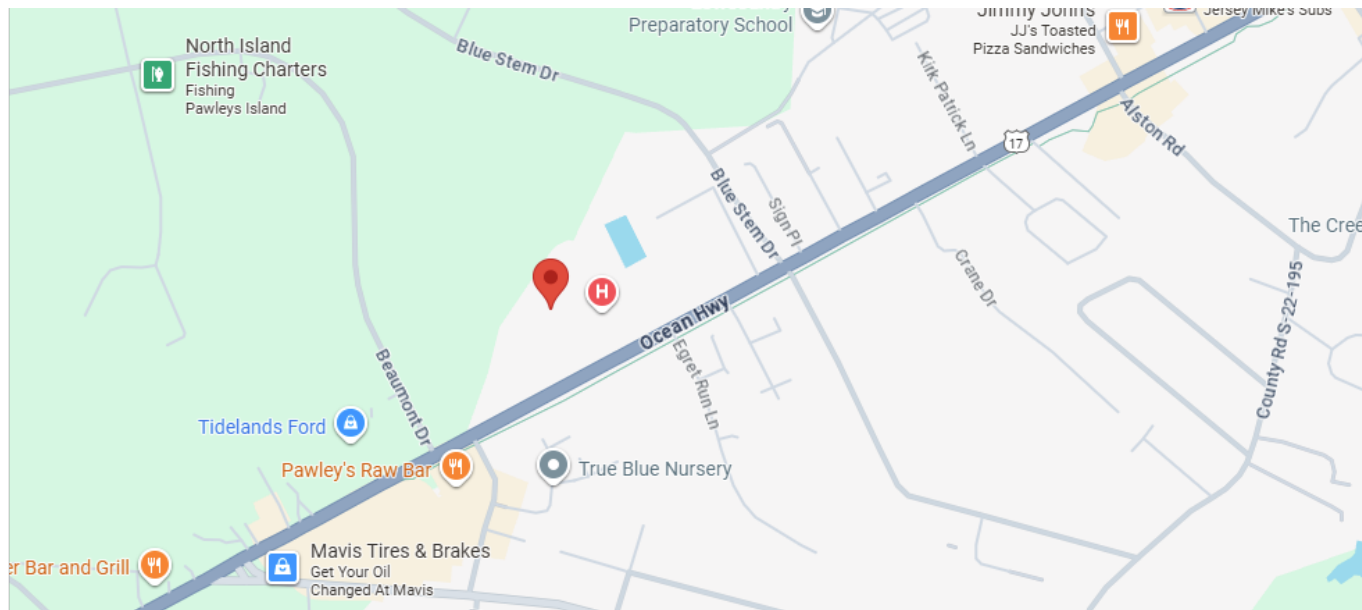
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PROPERTY SUMMARY

9601 OCEAN HIGHWAY | PAWLEYS ISLAND, SC 29585



Property Summary

Price:	\$6,082
Lease Rate:	\$30.00 PSF
Rentable SF:	2,433 - 7,300
NNN:	Yes
Lease Term:	Negotiable
Building SF:	7,300
Floors:	1
APN:	04-0164-001-00-00
County:	Georgetown
Occupancy:	Vacant
HVAC:	Central
Lot Size:	2.80 Acres
Signage:	Yes
Building Class:	New

Property Overview

This property offers an excellent opportunity for businesses in the area. The development will feature three new buildings: two at 6,500 square feet each, and one at 7,300 square feet. Construction on all three buildings is underway. The shell of the back two buildings are expected to be completed by November 2026. This will allow tenants to customize the interior to their specific needs. We are offering tenant improvement allowances and developing a retail-focused design. All necessary infrastructure is already in place, ensuring a rapid delivery timeline for these new buildings. In these buildings, we have various spaces available, ranging from 2,433 to 7,300 square feet. Depending on demand, each building can accommodate two or three tenants. The entire building can also be leased by a single tenant if desired. Please call for more information on this fantastic leasing opportunity for a brand-new building centrally located in Pawleys Island.

Location Overview

Ideally positioned along Ocean Highway (US-17) in Pawleys Island, South Carolina, this location offers excellent visibility and accessibility within one of the Waccamaw Neck's most established commercial corridors. Ocean Highway serves as the primary north-south thoroughfare connecting Pawleys Island with Litchfield, Murrells Inlet, Georgetown, Myrtle Beach, and surrounding coastal communities. Located on Ocean Highway South between Blacks Tire & Auto Center and Tideland's Cardiology.

