

28,150 VPD

250'

±0.74 - 1.47 AC

MINEOLA AVE

1630 US-17 S & 4309 MINEOLA AVE.



DEVELOPMENT SITE AVAILABLE

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1630 US-17 S & 4309 MINEOLA AVE.



ADDRESS

 1630 US-17 S & 4309
Mineola Avenue
Little River, SC 29566

TMS# 1181508003 & Portion of 1181508037

AVAILABILITY

- ±0.74 - 1.47 AC
- ±250' Frontage
- ±255' Depth

NEIGHBORING RETAILERS



FEATURES

- Highly visible site with access to stoplight located in Little River, SC (Myrtle Beach MSA)
- Situated on Highway 17, in close proximity to numerous national/regional retailers such as Lowes Foods, Food Lion, TD Bank, Truist Bank, and Advance Auto Parts
- Traffic Count: 28,150 VPD
- County: Horry
- Zoning: Highway Commercial (HC)

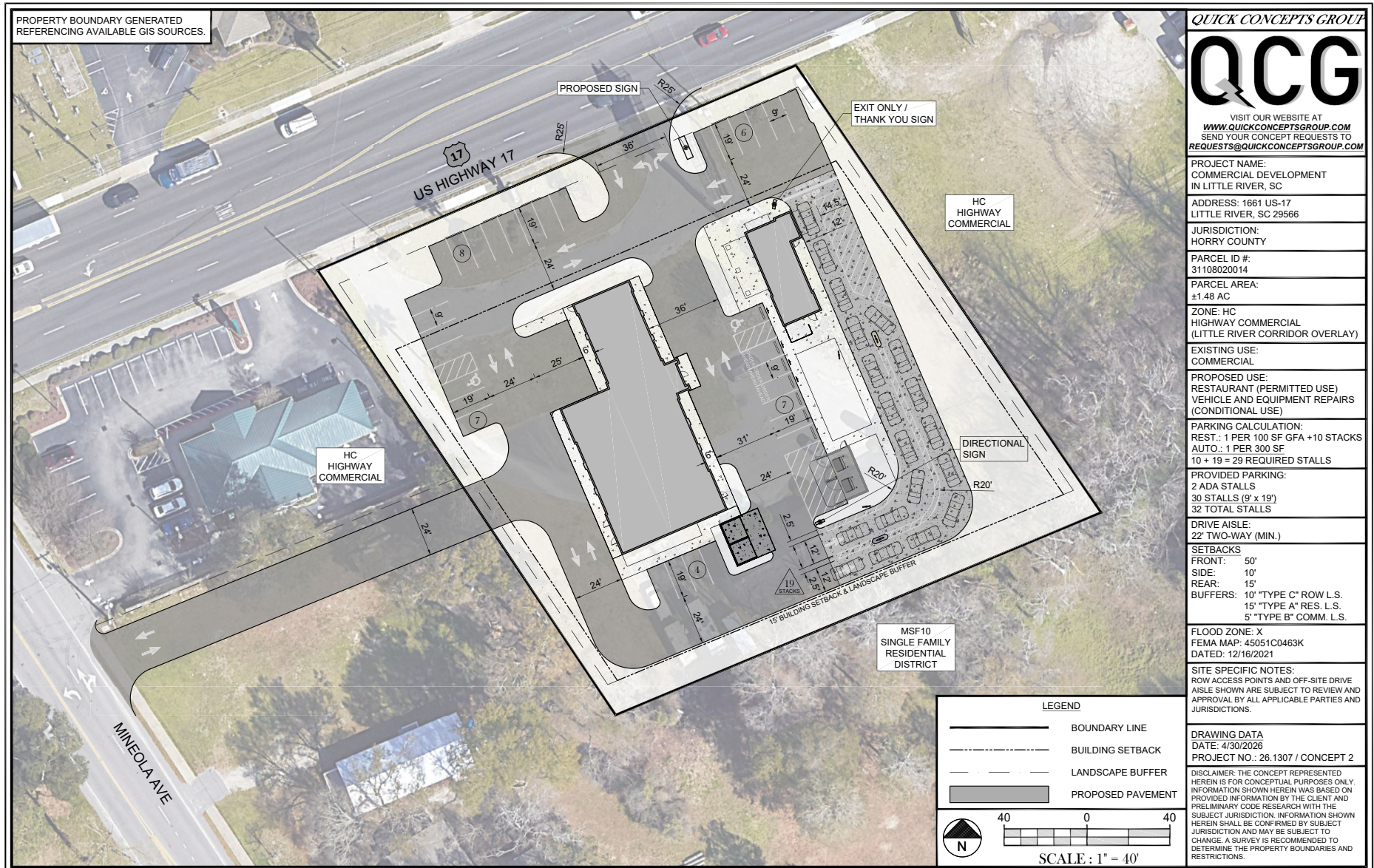
FOR SALE, GROUND LEASE, OR BTS

CONTACT BROKERS FOR PRICING

1630 US-17 S & 4309 MINEOLA AVE.



CONCEPTUAL SITE PLAN



QUICK CONCEPTS GROUP



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REQUESTS@QUICKCONCEPTSGROUP.COM

PROJECT NAME:
 COMMERCIAL DEVELOPMENT
 IN LITTLE RIVER, SC

ADDRESS: 1661 US-17
 LITTLE RIVER, SC 29566

JURISDICTION:
 HORRY COUNTY

PARCEL ID #:
 31108020014

PARCEL AREA:
 ±1.48 AC

ZONE: HC
 HIGHWAY COMMERCIAL
 (LITTLE RIVER CORRIDOR OVERLAY)

