

# OFFICE BUILDING

9657 OCEAN HWY PAWLEYS ISLAND, SC 29585

# FOR LEASE



**NORVELL**  
REAL ESTATE GROUP

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# PROPERTY OVERVIEW

Situated within the Inlet Professional Plaza just off Ocean Highway (17), this multi-tenant office building offers a functional layout with shared and private entrances ideal for professional and medical use. The property is surrounded by established residential, medical, and commercial development, a convenient and accessible setting for a variety of business uses. Suites 1,2, & "Building A" are contiguous (6,627 SF). Currently there are two tenants occupying suites 4 & 5. Lease information available upon request.

|  |  |
|--|--|
| <b>Rate:</b>                                 | Contact broker for lease rates               |
| <b>Type:</b>                                 | NNN  |
| <b>Size:</b>                                 | +-13,013 SF GLA                              |
| <b>Land:</b>                                 | 1.71 AC Lot                                  |
| <b>Parking:</b>                              | 55 Spaces - 4/1000 sf                        |
| <b>Zoning:</b>                               | (PD) Planned Development - Georgetown County |
| <b>Built:</b>                                | 2003   |
| <b>TMS:</b>                                  | 04-0160-006-03-00                            |
| <b>Availability:</b>                         | * = Contiguous                               |
| Suite 1 - <b>Vacant (1,723 SF)*</b>          |  |
| Suite 2 - <b>Vacant (1,908 SF)*</b>          |  |
| Suite 3 - <b>Vacant (1,846 SF)</b>           |  |
| Suite 4 - Atlantic Sleep Disorder (1,452 SF) |  |
| Suite 5 - Pawleys Island Dojo (1,427 SF)     |  |
| Building A - <b>Vacant (2,996 SF)*</b>       |  |
| Mezzanine - <b>Vacant (1,034 SF)</b>         |  |



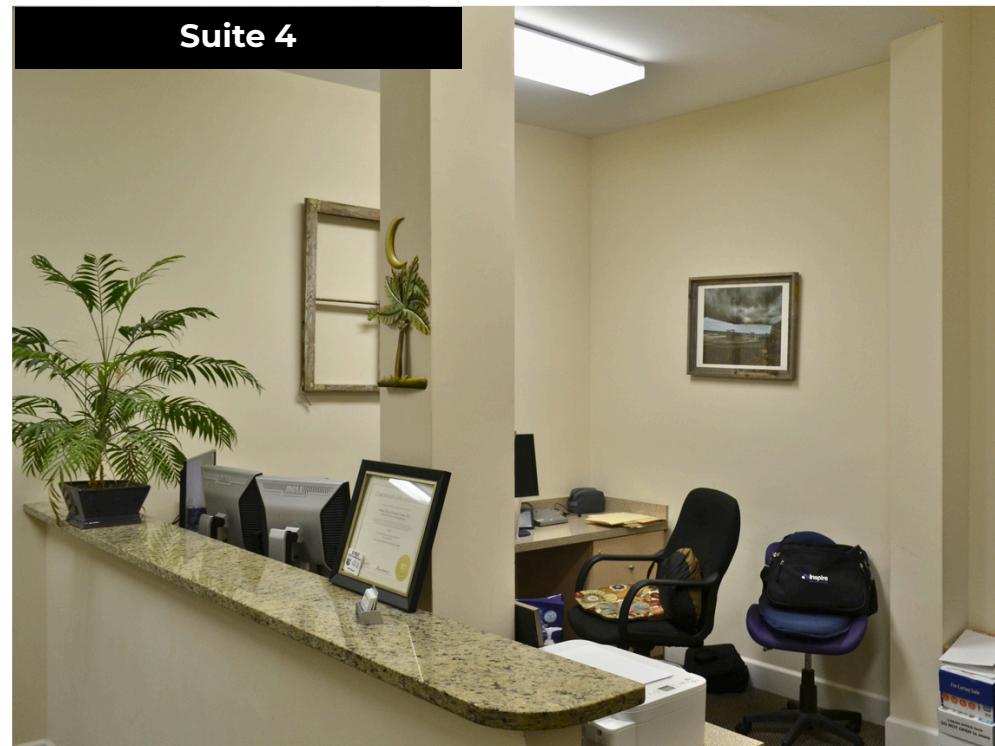
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# INTERIOR PHOTOS

