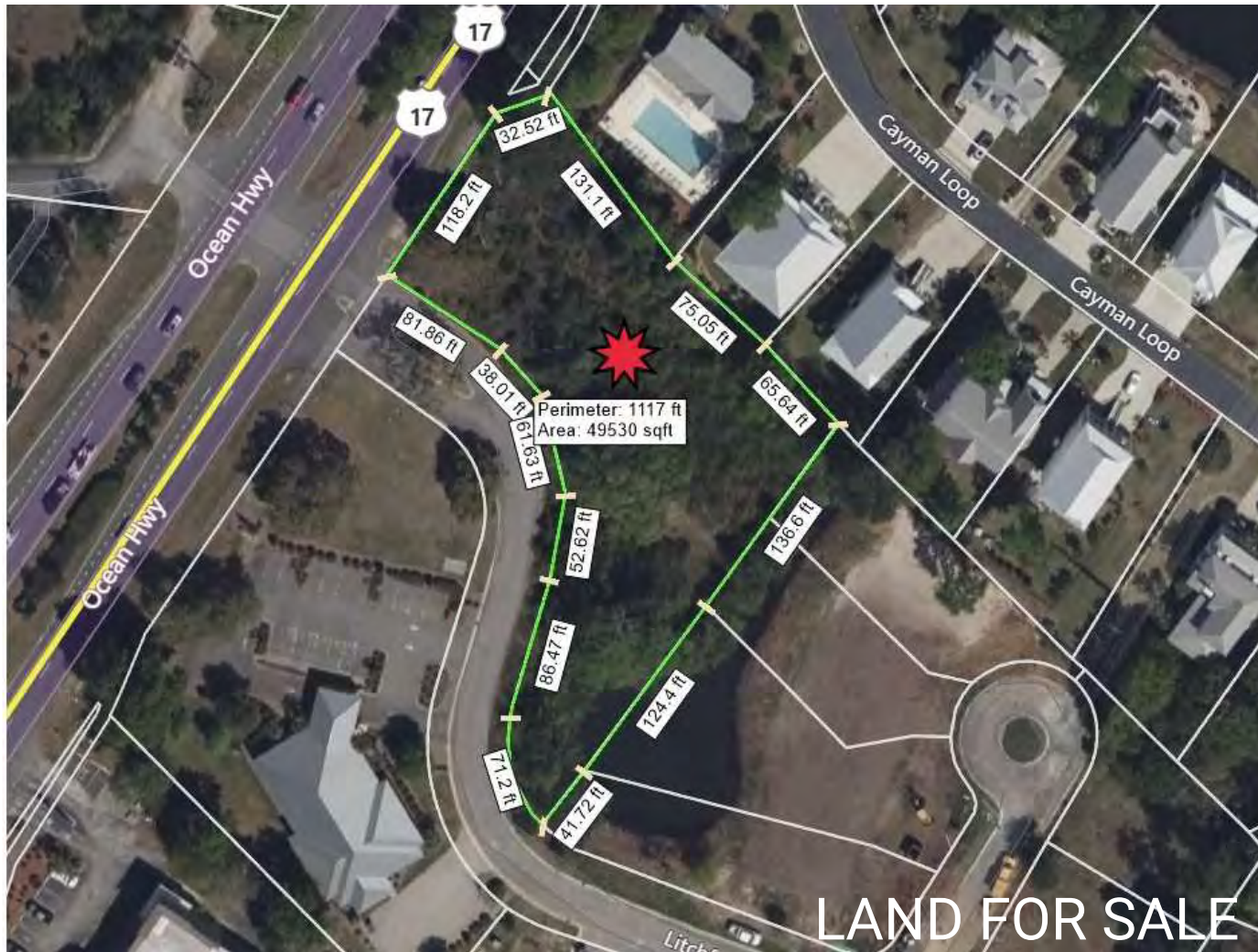


LAND FOR SALE

# 14500 OCEAN HWY

PAWLEYS ISLAND, SC 29585

**NAI** The Litchfield  
Company



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

PRESENTED BY:

**ABERNETHY  
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# PROPERTY SUMMARY

14500 OCEAN HIGHWAY



## Property Summary

APN:	04-0134-001-12-00
Price:	\$599,000
County:	SC - Georgetown
Lot Size:	1.10 Acres
Frontage:	118 FT
Signal Intersection:	Willbrook Blvd & N. Boyle Dr.
Traffic Count:	39,400
Type:	Land
Utilities:	At the road
Zoning:	General Commercial

