

LAND FOR SALE



7770 HIGHWAY 707 - 7.33 AC

MYRTLE BEACH, SC 29588



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

www.naitlc.com

PRESENTED BY:

**ABERNETHY
& JONES**
COMMERCIAL GROUP

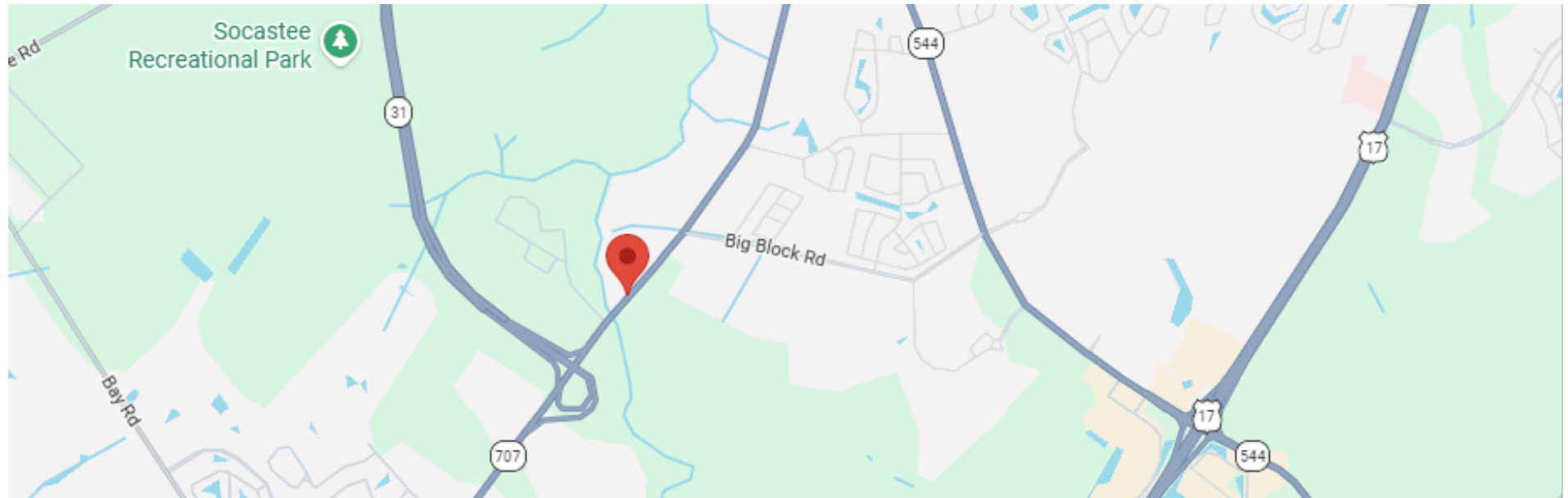
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PROPERTY SUMMARY

7770 HIGHWAY 707 | MYRTLE BEACH, SC 29588



Property Summary

Price:	\$999,000
County:	Horry
Zoning:	NC-Neighborhood Commercial
APN:	44808040001, 44809010008 & 44809010009
Lot Size:	7.33 Acres
Frontage:	500 Feet
Traffic Count:	20,500
Type:	Land

Property Overview

7.33 acres zoned Neighborhood Commercial along Hwy 707 in Myrtle Beach, SC. Prime location at the intersection of Hwy 31 and Hwy 707. The side road is half owned by seller so you do have access to the side road as well. Prime commercial land sale.

The property does have 7 mobile home lots in place with water, sewer and power hook ups. The mobile homes on site do not covey and are on month to month lease. The highest and best use is to develop the site for commercial use.

The property has a lot of frontage along Hwy 707 and several curb cuts already in place.

Location Overview

Great location on Highway 707 between Myrtle Beach and Murrells Inlet. Access to Highway 31, Highway 544 and Highway 17 at each end of 707.

