

MYRTLE BEACH, SC 29575

# TBD HIGHWAY 17 BUSINESS



Tideland Commercial



## OFFERING SUMMARY

Sale Price: \$799,000

Lot Size: 2.97 Acres

Zoning: C1

Price / SF: \$6.18

## PROPERTY OVERVIEW

Tax Map # 195-00-01-049  
Surfers Beach  
Bethune Group # 1018

## PROPERTY HIGHLIGHTS

- 2.97 Acres with 297 feet of frontage on Highway 17 Business Surfers Beach
- Zoned C1
- 1.52 of upland
- Property is approved for a 16,000 SQFT building
- 28,200 cars pass per day via SCDOT
- Located adjacent to Bi-Lo shopping center

**LAND  
FOR SALE**

**PHIL BETHUNE**

phil@tidelandcommercial.com  
843.712.7357

**BROWN BETHUNE**

brown@tidelandcommercial.com  
843.712.7356

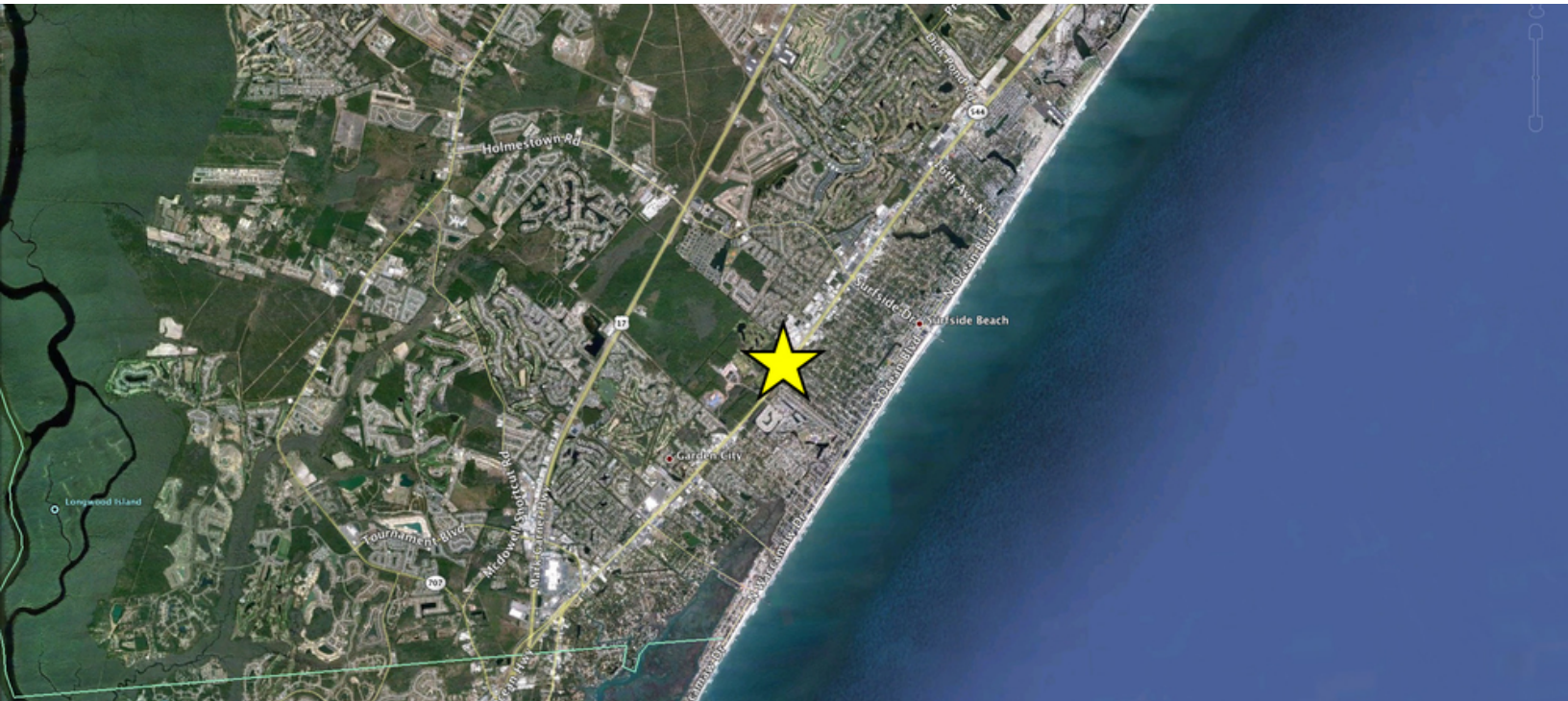


MYRTLE BEACH, SC 29575

# TBD HIGHWAY 17 BUSINESS



Tideland Commercial



**LAND  
FOR SALE**

**PHIL BETHUNE**  
phil@tidelandcommercial.com  
843.712.7357

**BROWN BETHUNE**  
brown@tidelandcommercial.com  
843.712.7356

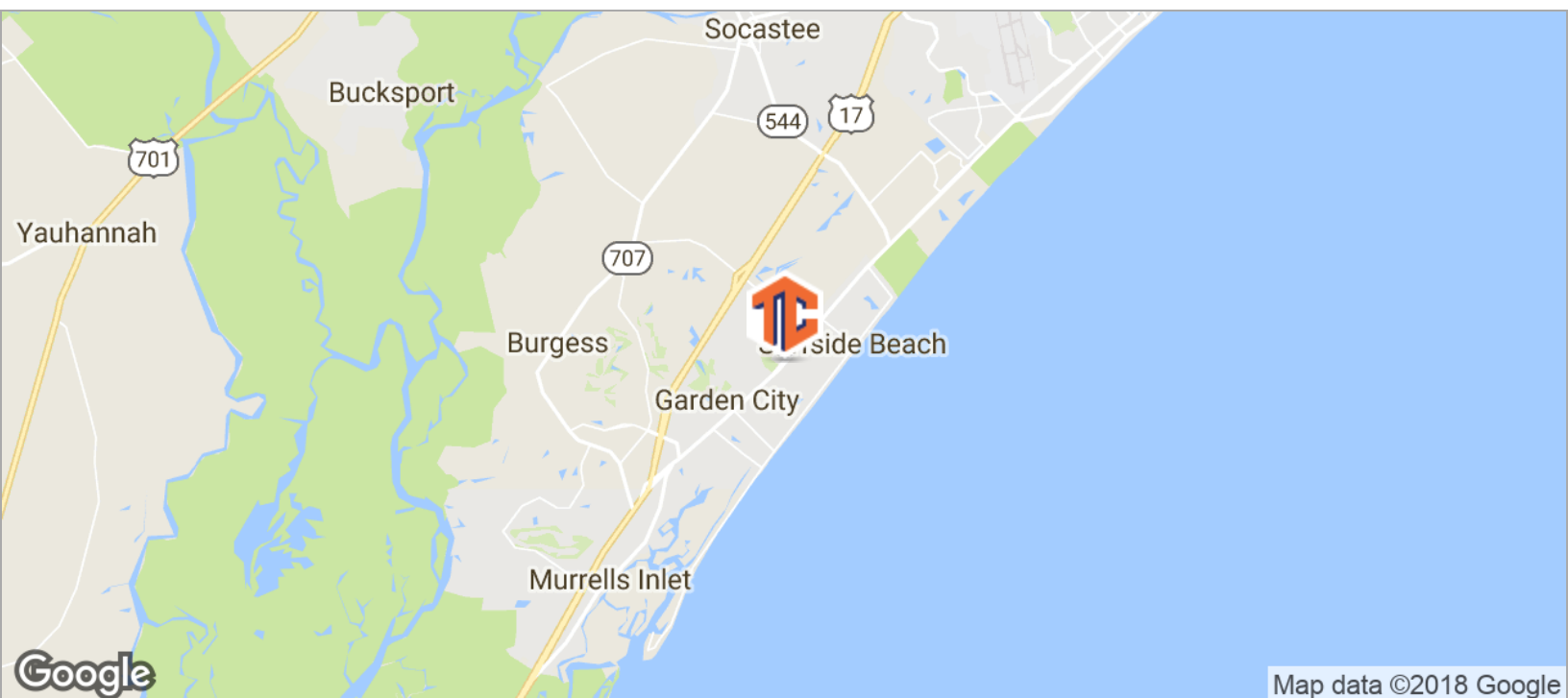
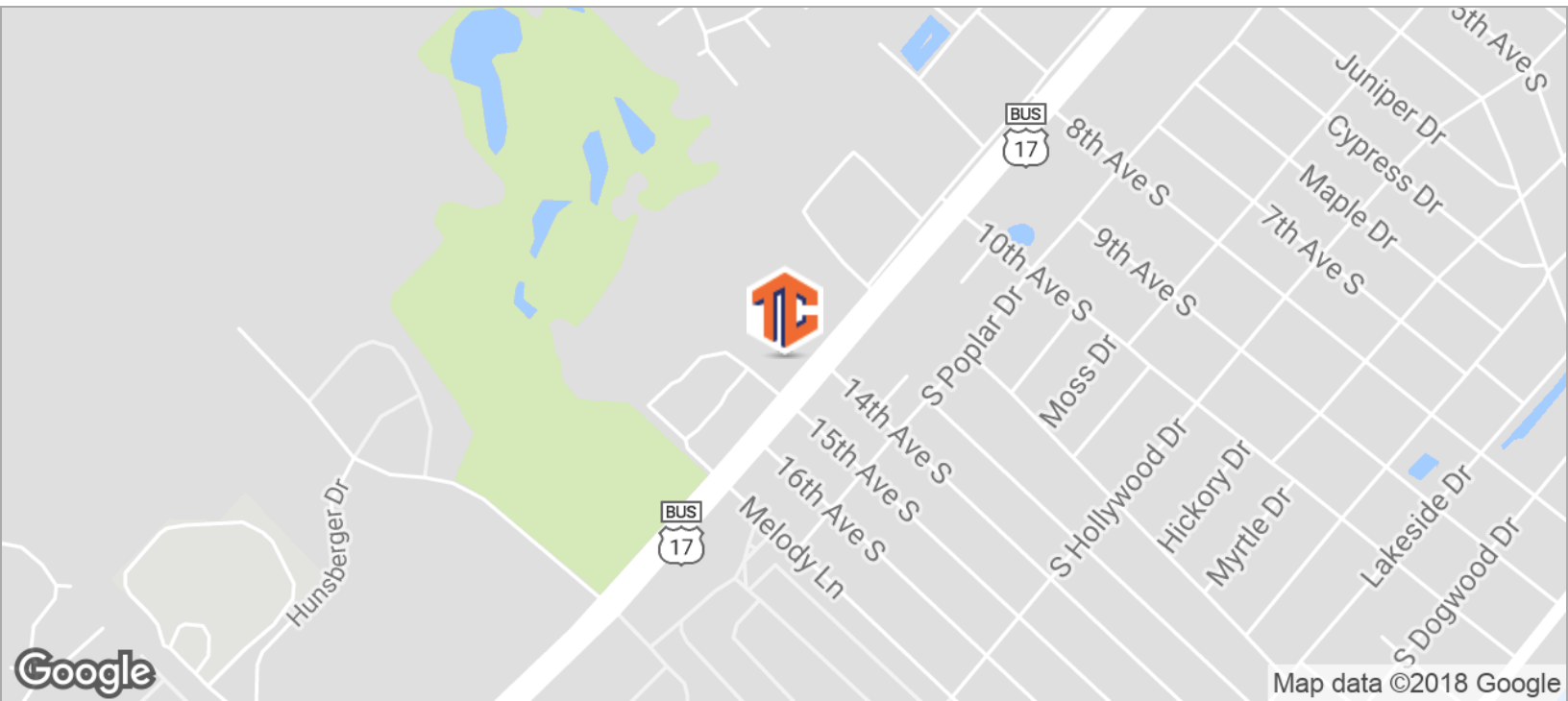