## Property Overview

Prime Commercial Real Estate on Highway 17 in Litchfield Area of Pawleys Island. This site has a curb cut in place on Hwy 17 coming from the North headed South. There is already a spine road in place for entry on Hwy 17 and stormwater retention installed. This property has a lot of cost savings in place for development. There are some beautiful live oaks trees that are on the property and not within the building envelope. Near Medical offices, Retail Businesses and surrounded by growing Residential as well. Near Retreat Park and Applewood Restaurant

## Location Overview

At Litchfield Landings. The East side of 17 on Ocean Highway North in Pawleys Island Main Land / Litchfield



# PROPERTY PHOTOS

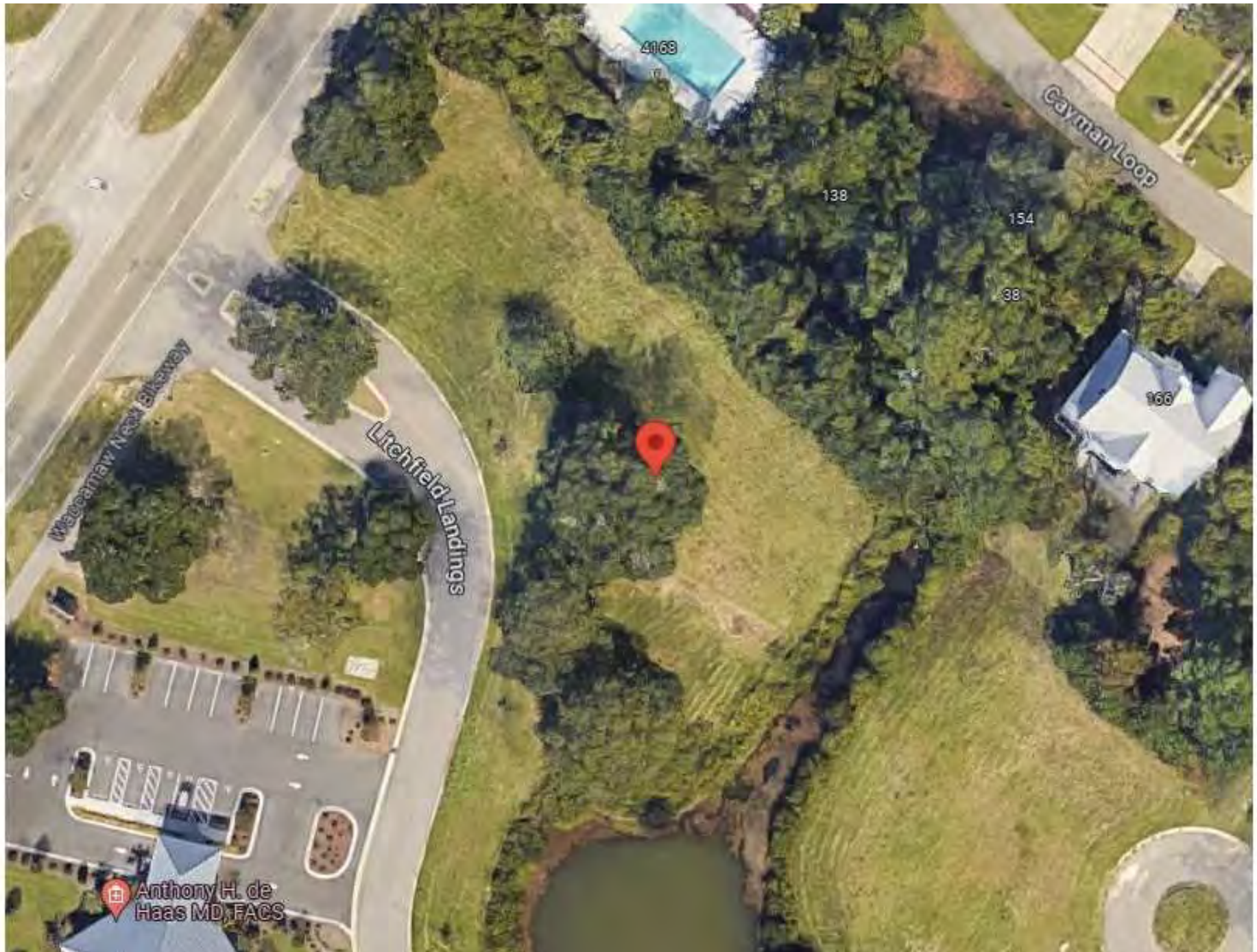
