

RETAIL OR OFFICE SPACE FOR LEASE



## ENTERPRISE CROSSING

HIGHWAY 707, MYRTLE BEACH, SC 29588



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

[www.naitlc.com](http://www.naitlc.com)

PRESENTED BY:

**ABERNETHY  
& JONES**  
COMMERCIAL GROUP

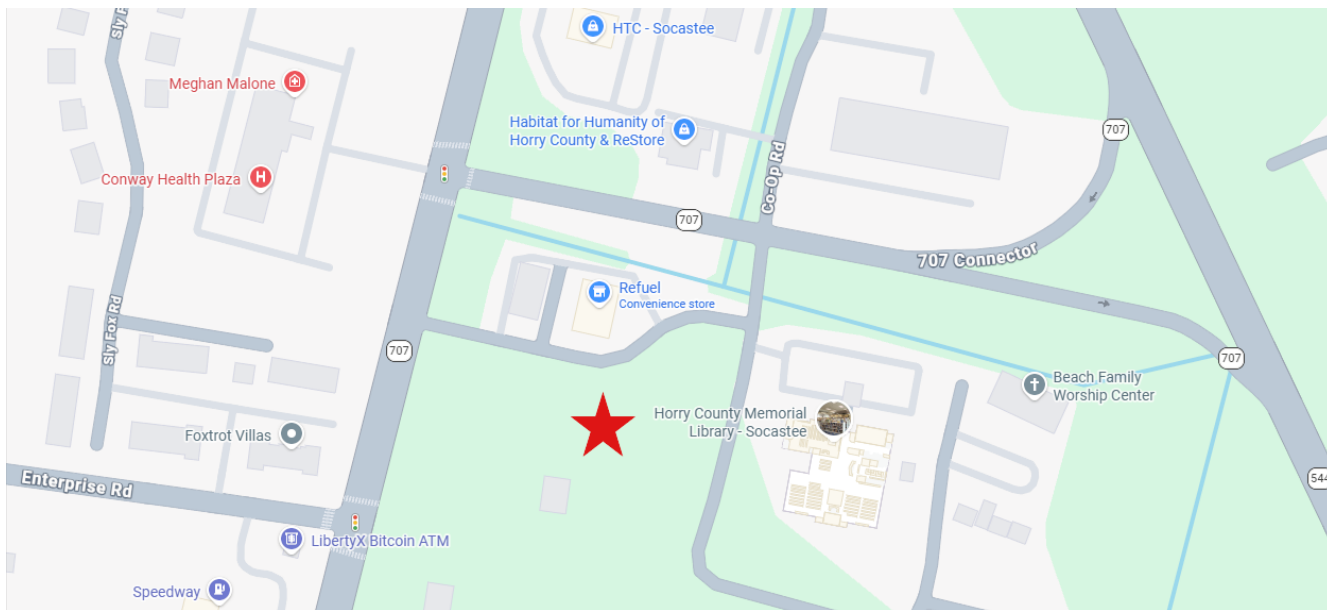
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# PROPERTY SUMMARY

HIGHWAY 707 | MYRTLE BEACH, SC 29588



## Property Summary

|                    |                |
|--------------------|----------------|
| Lease Rate:        | \$30.00 PSF    |
| Lease Term:        | 5 Year Minimum |
| NNN:               | Yes            |
| Tenants/Units:     | 7              |
| Building SF:       | 12,250         |
| Rentable SF:       | 1,750 +        |
| County:            | Horry          |
| Year Built:        | New for 2026   |
| Signage:           | Yes            |
| Construction Type: | Steel Frame    |
| Foundation:        | Concrete       |
| Walls:             | Finished       |
| HVAC:              | Central        |
| Zoning:            | RE3            |

## Property Overview

Introducing a premier commercial leasing opportunity in the rapidly growing Socastee submarket of Myrtle Beach, SC. This to-be-built brand-new, modern 12,500 SQFT retail center features flexible, high-visibility suites designed to elevate your business. Positioned directly on Highway 707, this property delivers maximum traffic exposure, modern architectural design, and flexible layouts perfect for retail, professional office space, medical clinics, or specialty boutiques.