**Building B - Entry Main Lobby**



**Suite 4**



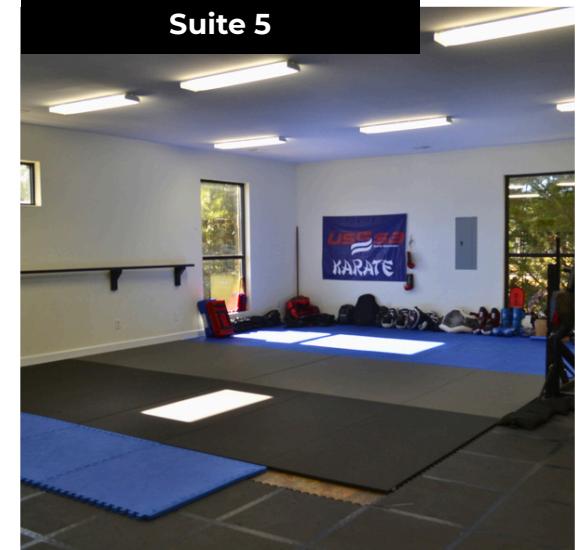
**Building B - Reception**



**Suite 3**



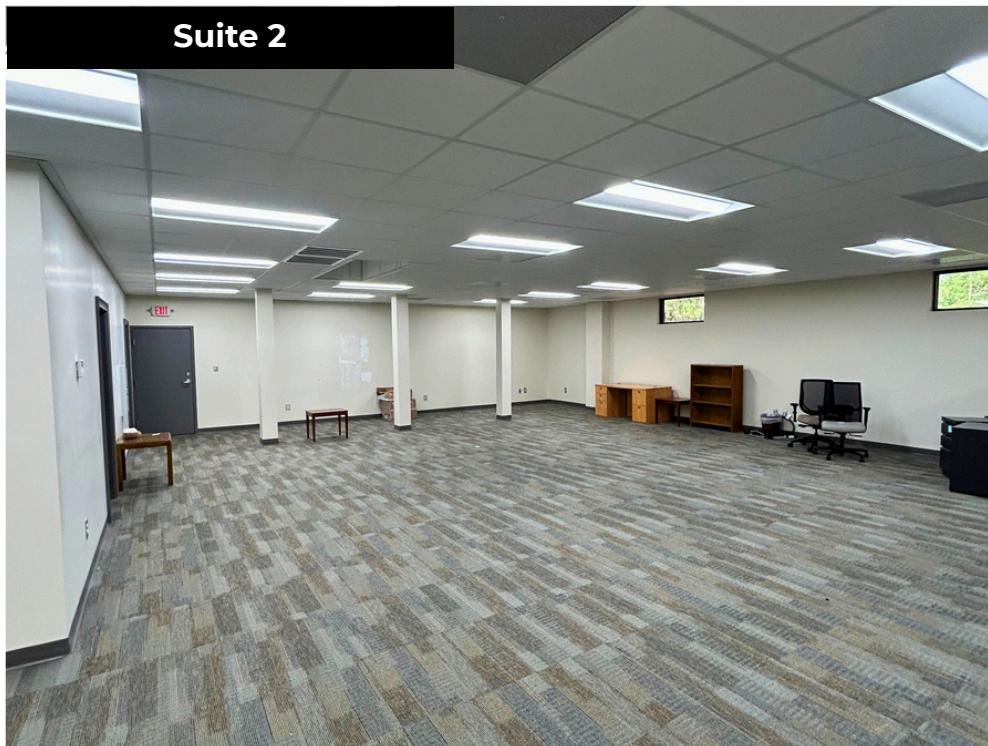
**Suite 5**



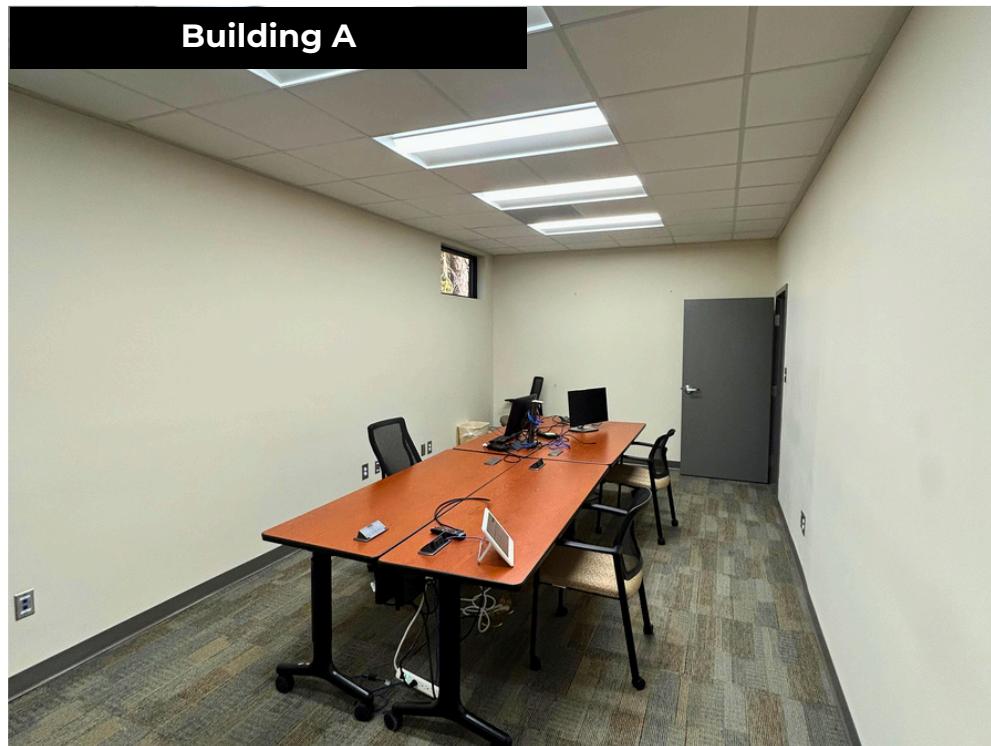
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# INTERIOR PHOTOS