PROPERTY PHOTOS

7770 HIGHWAY 707 | MYRTLE BEACH, SC 29588



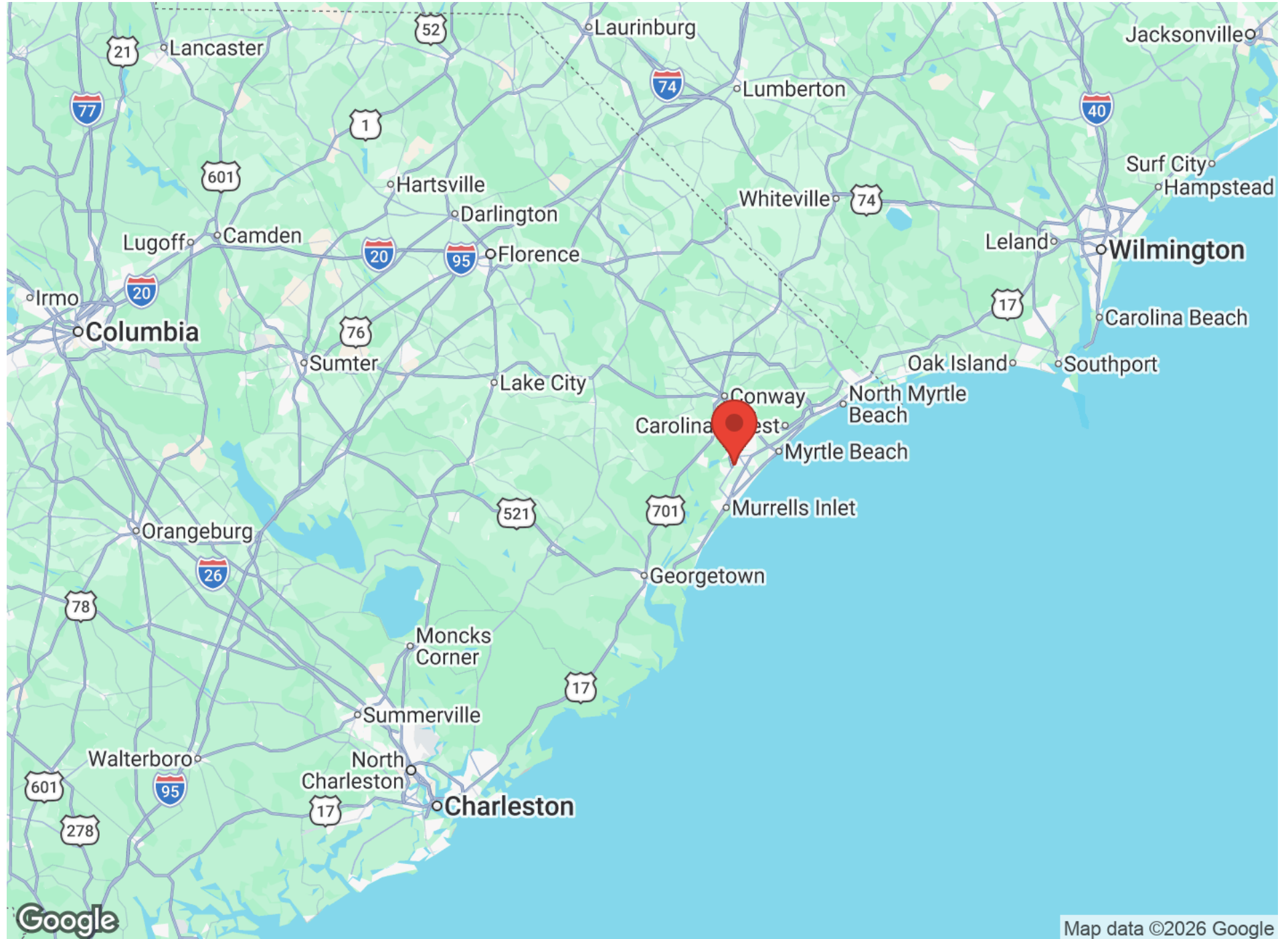