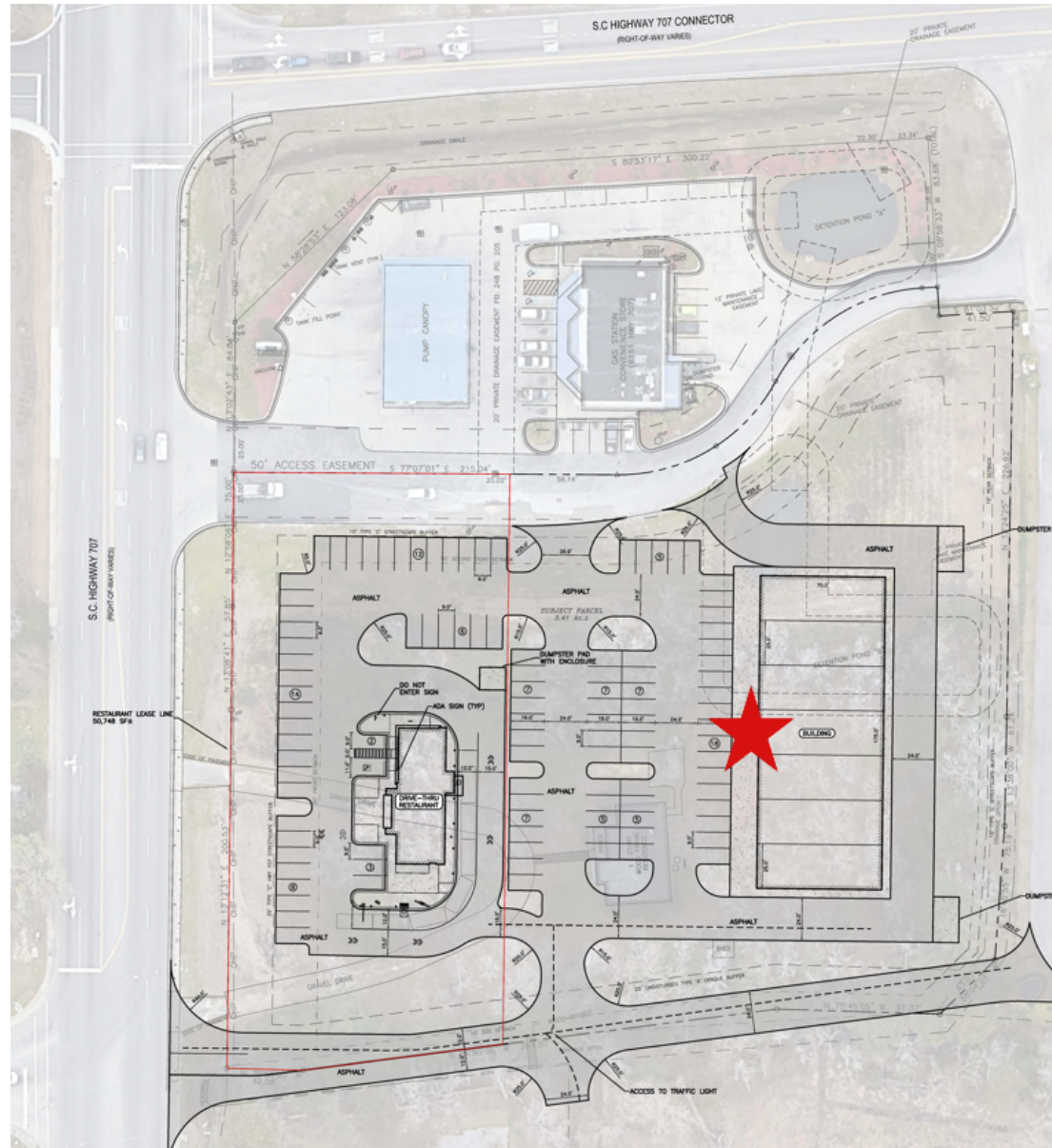
## Location Overview

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 20,000 to 27,500+ vehicles depending on location.

