

SALE / LEASE

RETAIL PAD SITE_HWY 17 BYPASS & TADLOCK DR

Parcel C Tadlock Dr Murrells Inlet, SC 29574



PROPERTY DESCRIPTION

0.85 acre developed pad site with off-site stormwater and pylon signage on Home Depot pylon fronting Hwy 17 Byp. Excellent location adjacent to Home Depot, Dunkin, Starbucks, Mattress Firm, Aspen Dental, Pet Supplies Plus, Spectum, and directly across Hwy 17 Bypass from Inlet Square Mall (redevelopment underway). In addition, a new 4 story luxury apartment complex was recently completed on the frontage road just south of Home Depot. The subject property is accessible from the signalized intersection of Hwy 17 Bypass and Tadlock Dr.

LOCATION DESCRIPTION

Located in one of the fastest growing submarkets (Murrells Inlet) of Horry County. Prince Creek, an upscale master planned community surrounding TPC Myrtle Beach with over 16,000 households within a 3 mile radius, stretches from Hwy 707 to Tournament Blvd. The Myrtle Beach MSA is one of the fastest growing MSAs in the United States. Average Daily Traffic Count on Hwy 17 Byp is 36,700. Permanent Population within a 5 mile radius is 70,411.

OFFERING SUMMARY

Sale Price:	\$600,000
Lease Rate:	Call for Rates
Lot Size:	0.85 acre
Frontage:	251'
Zoning:	RE3 (Horry County)
PIN:	46906030007

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,072	17,494	33,288
Total Population	6,165	36,032	70,411
Average HH Income	\$76,840	\$93,192	\$90,959