EXISTING USE:
 COMMERCIAL

PROPOSED USE:
 RESTAURANT (PERMITTED USE)
 VEHICLE AND EQUIPMENT REPAIRS
 (CONDITIONAL USE)

PARKING CALCULATION:
 REST.: 1 PER 100 SF GFA + 10 STACKS
 AUTO.: 1 PER 300 SF
 10 + 19 = 29 REQUIRED STALLS

PROVIDED PARKING:
 2 ADA STALLS
 30 STALLS (9' x 19')
 32 TOTAL STALLS

DRIVE AISLE:
 22' TWO-WAY (MIN.)

SETBACKS
 FRONT: 50'
 SIDE: 10'
 REAR: 15'
 BUFFERS: 10' "TYPE C" ROW L.S.
 15' "TYPE A" RES. L.S.
 5' "TYPE B" COMM. L.S.

FLOOD ZONE: X
 FEMA MAP: 45051C0463K
 DATED: 12/16/2021

SITE SPECIFIC NOTES:
 ROW ACCESS POINTS AND OFF-SITE DRIVE
 AISLE SHOWN ARE SUBJECT TO REVIEW AND
 APPROVAL BY ALL APPLICABLE PARTIES AND
 JURISDICTIONS.

DRAWING DATA
 DATE: 4/30/2026
 PROJECT NO.: 26.1307 / CONCEPT 2

DISCLAIMER: THE CONCEPT REPRESENTED
 HEREIN IS FOR CONCEPTUAL PURPOSES ONLY.
 INFORMATION SHOWN HEREIN WAS BASED ON
 PROVIDED INFORMATION BY THE CLIENT AND
 PRELIMINARY CODE RESEARCH WITH THE
 SUBJECT JURISDICTION. INFORMATION SHOWN
 HEREIN SHALL BE CONFIRMED BY SUBJECT
 JURISDICTION AND MAY BE SUBJECT TO
 CHANGE. A SURVEY IS RECOMMENDED TO
 DETERMINE THE PROPERTY BOUNDARIES AND
 RESTRICTIONS.

LEGEND

- BOUNDARY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED PAVEMENT

N

40 0 40

SCALE : 1" = 40'