**Suite 2**



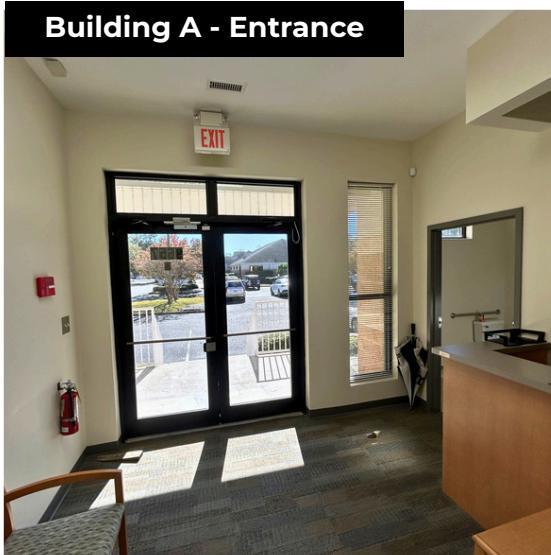
**Building A**



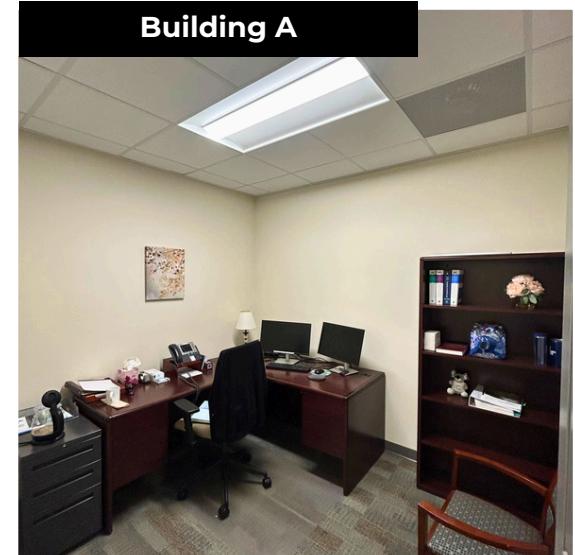