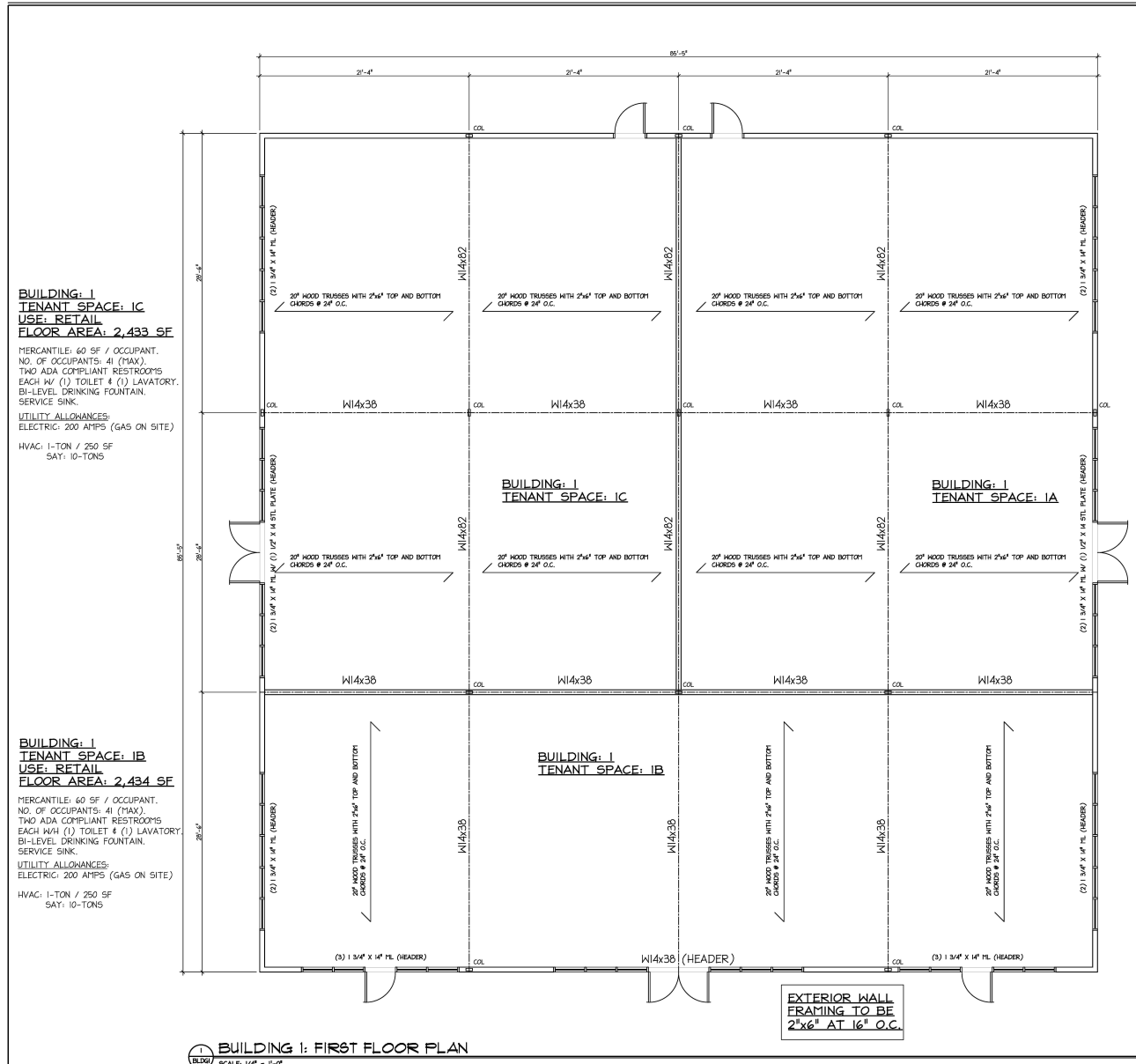
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