

LAND FOR LEASE



1.10 AC HIGHWAY 707 - "OUT-PARCEL"

MYRTLE BEACH, SC 29588



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

www.naitlc.com

PRESENTED BY:

**ABERNETHY
& JONES**
COMMERCIAL GROUP

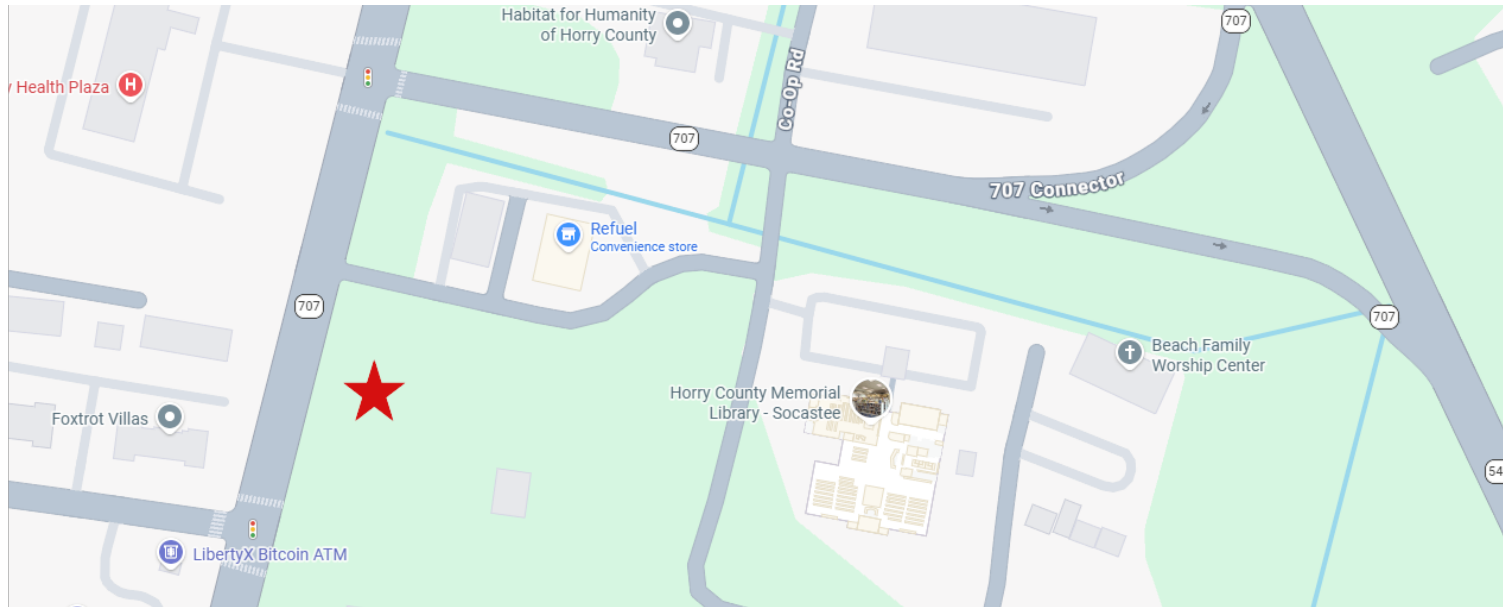
CHIP ABERNETHY
843-241-2654
chip@abernethyandjones.com