BUSINESS MAP

7770 HIGHWAY 707 | MYRTLE BEACH, SC 29588



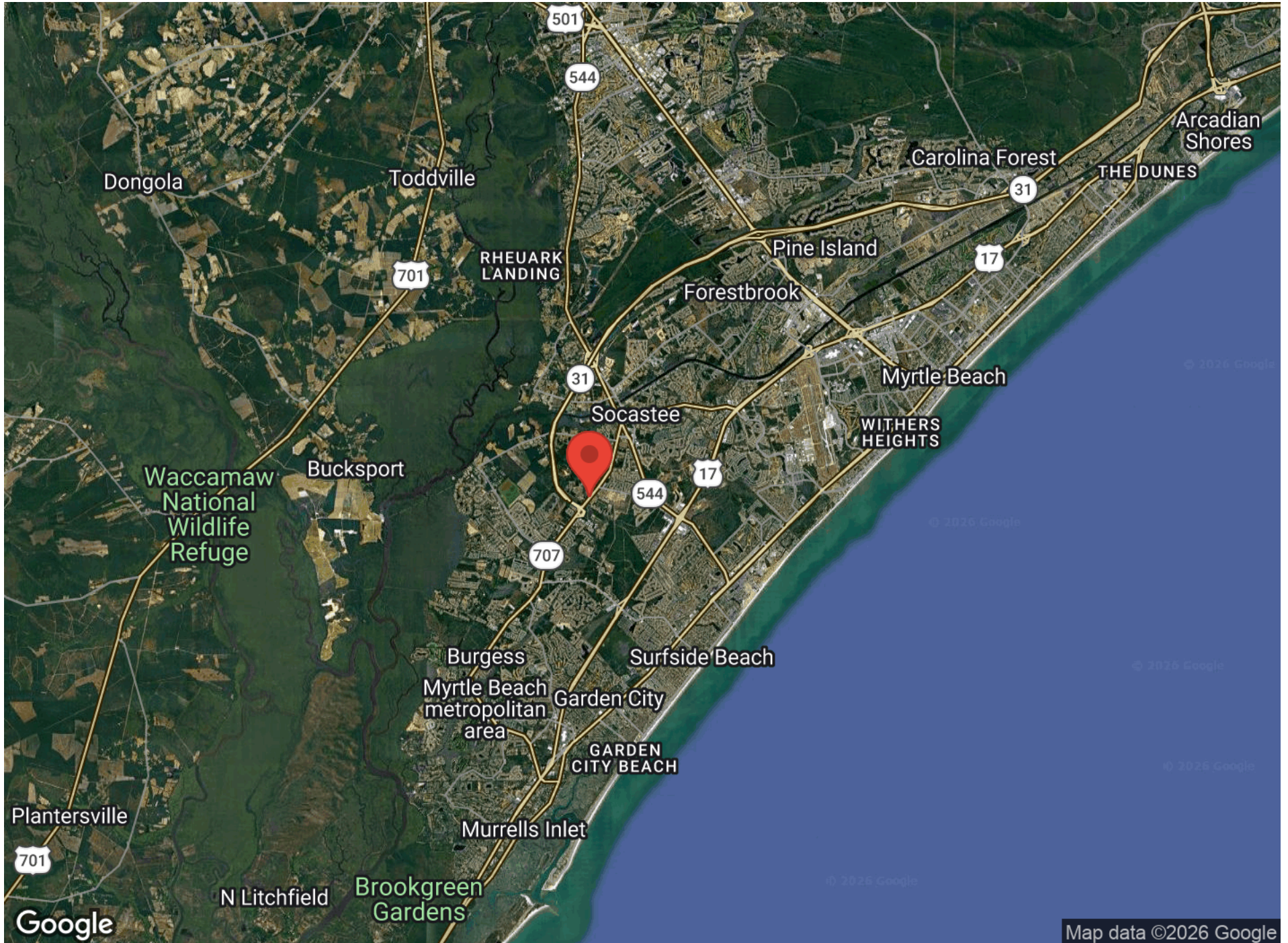
REGIONAL MAP