14500 OCEAN HIGHWAY





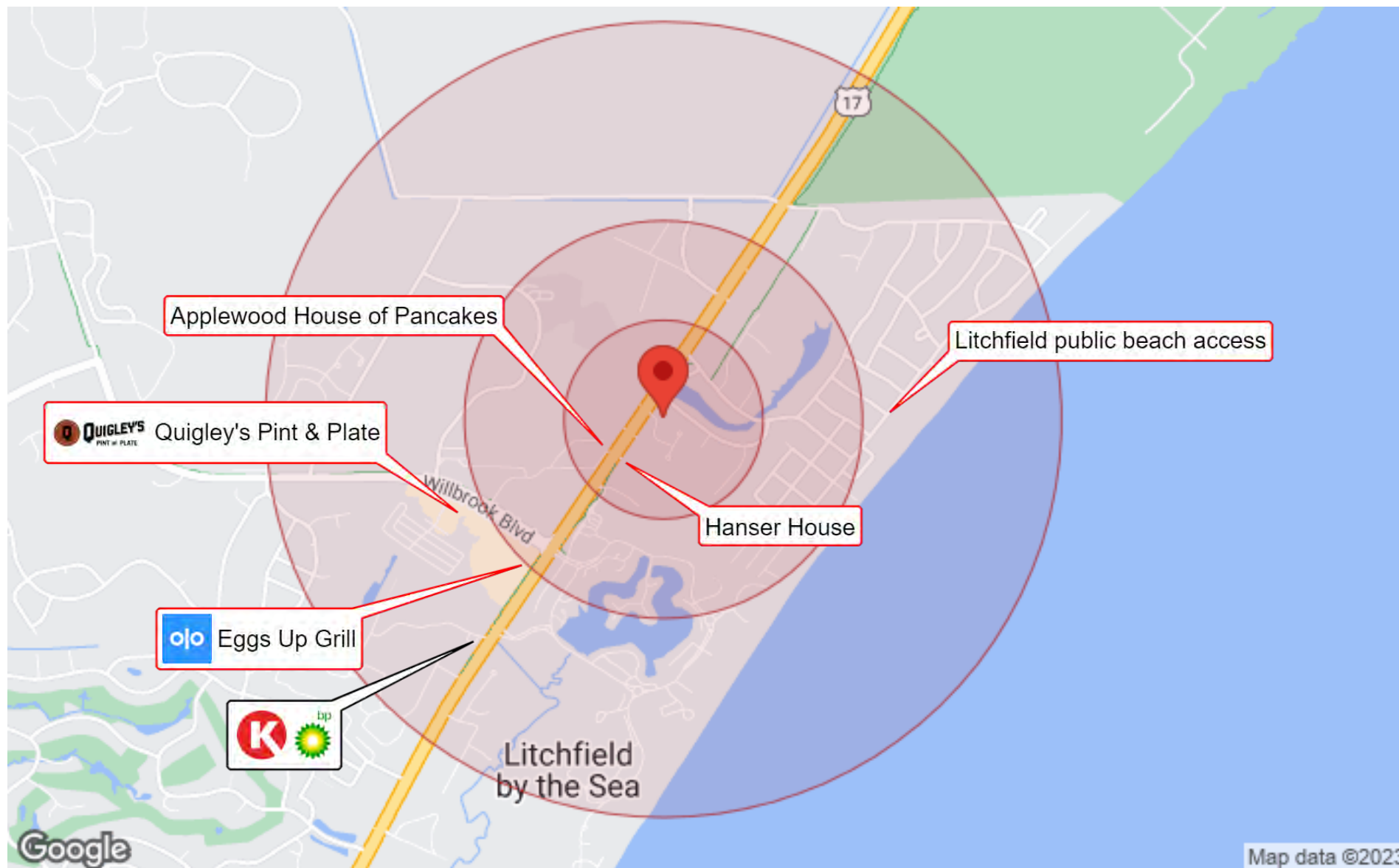
# PROPERTY PHOTOS

14500 OCEAN HIGHWAY



# BUSINESS MAP

14500 OCEAN HIGHWAY



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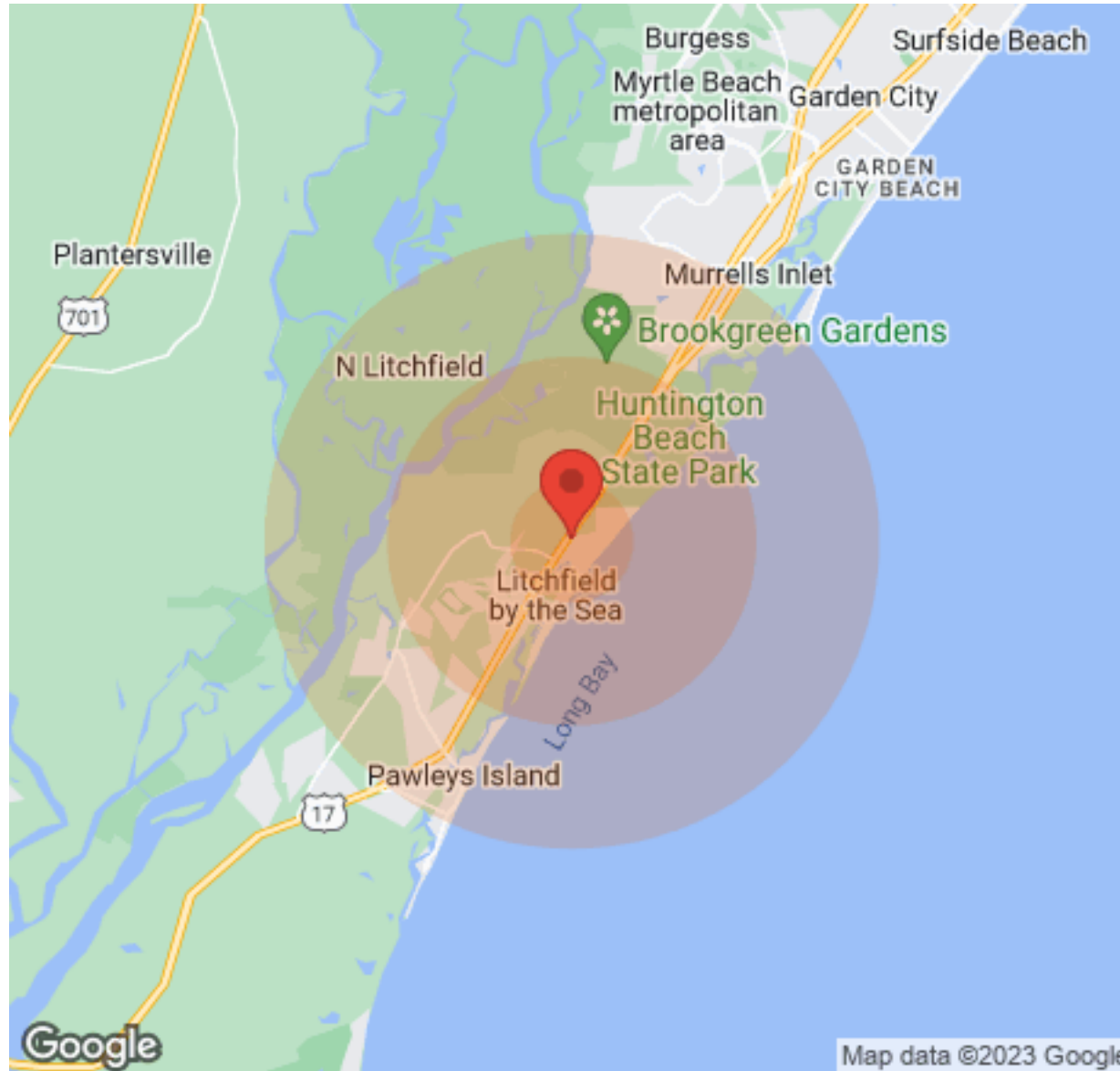
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# DEMOGRAPHICS

14500 OCEAN HIGHWAY



Population	1 Mile	3 Miles	5 Miles
Male	355	3,451	6,160
Female	391	4,235	7,438
Total Population	746	7,686	13,598

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	61	759	1,663
Ages 15-24	53	552	1,308
Ages 25-54	241	2,115	3,929
Ages 55-64	128	1,203	2,027
Ages 65+	263	3,057	4,671

Race	1 Mile	3 Miles	5 Miles
White	742	7,363	11,914
Black	4	287	1,569
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	21	155
Multi-Racial	N/A	68	226

Income	1 Mile	3 Miles	5 Miles
Median	\$82,758	\$56,938	\$55,296
< \$15,000	37	444	756
\$15,000-\$24,999	25	412	724
\$25,000-\$34,999	33	496	630
\$35,000-\$49,999	53	459	813
\$50,000-\$74,999	32	759	1,270
\$75,000-\$99,999	55	360	736
\$100,000-\$149,999	70	474	680
\$150,000-\$199,999	N/A	134	233
> \$200,000	61	243	450

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,796	6,783	10,152
Occupied	328	3,621	5,933
Owner Occupied	287	2,895	4,741
Renter Occupied	41	726	1,192
Vacant	1,468	3,162	4,219

# Your NAI Team



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**NAI** The Litchfield  
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14500 OCEAN HIGHWAY

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