MAX JONES
843-251-4053
max@abernethyandjones.com

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PROPERTY SUMMARY

HIGHWAY 707 | MYRTLE BEACH, SC 29588



Property Summary

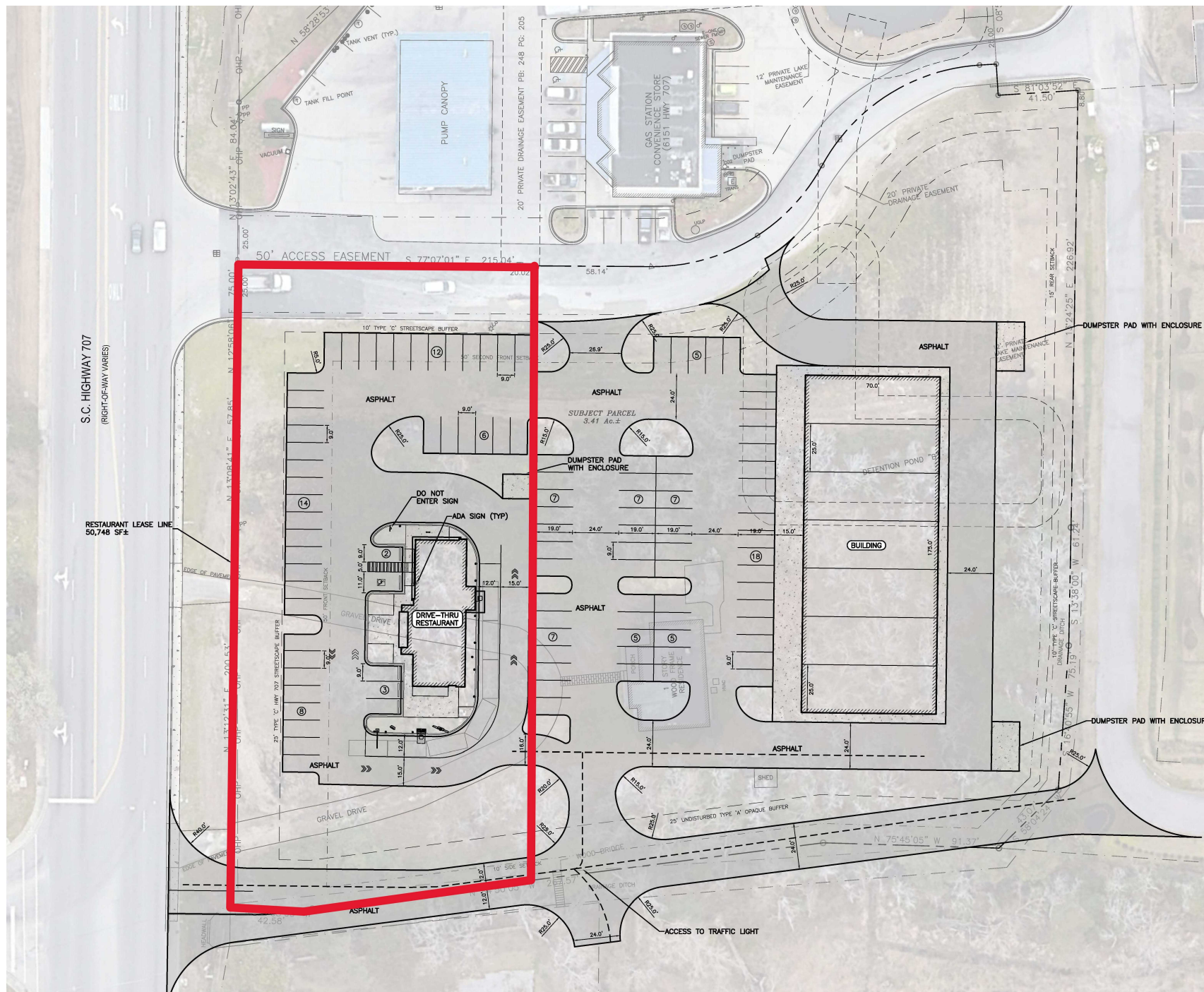
County:	Horry
Frontage:	340 Feet
Lease Rate:	\$150,000 Year
Lease Term:	5 Year Minimum
Lot Size:	1.10 Acres
Type:	Land
Utilities:	At the road
Zoning:	RE3

Property Overview

- Property Overview: "Out Parcel" 1.10 acres with 340 feet of frontage along Hwy 707.
- Zoning: RE3 Zoning, allowing for various commercial uses.
- Access: Direct access to the traffic lights at Hwy 707 and Enterprise Road, plus secondary traffic light access via a cross-access easement through the Refuel gas station.
- Ideal Location: Proximity to residential areas and dual traffic light access make this site ideal for Medical, Retail, Fast-Food, Coffee Shop, Etc. The site plan includes a Starbucks layout to demonstrate the site's workability.
- Lessee to verify lot lines
- New 12,500 Sq Ft Retail Building being built to the rear of this outparcel
- Additional 2.34 Acres to rear also available to make a total of 3.44 Acres. Call for Details!