- New construction neighborhood retail center
- Steel frame construction
- Brick / fiber cement / EIFS exterior
- 12-16' clear ceiling height
- Typical bay: 25' x 70' (1,750 SF)
- Adjacent bays may be combined

- Warm vanilla shell
- Storefront glazing and entry door installed
  - Rear service door
- Concrete slab
- Finished demising walls
- Rooftop HVAC unit installed
- 200-amp electrical service and panel
- Water and sewer stubbed into each space
  - ADA restroom's complete
- Tenant signage location provided

- Approximately 60 spaces provided
- Shared parking
- Monument signage on Highway 707 Availability
- Typical suites: 1,750 SF
- Suites can be combined for larger users



# ARIEL PHOTO

HIGHWAY 707 | MYRTLE BEACH, SC 29588



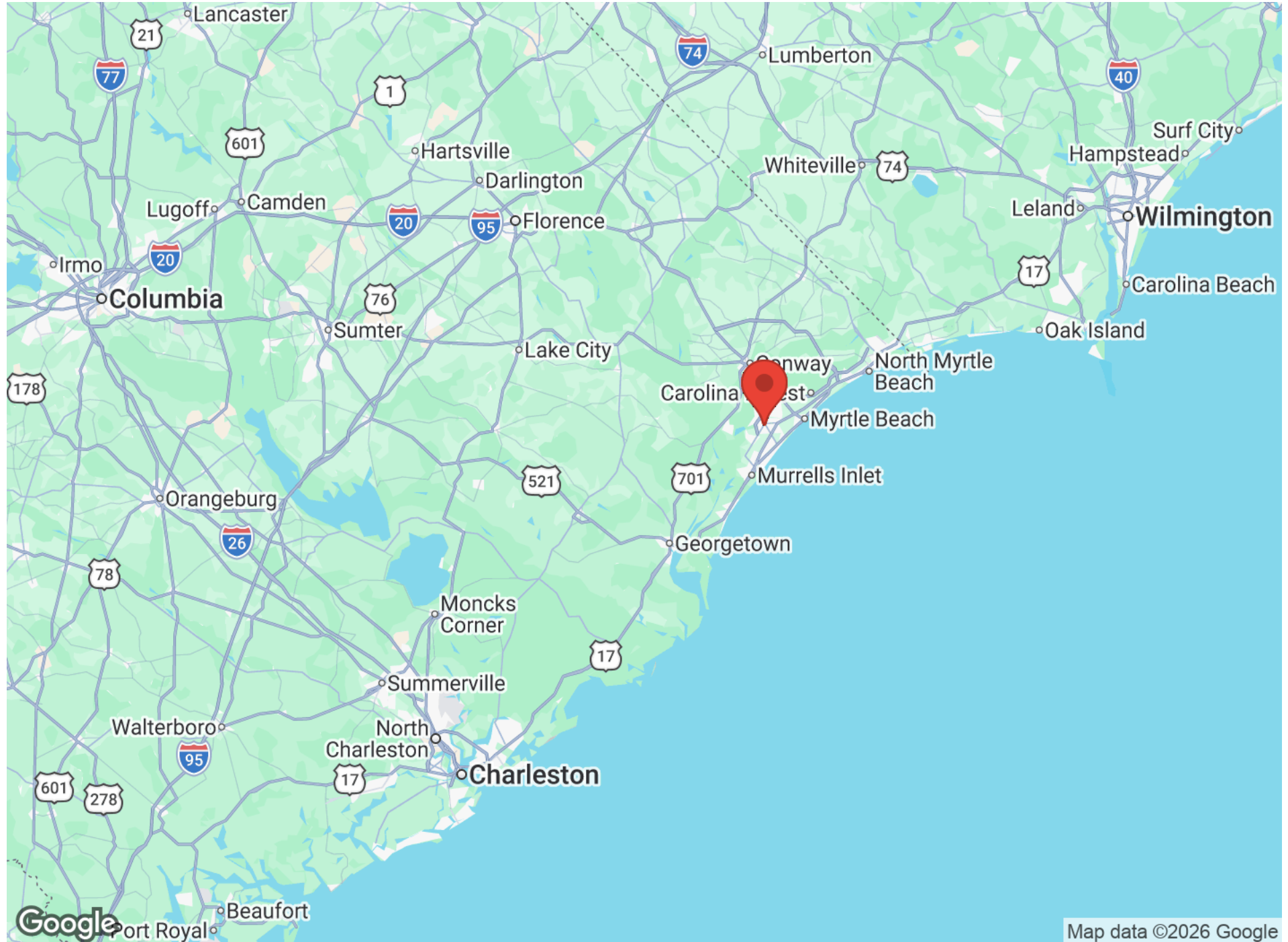
# PROPERTY PHOTOS

HIGHWAY 707 | MYRTLE BEACH, SC 29588



# REGIONAL MAP

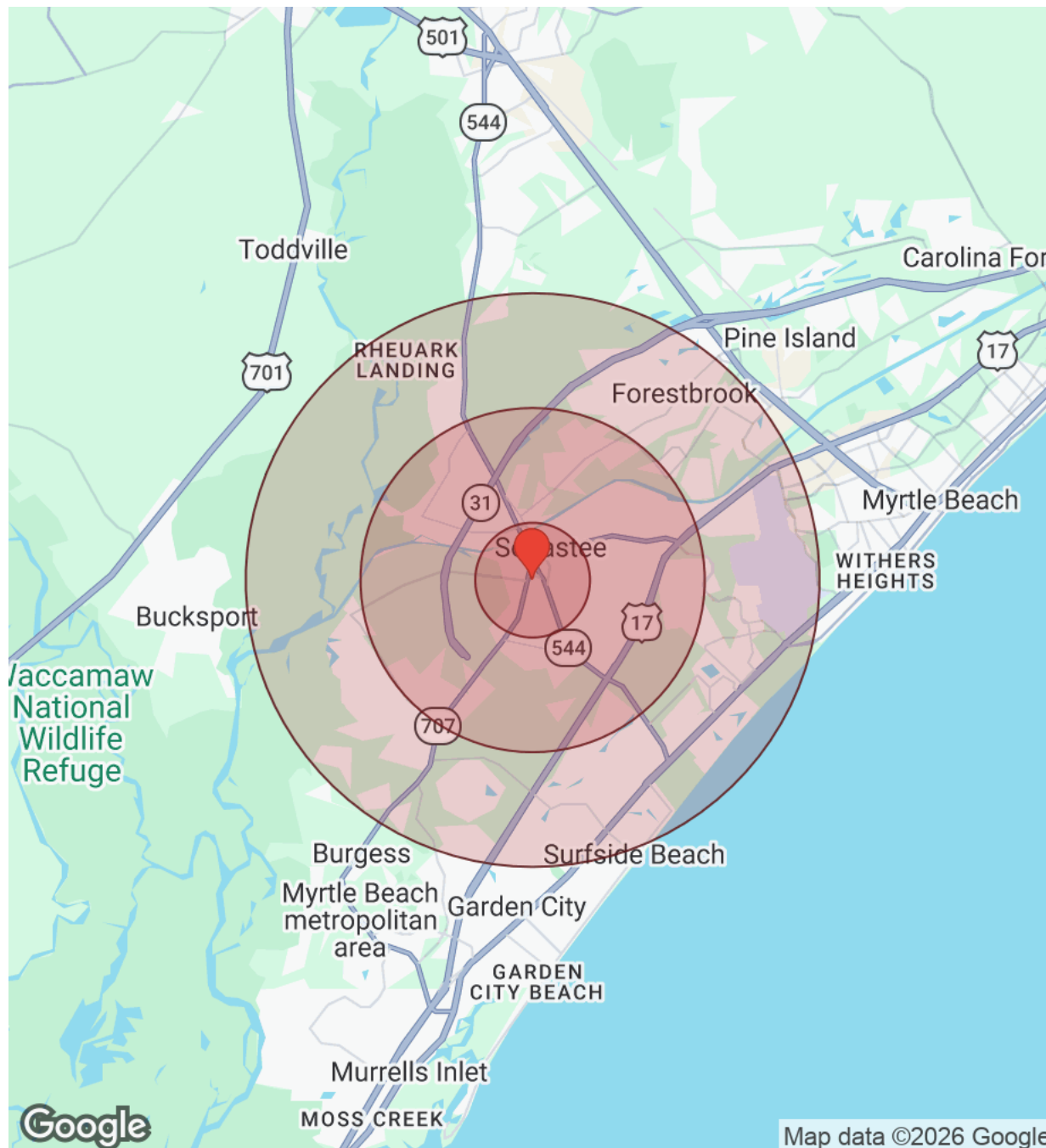
HIGHWAY 707 | MYRTLE BEACH, SC 29588





# DEMOGRAPHICS

HIGHWAY 707 | MYRTLE BEACH, SC 29588



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 3,036  | 18,406  | 45,950  |
| Female           | 3,127  | 19,478  | 48,706  |
| Total Population | 6,163  | 37,884  | 94,656  |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White            | 4,529  | 28,591  | 73,728  |
| Black            | 690    | 3,489   | 8,197   |
| Am In/AK Nat     | 13     | 72      | 142     |
| Hawaiian         | 4      | 23      | 66      |
| Hispanic         | 618    | 3,985   | 8,424   |
| Asian            | 155    | 788     | 1,827   |
| Multiracial      | 153    | 928     | 2,243   |
| Other            | 1      | 8       | 28      |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 3,255  | 20,021  | 54,025  |
| Occupied        | 2,621  | 16,164  | 42,647  |
| Owner Occupied  | 1,485  | 11,289  | 31,171  |
| Renter Occupied | 1,136  | 4,875   | 11,476  |
| Vacant          | 634    | 3,858   | 11,378  |