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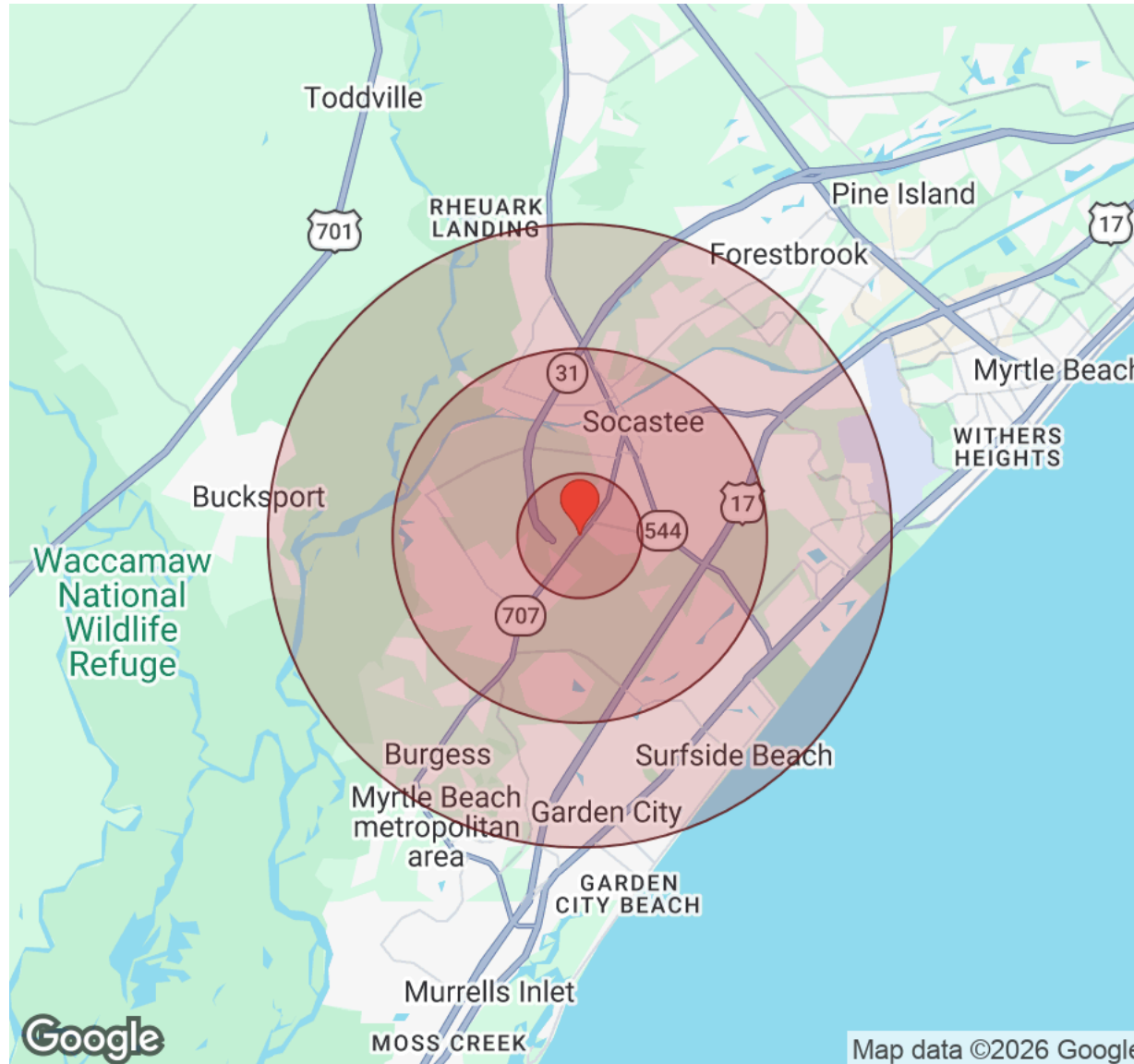
AERIAL MAP