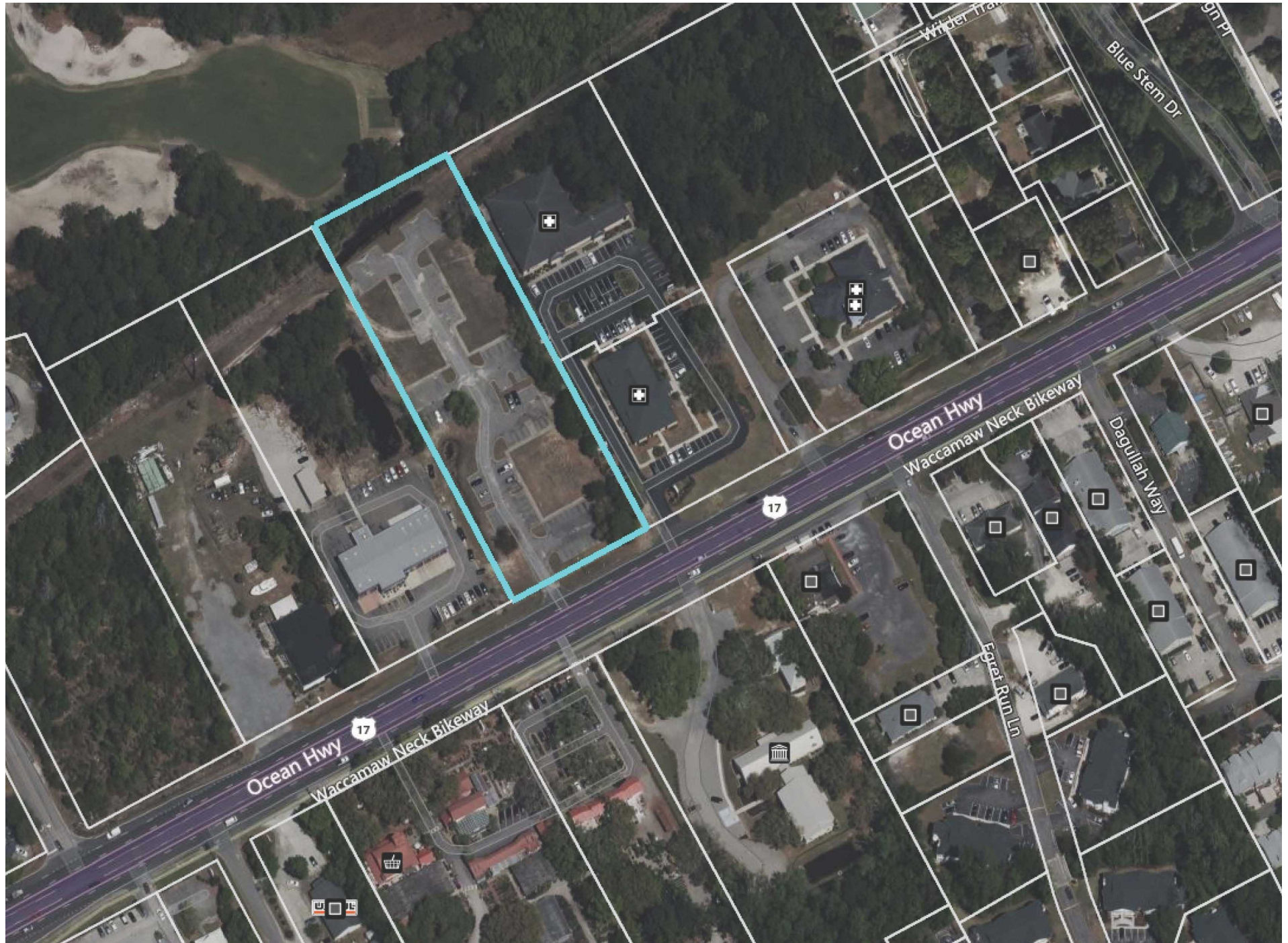
PROPERTY PHOTOS-2 BACK BUILDINGS

