

HARBOR LIGHTS COMMERCIAL PARCEL

631 U.S. 17 Business, Surfside Beach, SC 29575

LAND PROPERTY FOR SALE

PRESENTED BY

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TRADD COMMERCIAL

Commercial Real Estate Brokerage and Asset Management Serving the Carolinas



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PROPERTY HIGHLIGHTS

- 1.08 acre on Highway 17 Business
- 252' frontage feet with right-in-right-out access
- Ideal for retail & office users
- 33,700 VPD - High traffic location
- Convenient to tourist district and robust residential development

OFFERING SUMMARY

Sale Price:	\$569,000
Lot Size:	1.08 Acres

PROPERTY DESCRIPTION

The Harbor Lights Commercial Parcel offers 1.08 acres of C-1 zoned commercial property located between Highway 17 Business and Dogwood Lake in Surfside Beach. This site offers 252' frontage with right-in, right-out access to 33,700 vehicles per day traversing Highway 17 Business. This site is located on Highway 17 Business, Surfside Beach's primary commercial corridor, serving the tourist populations located 3 minutes away on North Ocean Boulevard and the over 3,00 residents located across the street between Highway 17 Business and Bypass. Surfside Beach is a coastal resort town with a healthy and stable small business community, with nearby users including Dagwoods Sports Bar, Crabby Mike's, Conway National Bank, Cheesesteak Factory, Tomlinson's, The Original Valentino Restaurant, and Piggly Wiggly, along with national users to include CVS, Jiffy Lube, South State Bank, Waffle House, and Wyndham Resort.

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HIGHWAY 17 VISIBILITY & ACCESS WITH WATERFRONT

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LOCATED IN SOUTH STRAND ACTIVITY HUB

CLOSE PROXIMITY TO TOURIST AND RESIDENTIAL POPULATIONS

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