**Mezzanine**



**Building A - Entrance**

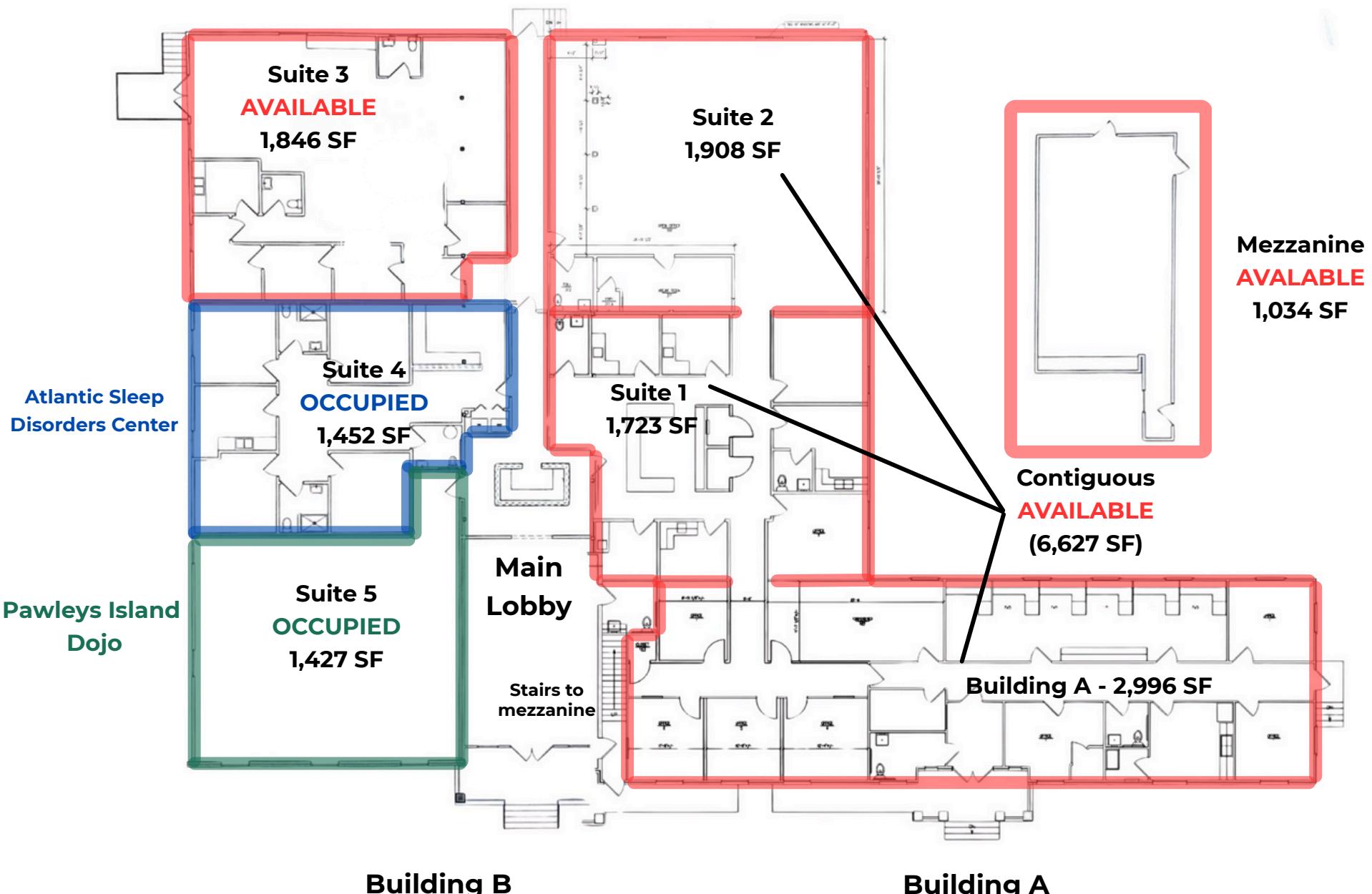


**Building A**