Location Overview

Strategically positioned along one of the fastest-growing commercial corridors in Horry County, this Highway 707 lot offers exceptional visibility and access in the heart of the thriving Socastee area. Highway 707 is a high-traffic artery connecting residential communities to major regional routes, with daily traffic counts ranging from 25,000 to 27,500+ vehicles depending on location.



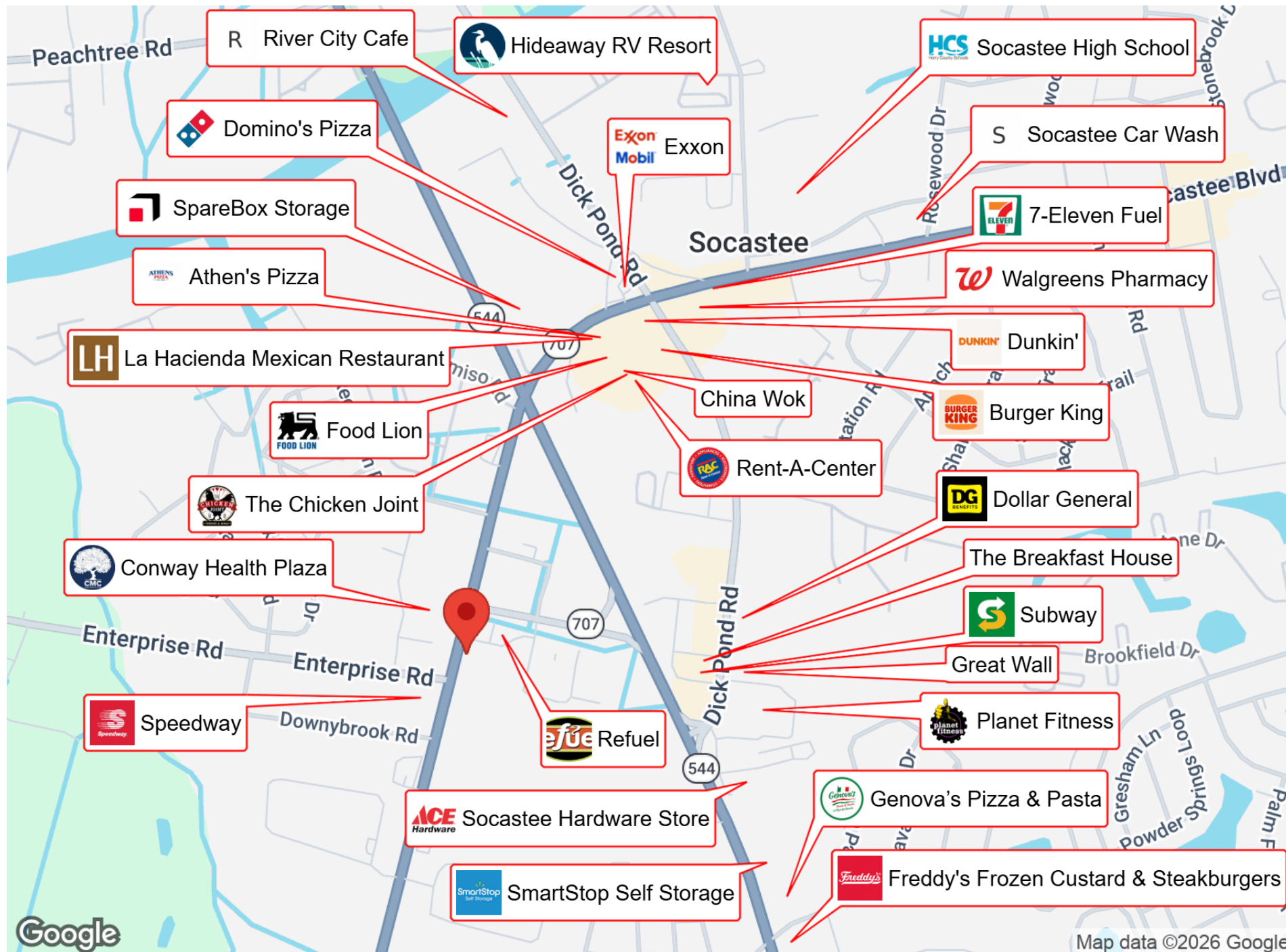
ARIEL VIEW

HIGHWAY 707 | MYRTLE BEACH, SC 29588



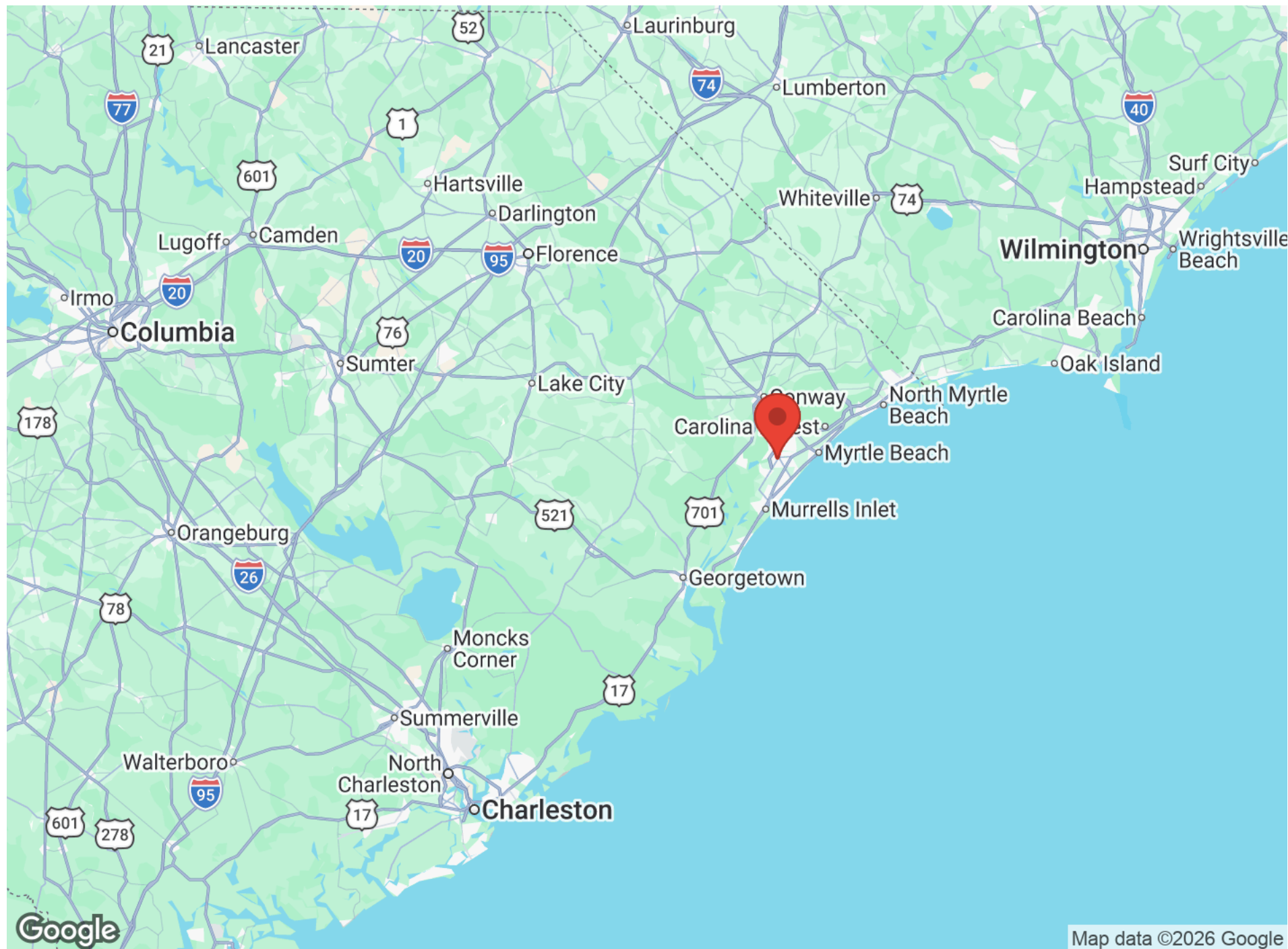
BUSINESS MAP

HIGHWAY 707 | MYRTLE BEACH, SC 29588



REGIONAL MAP

HIGHWAY 707 | MYRTLE BEACH, SC 29588



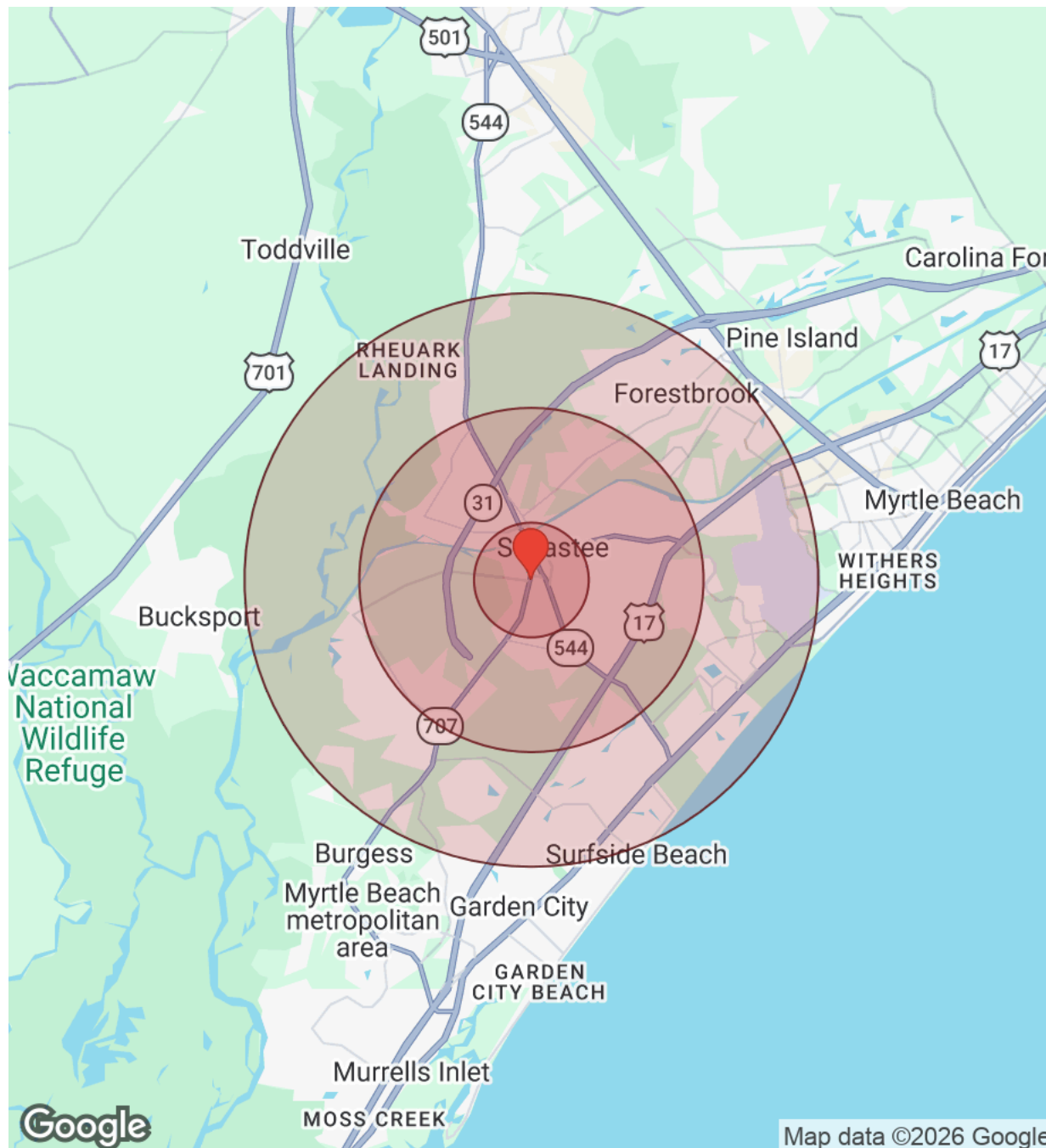
AERIAL MAP

HIGHWAY 707 | MYRTLE BEACH, SC 29588



DEMOGRAPHICS

HIGHWAY 707 | MYRTLE BEACH, SC 29588