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AERIAL MAP

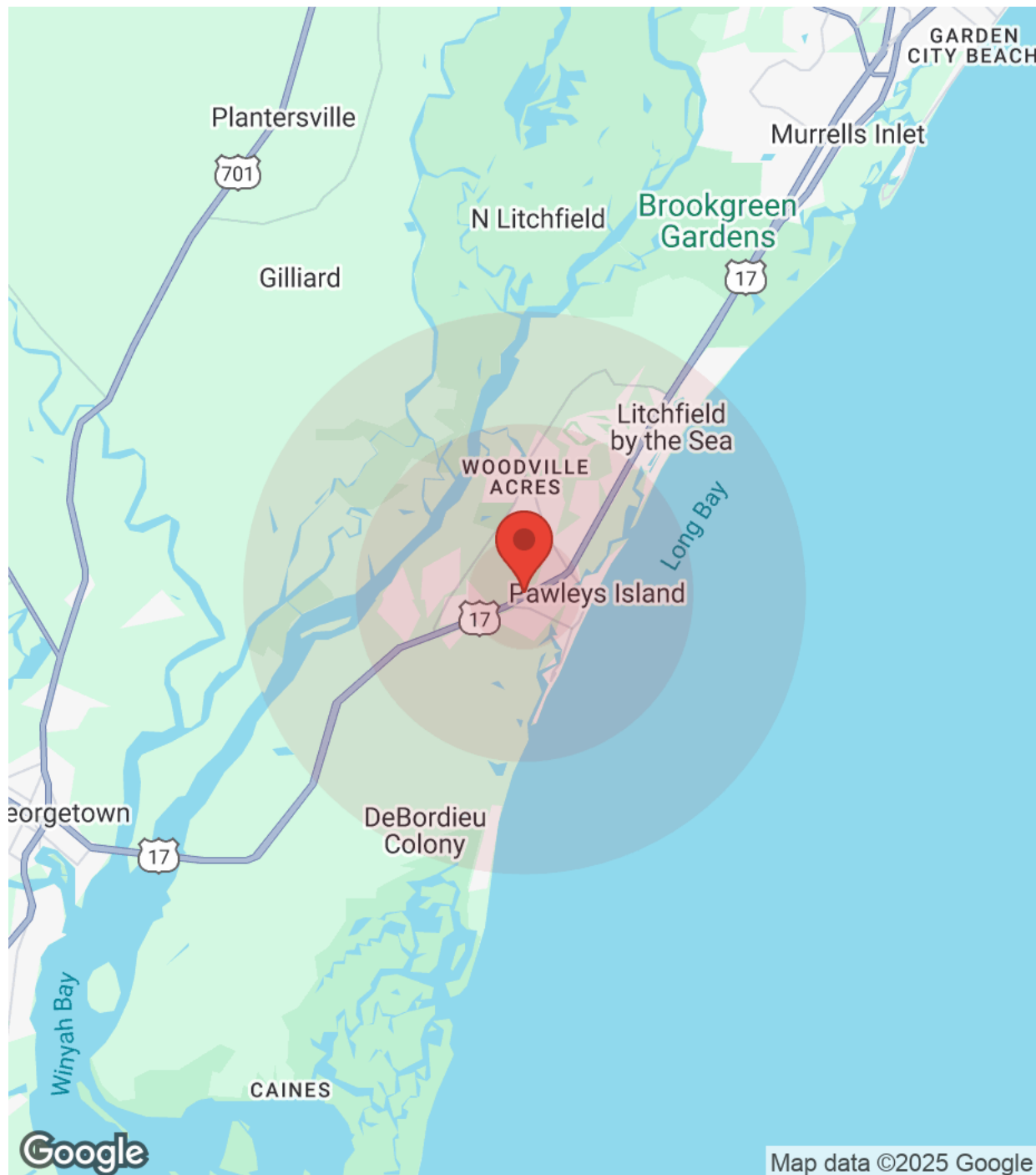
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A map of South Carolina showing major cities, highways, and a red location pin. The map includes labels for cities such as Lancaster, Columbia, Florence, Charleston, and Myrtle Beach. Major highways like I-77, I-20, I-95, and US-17 are marked. A red location pin is placed on the coast near Georgetown, between Myrtle Beach and Charleston. The map also shows the Atlantic Ocean to the east and the state's border with North Carolina to the north.

DEMOGRAPHICS

9601 OCEAN HIGHWAY | PAWLEYS ISLAND, SC 29585



Population	1 Mile	3 Miles	5 Miles
Male	2,002	6,279	9,429
Female	2,308	7,091	10,516
Total Population	4,310	13,370	19,945

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	476	1,541	2,090
Ages 15-24	414	1,236	1,763
Ages 25-54	1,059	3,196	4,350
Ages 55-64	694	2,170	3,243
Ages 65+	1,666	5,228	8,500

Race	1 Mile	3 Miles	5 Miles
White	3,186	10,215	15,794
Black	898	2,404	3,058
Am In/AK Nat	4	9	16
Hawaiian	N/A	4	6
Hispanic	130	447	656
Asian	40	118	168
Multi-Racial	51	172	247
Other	N/A	1	2

Income	1 Mile	3 Miles	5 Miles
Median	\$83,821	\$81,684	\$86,262
< \$15,000	78	325	501
\$15,000-\$24,999	65	166	273
\$25,000-\$34,999	156	312	426
\$35,000-\$49,999	143	550	686
\$50,000-\$74,999	412	1,472	2,275
\$75,000-\$99,999	410	857	1,136
\$100,000-\$149,999	220	977	1,688
\$150,000-\$199,999	277	564	941
> \$200,000	237	885	1,419

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,689	8,098	12,662
Occupied	1,997	6,106	9,343
Owner Occupied	1,712	5,204	7,922
Renter Occupied	285	902	1,421
Vacant	693	1,992	3,319

Your NAI Team



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NAI The Litchfield
Company

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9601 OCEAN HIGHWAY

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