MYRTLE BEACH, SC 29575

## TBD HIGHWAY 17 BUSINESS



Tideland Commercial



**LAND  
FOR SALE**

**PHIL BETHUNE**

phil@tidelandcommercial.com  
843.712.7357

**BROWN BETHUNE**

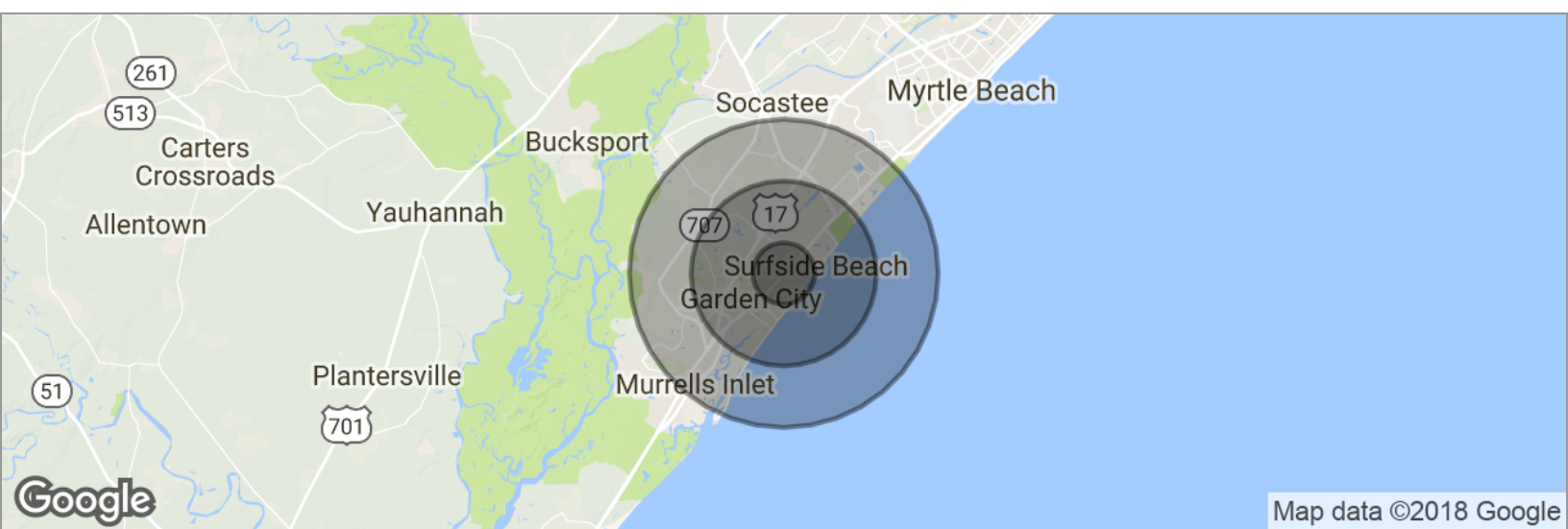
brown@tidelandcommercial.com  
843.712.7356

MYRTLE BEACH, SC 29575

# TBD HIGHWAY 17 BUSINESS



Tideland Commercial



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,817	28,130	52,099
Median age	49.4	51.0	47.9
Median age (Male)	46.3	49.5	46.8
Median age (Female)	50.7	51.7	48.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,025	13,730	24,335
# of persons per HH	1.9	2.0	2.1
Average HH income	\$49,279	\$57,218	\$60,054
Average house value	\$163,591	\$234,129	\$237,328

\* Demographic data derived from 2010 US Census

**LAND  
FOR SALE**

**PHIL BETHUNE**  
phil@tidelandcommercial.com  
843.712.7357

**BROWN BETHUNE**  
brown@tidelandcommercial.com  
843.712.7356