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,272	18,342	45,749
Female	2,332	19,408	48,525
Total Population	4,604	37,750	94,274

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,436	28,471	73,477
Black	445	3,481	8,164
Am In/AK Nat	11	72	141
Hawaiian	3	23	66
Hispanic	473	3,983	8,343
Asian	119	781	1,819
Multiracial	116	929	2,225
Other	1	8	28

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,407	19,925	53,822
Occupied	1,932	16,086	42,490
Owner Occupied	1,275	11,240	31,061
Renter Occupied	657	4,846	11,429
Vacant	475	3,839	11,332

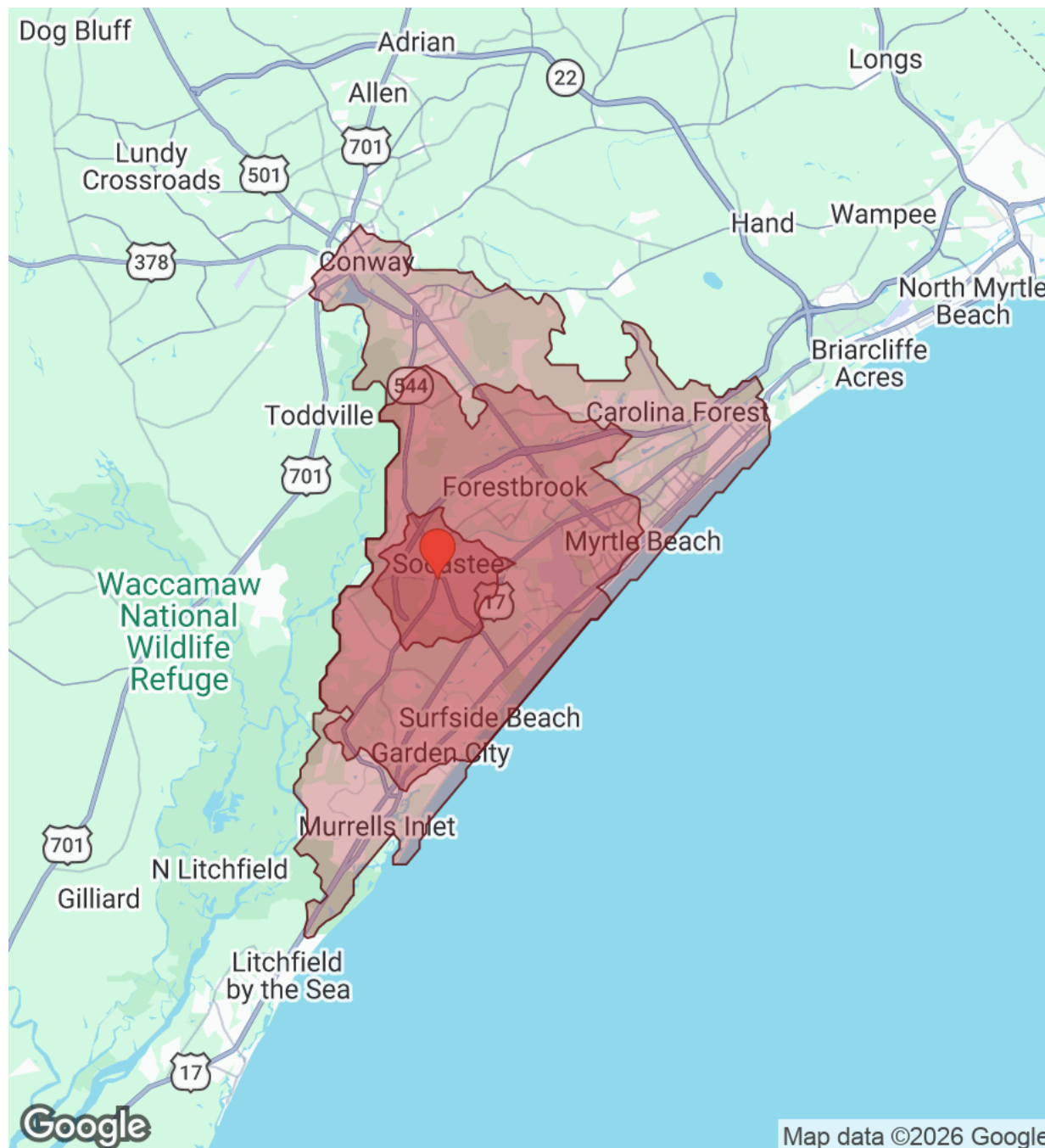
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	712	5,612	12,869
Ages 15 - 24	500	3,922	8,829
Ages 25 - 54	1,773	14,009	31,949
Ages 55 - 64	651	5,561	15,172
Ages 65+	968	8,645	25,457

