

1947 GLENNS BAY ROAD

Glenns Bay Rd, Surfside Beach, SC 29575

OFFICE BUILDING FOR SALE

PRESENTED BY

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TRADD COMMERCIAL

Commercial Real Estate Brokerage and Asset Management Serving the Carolinas

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SECTION 1

PROPERTY INFORMATION



Commercial Real Estate Brokerage and Asset Management Serving the Carolinas



PROPERTY SUMMARY



PROPERTY DESCRIPTION

1947 Glenns Bay Road is a 2,776 square foot medical office building fronting Glenns Bay Road in Surfside Beach. With infrastructure in place to accommodate a dental/periodontic/endodontic practice, this building has a buildout that includes a lobby, reception area, administrative office, doctor office, 2 restrooms, 5 operatories, 3 ortho bays, a lab, kitchen, consultation room, and 2 storage closets. This building is located central to the most densely populated submarket on the Grand Strand, with over 108,000 residents located within 15 minutes of this property. Glenns Bay Road/Surfside Drive/Holmestown Road provides connectivity to Highways 17 Business, Bypass, and Highway 707, expanding this site's regional presence to residential populations accessible from Highway 31 and in Myrtle Beach.

PROPERTY HIGHLIGHTS

- 2,776 SF - Turnkey medical office space
- Infrastructure in place for periodontic/dental
- Convenient to high-density residential submarket
- Located near major regional thoroughfares

OFFERING SUMMARY

Sale Price:	\$582,960
Lot Size:	0.33 Acres
Building Size:	2,776 SF



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LOCATION DESCRIPTION

1947 Glenns Bay Road is located in Surfside Beach on Glenns Bay Road, a throughfare connecting residential populations in the St. James/Burgess communities and Highway 17 Bypass to the oceanfront tourist district in Surfside Beach. This area is the most densely populated submarket of the Grand Strand, with 108,000+ residents within a 15 minute drive from this property. This site is 5.8 miles north of Tidelands-Waccamaw Community Hospital and 4.6 miles south of HCA-Grand Strand's South Strand Medical Campus.

EXTERIOR DESCRIPTION

Hardiplank facade/exterior

INTERIOR DESCRIPTION

This property was formerly a periodontic practice, with a buildout that includes a lobby, reception area, administrative office, doctor office, 2 restrooms, 5 operatories, 3 ortho bays, a lab, kitchen/break area, consultation room, and 2 storage closets.

PARKING DESCRIPTION

15 surface parking spaces are available at the front of the property.



HIGH VISIBILITY WITH FRONTAGE AND ACCESS ON GLENNS BAY ROAD



GLENNS BAY ROAD



POSITIONED CONVENIENT TO DENSE RESIDENTIAL POPULATIONS AND MAJOR TRAFFIC ARTERIES



ADAM CATES, CCIM, SIOR - BIO



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PROFESSIONAL BACKGROUND

Adam Cates serves as Senior Advisor and President of Tradd Commercial. Beginning his career with Tradd in 2006, Adam specializes in the commercial brokerage market in the Myrtle Beach, South Carolina area and focuses on the sale and leasing of office properties, development sites, and commercial buildings. He has assisted numerous national users with site selection, including New York Life, Progressive Insurance, AT&T, State Farm, ITT Technical College, Verizon, and Walmart.

During the Great Recession, Adam was a key member of Tradd's special asset team, assisting 13 financial institutions with REO disposition and receivership needs, including two operating under loss share agreements. Recognized as one of the area's top dealmakers, Adam has been involved in many notable transactions, such as the sale and annexation of 1,600 acres into the City of Conway, a 165,000-square-foot lease for one of the world's largest suppliers as a last-leg distribution center, the assembly of multiple oceanfront lots for the development of a resort, and a dinner theater and entertainment venue at Broadway at the Beach.

A licensed real estate agent in North and South Carolina, Adam earned the Certified Commercial Investment Member (CCIM) designation in 2013 and was admitted to the Society of Office and Industrial Realtors (SIOR) in 2023. He holds a B.A. in Communications and Public Relations from the University of North Carolina at Charlotte.

MEMBERSHIPS

Adam is deeply involved in the community and serves in various leadership capacities. His contributions include:

Conway Zoning Board of Appeals
Horry County Accommodations Tax Advisory Committee
Coastal Carolinas Association of Realtors (CCAR) – Former Board Member and 2021 President
CCAR Commercial Investment Division – Founding Member
CCIM South Carolina Chapter – Board Member and 2022 President

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