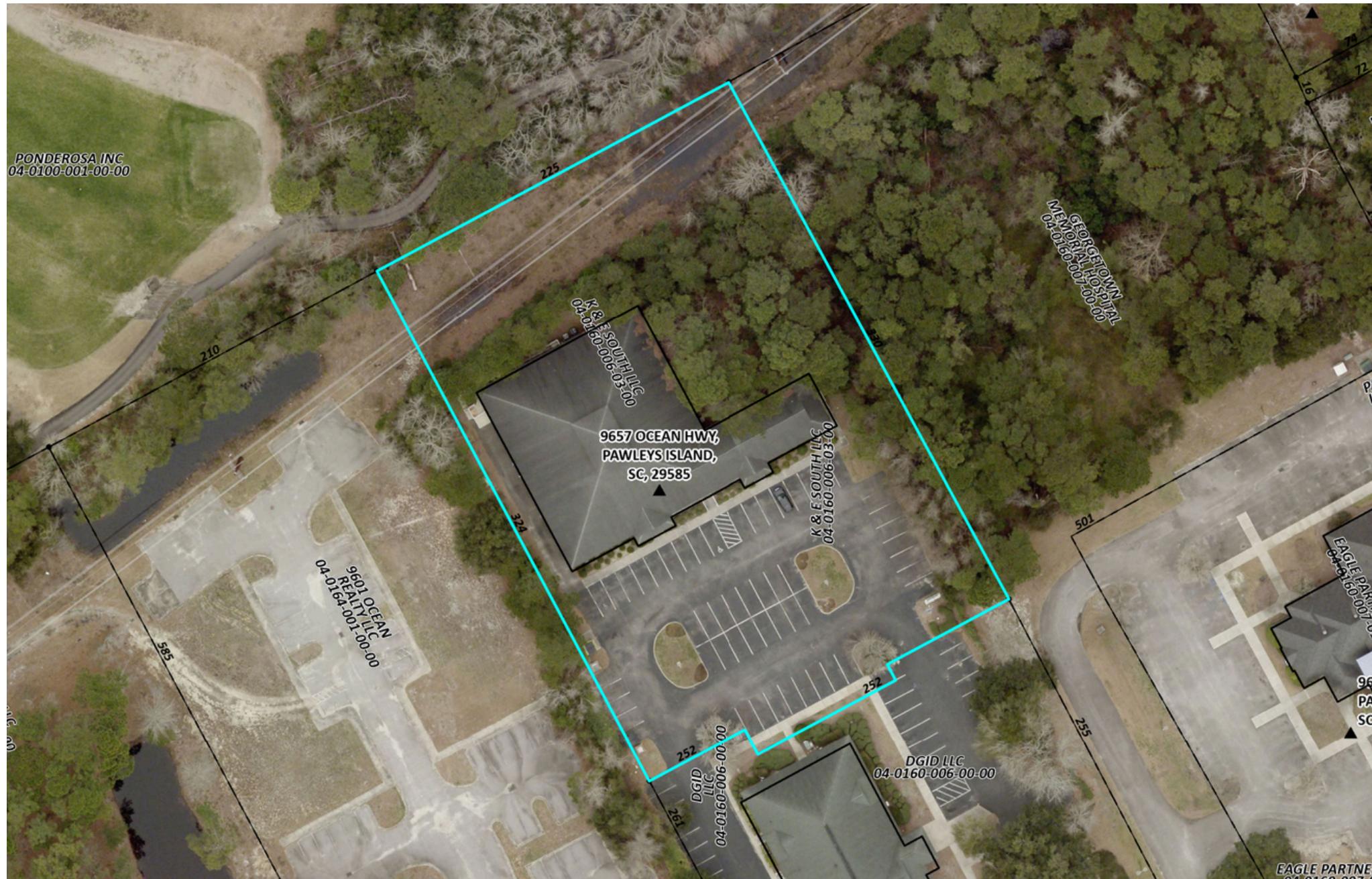
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# FLOORPLAN