7770 HIGHWAY 707 | MYRTLE BEACH, SC 29588



DEMOGRAPHICS

7770 HIGHWAY 707 | MYRTLE BEACH, SC 29588



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,394	20,137	47,704
Female	1,533	21,854	51,187
Total Population	2,927	41,991	98,891

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,286	32,648	78,955
Black	239	3,901	7,713
Am In/AK Nat	8	63	138
Hawaiian	N/A	29	69
Hispanic	256	3,477	7,951
Asian	61	865	1,790
Multiracial	75	999	2,245
Other	1	8	30

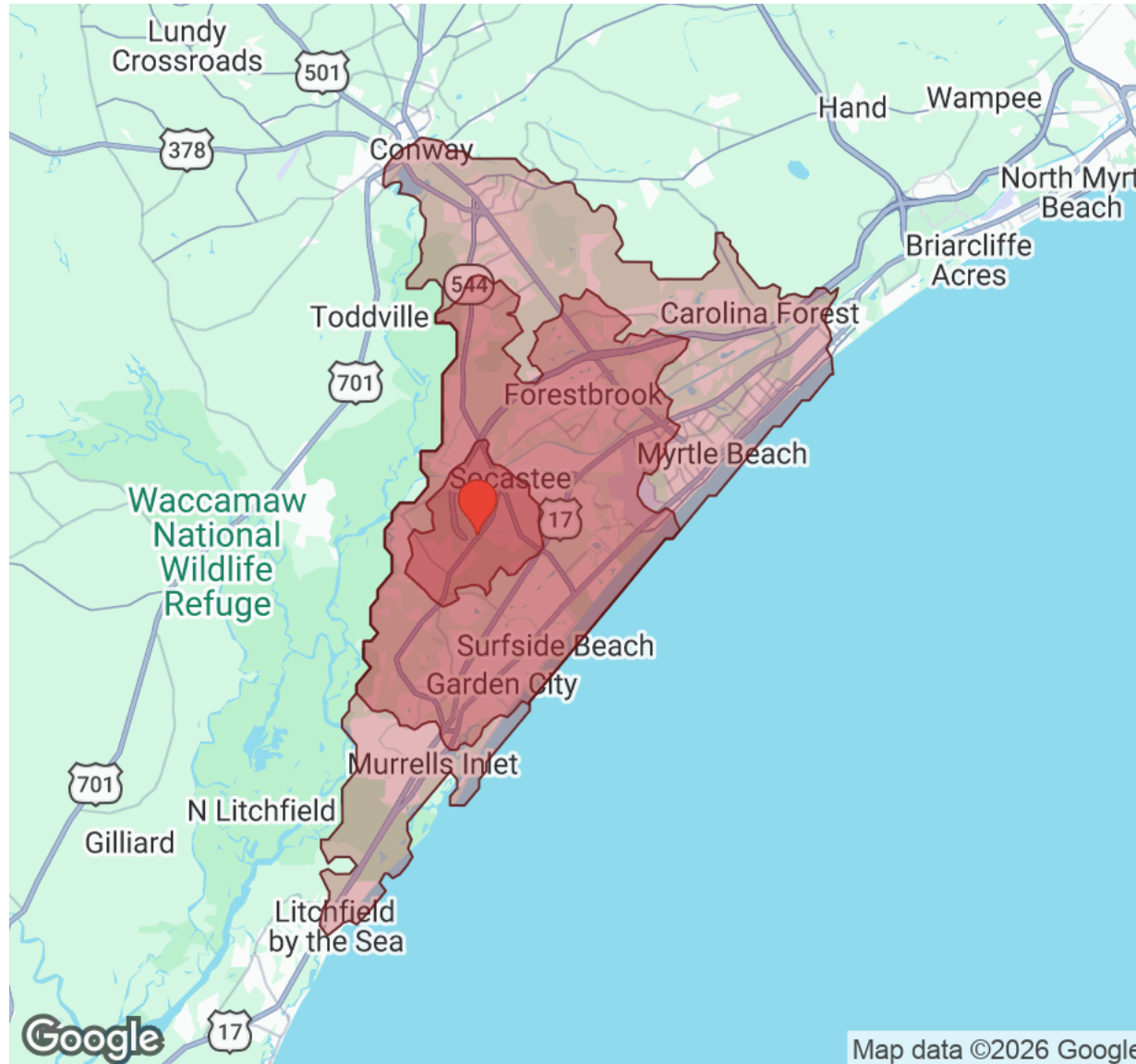
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,531	23,371	58,981
Occupied	1,251	18,668	45,778
Owner Occupied	1,035	13,619	33,813
Renter Occupied	216	5,049	11,965
Vacant	280	4,703	13,203