1630 US-17 S & 4309 MINEOLA AVE.

TRINITY
PARTNERS

RETAIL MAP



1630 US-17 S & 4309 MINEOLA AVE.



DEMOGRAPHICS REPORT

2025

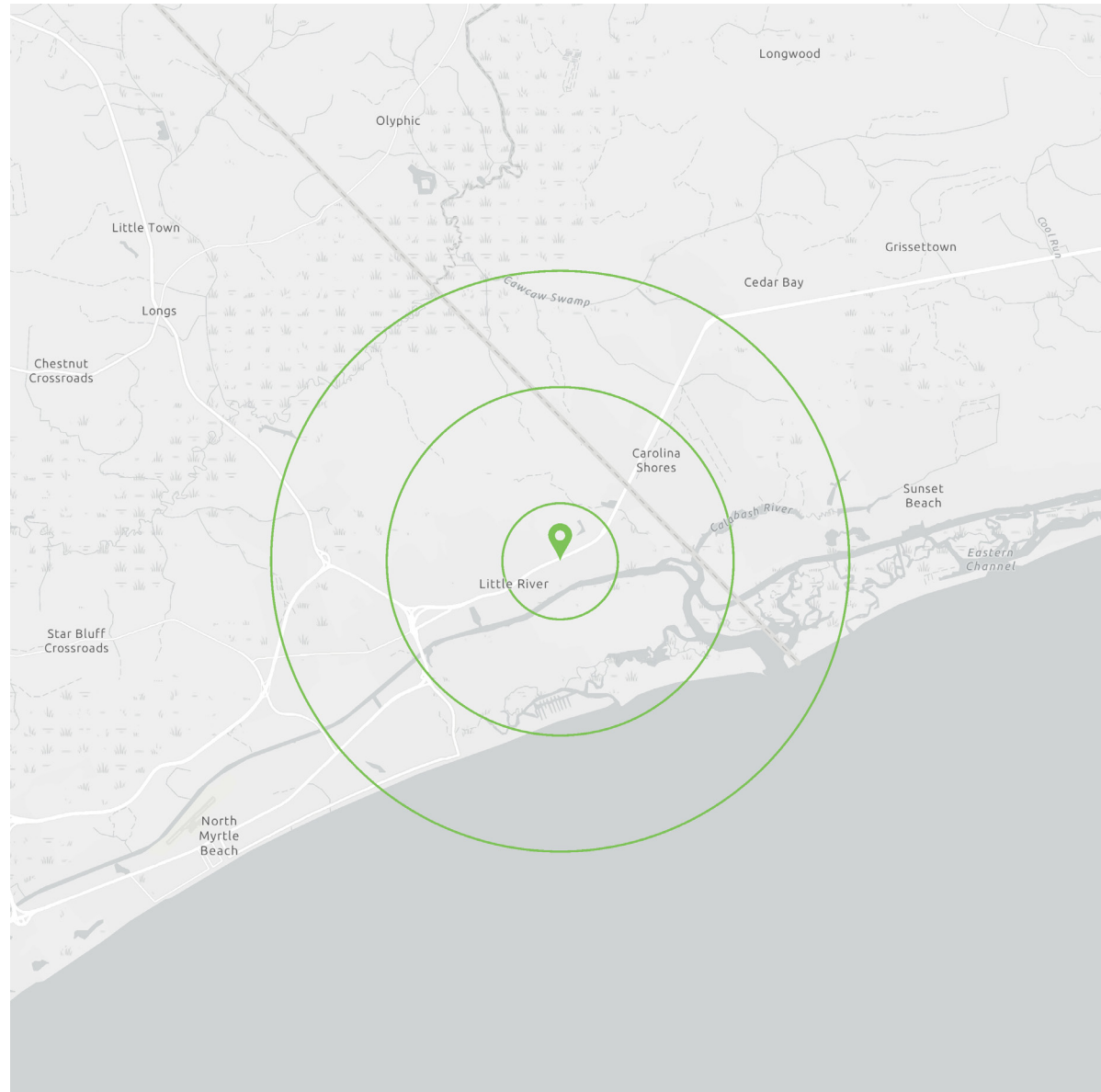
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,502	23,754	47,881
HOUSEHOLDS	2,332	12,186	23,872
FAMILIES	1,336	7,251	14,790
AVERAGE HOUSEHOLD SIZE	1.93	1.94	2.00
OWNER OCCUPIED HOUSING UNITS	1,722	9,943	20,119
RENTER OCCUPIED HOUSING UNITS	610	2,243	3,753
MEDIAN AGE	56.6	62.1	62.4
MEDIAN HOUSEHOLD INCOME	\$72,640	\$72,435	\$75,458
AVERAGE HOUSEHOLD INCOME	\$86,562	\$94,474	\$98,032

2030

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,140	27,338	55,154
HOUSEHOLDS	2,697	14,179	27,772
FAMILIES	1,529	8,355	17,044
AVERAGE HOUSEHOLD SIZE	1.91	1.92	1.98
OWNER OCCUPIED HOUSING UNITS	2,055	11,860	23,426
RENTER OCCUPIED HOUSING UNITS	642	2,319	4,346
MEDIAN AGE	56.3	62.3	62.7
MEDIAN HOUSEHOLD INCOME	\$82,092	\$80,172	\$82,875
AVERAGE HOUSEHOLD INCOME	\$99,397	\$106,527	\$109,564



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CONTACT FOR DETAILS



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