Drew Parks

(843) 455-0216

drewparks@seacoastrealty.com



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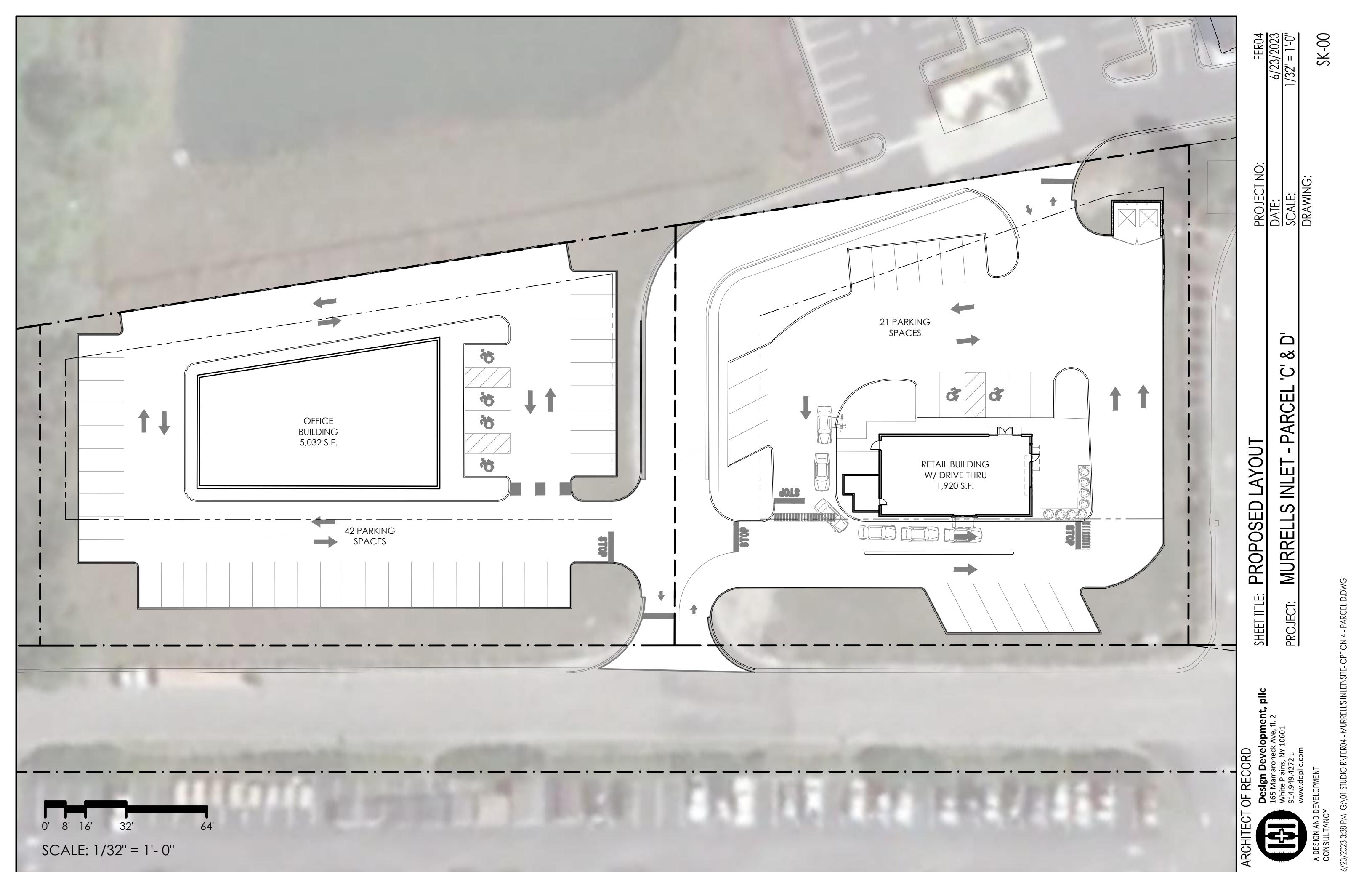
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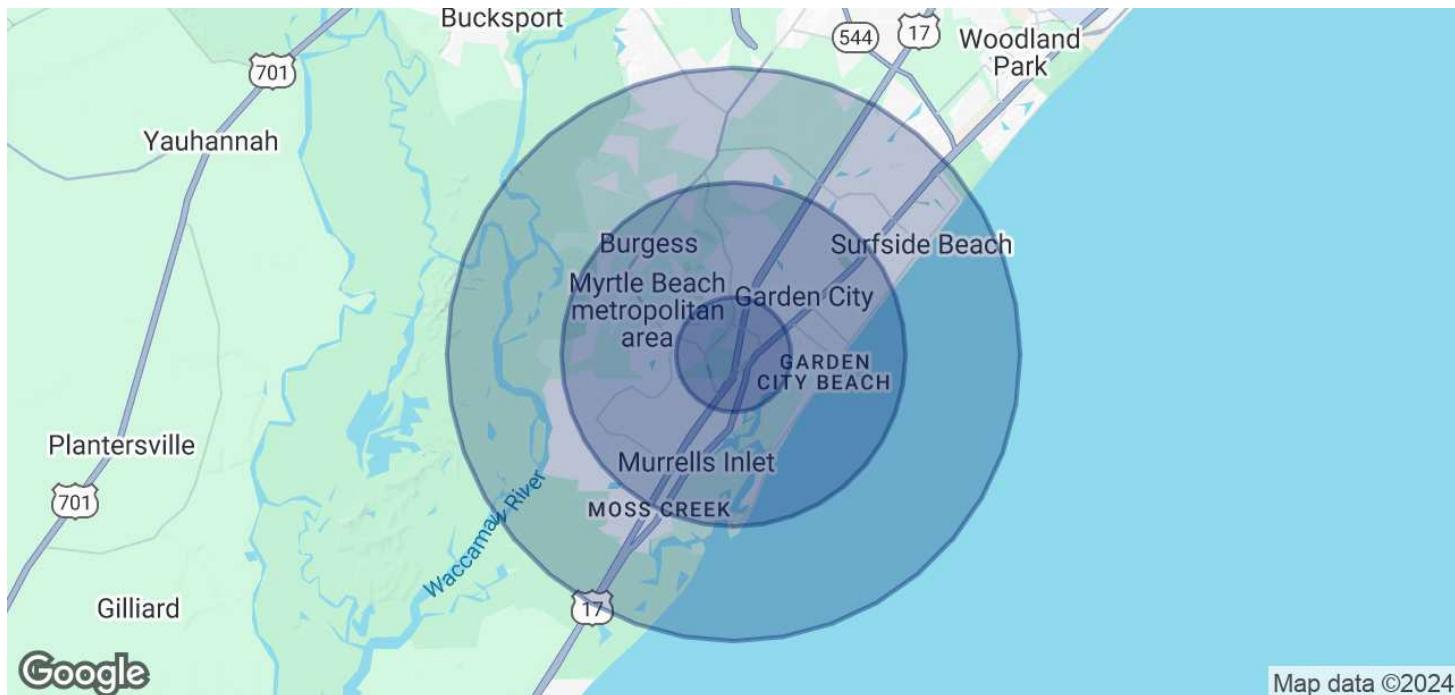
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,165	36,032	70,411
Average Age	56.2	55.1	52.7
Average Age (Male)	54.8	53.9	51.5
Average Age (Female)	57.4	56.1	53.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,072	17,494	33,288
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$76,840	\$93,192	\$90,959
Average House Value	\$346,997	\$423,505	\$387,839

* Demographic data derived from 2020 ACS - US Census

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