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	422	5,912	12,652
Ages 15 - 24	288	4,135	8,622
Ages 25 - 54	1,000	14,028	31,458
Ages 55 - 64	434	6,493	16,331
Ages 65+	782	11,422	29,827

Income	1 Mile	3 Miles	5 Miles
Median	\$74,795	\$77,725	\$75,281
Under \$15k	73	1,217	3,338
\$15k - \$25k	99	1,163	2,804
\$25k - \$35k	78	1,235	3,266
\$35k - \$50k	82	1,955	5,745
\$50k - \$75k	295	3,423	7,657
\$75k - \$100k	216	3,128	6,968
\$100k - \$150k	235	3,598	8,447
\$150k - \$200k	21	1,522	4,014
Over \$200k	152	1,427	3,539

DEMOGRAPHICS

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Driving Time: ■ 5 Mins ■ 15 Mins ■ 25 Mins

Population	5 Mins	15 Mins	25 Mins
Male	9,441	72,693	122,763
Female	10,246	77,244	122,253
Total Population	19,687	149,937	245,016

Race / Ethnicity	5 Mins	15 Mins	25 Mins
White	15,139	118,465	187,927
Black	1,902	12,295	25,114
Am In/AK Nat	35	210	368
Hawaiian	8	90	123
Hispanic	1,721	12,490	20,655
Asian	406	2,744	4,802
Multiracial	474	3,598	5,905
Other	4	45	98

Housing	5 Mins	15 Mins	25 Mins
Total Units	10,577	87,744	139,607
Occupied	8,535	68,140	108,214
Owner Occupied	6,324	50,611	76,264
Renter Occupied	2,211	17,529	31,950
Vacant	2,042	19,604	31,394

Age	5 Mins	15 Mins	25 Mins
Ages 0 - 14	2,884	19,867	32,253
Ages 15 - 24	2,010	13,759	30,049
Ages 25 - 54	6,886	48,453	79,549
Ages 55 - 64	2,940	24,183	37,182
Ages 65+	4,966	43,679	65,984

Income	5 Mins	15 Mins	25 Mins
Median	\$73,065	\$76,503	\$75,335
Under \$15k	452	5,010	8,830
\$15k - \$25k	584	4,110	6,809
\$25k - \$35k	621	4,355	7,088
\$35k - \$50k	908	8,457	12,975
\$50k - \$75k	1,796	11,507	18,185
\$75k - \$100k	1,341	10,479	16,416
\$100k - \$150k	1,629	13,295	19,802
\$150k - \$200k	532	5,655	8,791
Over \$200k	674	5,271	9,319

Your NAI Team



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NAI The Litchfield
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