Income	1 Mile	3 Miles	5 Miles
Median	\$69,816	\$74,354	\$78,187
Under \$15k	105	913	2,661
\$15k - \$25k	135	1,058	2,468
\$25k - \$35k	104	1,149	2,738
\$35k - \$50k	217	1,946	5,247
\$50k - \$75k	479	3,031	7,284
\$75k - \$100k	300	2,584	6,657
\$100k - \$150k	414	2,989	8,441
\$150k - \$200k	81	1,223	3,696
Over \$200k	98	1,192	3,300

Map data ©2026 Google

DEMOGRAPHICS

HIGHWAY 707 | MYRTLE BEACH, SC 29588



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

Population	5 Mins	15 Mins	25 Mins
Male	10,457	71,970	125,721
Female	11,023	75,951	125,557
Total Population	21,480	147,921	251,278

Race / Ethnicity	5 Mins	15 Mins	25 Mins
White	16,005	114,535	191,625
Black	2,165	13,165	27,163
Am In/AK Nat	43	222	377
Hawaiian	15	89	126
Hispanic	2,236	13,372	20,982
Asian	468	2,840	4,850
Multiracial	543	3,639	6,031
Other	4	44	101

Housing	5 Mins	15 Mins	25 Mins
Total Units	11,223	85,459	142,479
Occupied	9,061	66,688	110,627
Owner Occupied	5,888	48,419	77,702
Renter Occupied	3,173	18,269	32,925
Vacant	2,163	18,771	31,853

Age	5 Mins	15 Mins	25 Mins
Ages 0 - 14	3,294	20,043	33,321
Ages 15 - 24	2,394	14,138	30,815
Ages 25 - 54	8,172	49,058	82,002
Ages 55 - 64	3,011	23,388	38,038
Ages 65+	4,609	41,293	67,102

Income	5 Mins	15 Mins	25 Mins
Median	\$68,422	\$74,193	\$74,318
Under \$15k	522	5,121	9,354
\$15k - \$25k	665	4,144	6,991
\$25k - \$35k	628	4,465	7,429
\$35k - \$50k	1,152	8,642	13,350
\$50k - \$75k	1,891	11,299	18,660
\$75k - \$100k	1,441	10,178	16,639
\$100k - \$150k	1,703	12,669	20,082
\$150k - \$200k	543	5,280	8,890
Over \$200k	517	4,890	9,230

Your NAI Team



Chip Abernethy
+1 843.241.2654

chip@abernethyandjones.com



Max Jones
+1 843.251.4053

max@abernethyandjones.com

ABERNETHY & JONES

COMMERCIAL GROUP

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NAI The Litchfield
Company

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HIGHWAY 707

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