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# AERIAL GIS



# LOCATION OVERVIEW



# DEMOGRAPHICS

## Income

|                         | 2 miles  | 5 miles   | 10 miles |
|-------------------------|----------|-----------|----------|
| Avg Household Income    | \$97,046 | \$109,391 | \$96,325 |
| Median Household Income | \$74,853 | \$79,973  | \$67,718 |
| < \$25,000              | 430      | 905       | 2,274    |
| \$25,000 - 50,000       | 900      | 1,858     | 3,568    |
| \$50,000 - 75,000       | 689      | 1,650     | 2,947    |
| \$75,000 - 100,000      | 573      | 950       | 1,658    |
| \$100,000 - 125,000     | 331      | 971       | 1,416    |
| \$125,000 - 150,000     | 392      | 880       | 1,262    |
| \$150,000 - 200,000     | 398      | 826       | 1,253    |
| \$200,000+              | 320      | 1,164     | 1,567    |

## Population

|                             | 2 miles | 5 miles | 10 miles |
|-----------------------------|---------|---------|----------|
| 2020 Population             | 7,854   | 17,087  | 32,643   |
| 2024 Population             | 8,880   | 20,080  | 35,484   |
| 2029 Population Projection  | 9,479   | 21,563  | 37,646   |
| Annual Growth 2020-2024     | 3.3%    | 4.4%    | 2.2%     |
| Annual Growth 2024-2029     | 1.4%    | 1.5%    | 1.2%     |
| Median Age                  | 58.2    | 60.5    | 57.1     |
| Bachelor's Degree or Higher | 43%     | 51%     | 42%      |
| U.S. Armed Forces           | 0       | 0       | 0        |

## Traffic

| Collection Street   | Cross Street              | Traffic Volume | Count Year | Distance from Property |
|---------------------|---------------------------|----------------|------------|------------------------|
| S Causeway Rd       | Green Cir SE              | 2,318          | 2025       | 0.52 mi                |
| Ocean Hwy           | Smalls Loop SW            | 24,074         | 2025       | 0.63 mi                |
| Blue Stem Drive     | Blue Ridge Dr W           | 1,628          | 2025       | 0.66 mi                |
| South Causeway Road | Primrose Ln NW            | 2,244          | 2025       | 0.76 mi                |
| Waverly Road        | Rising Sun Ave NW         | 3,474          | 2025       | 0.93 mi                |
| Waverly Road        | Dickinson Dr NW           | 6,179          | 2025       | 0.94 mi                |
| N Causeway Rd       | Pawleys Creekside Loop NW | 3,564          | 2025       | 0.97 mi                |
| Ocean Hwy           | Cedar Grove Ln NE         | 33,618         | 2025       | 0.99 mi                |
| Pavilion Lane       | Waverly Rd N              | 653            | 2025       | 1.06 mi                |
| Pavilion Rd         | Waverly Rd N              | 653            | 2024       | 1.07 mi                |