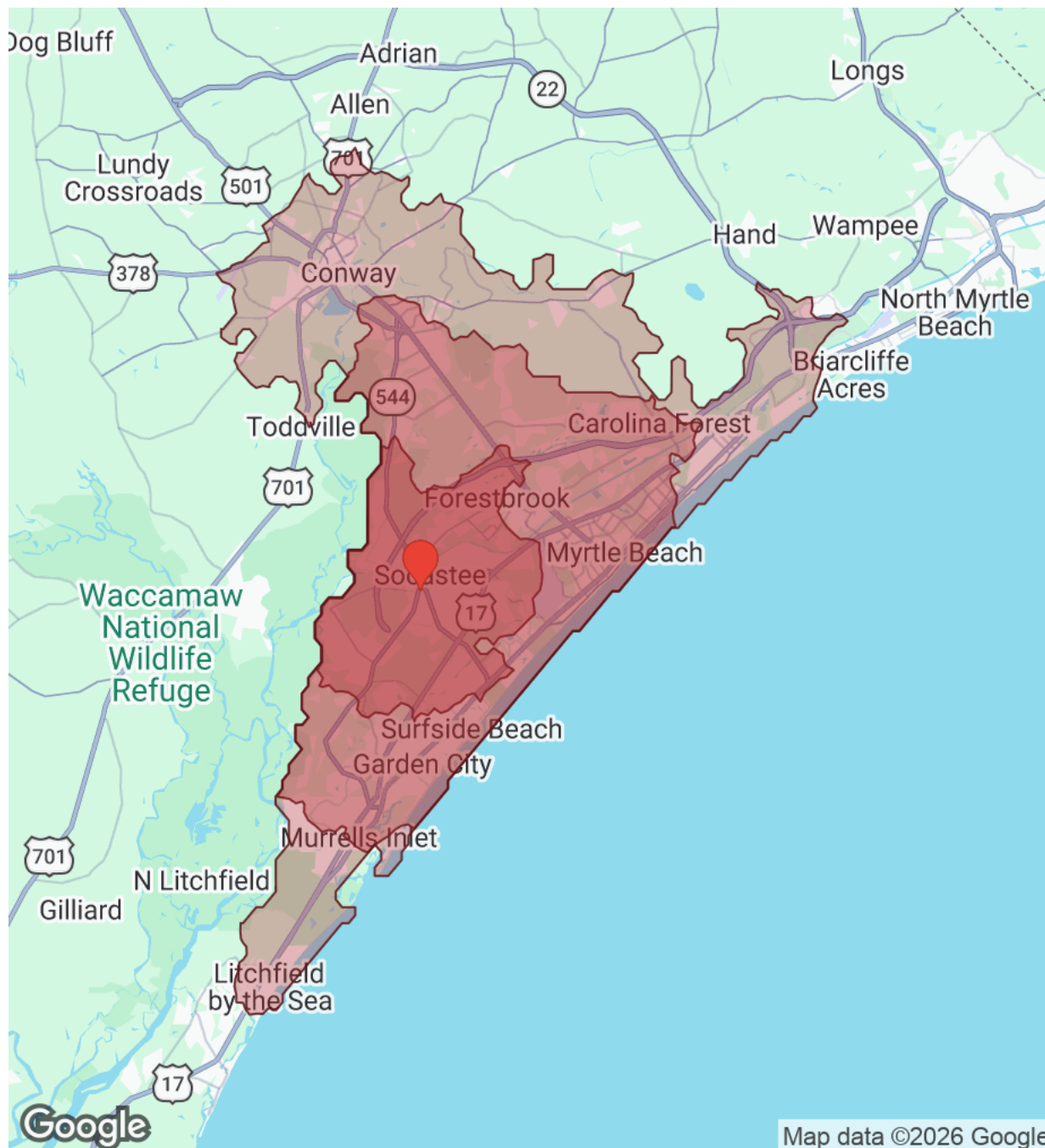
| Age          | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14  | 947    | 5,617   | 12,929  |
| Ages 15 - 24 | 716    | 3,928   | 8,872   |
| Ages 25 - 54 | 2,437  | 14,043  | 32,093  |
| Ages 55 - 64 | 830    | 5,593   | 15,232  |
| Ages 65+     | 1,234  | 8,703   | 25,530  |

| Income          | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------|----------|----------|----------|
| Median          | \$66,328 | \$74,413 | \$78,100 |
| Under \$15k     | 152      | 914      | 2,680    |
| \$15k - \$25k   | 207      | 1,064    | 2,476    |
| \$25k - \$35k   | 129      | 1,156    | 2,747    |
| \$35k - \$50k   | 339      | 1,957    | 5,290    |
| \$50k - \$75k   | 649      | 3,042    | 7,304    |
| \$75k - \$100k  | 410      | 2,589    | 6,680    |
| \$100k - \$150k | 458      | 3,006    | 8,457    |
| \$150k - \$200k | 171      | 1,238    | 3,705    |
| Over \$200k     | 105      | 1,197    | 3,311    |

Map data ©2026 Google

# DEMOGRAPHICS

HIGHWAY 707 | MYRTLE BEACH, SC 29588



Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

| Population       | 10 Mins | 20 Mins | 30 Mins |
|------------------|---------|---------|---------|
| Male             | 34,852  | 109,731 | 136,900 |
| Female           | 37,049  | 108,824 | 137,719 |
| Total Population | 71,901  | 218,555 | 274,619 |

| Race / Ethnicity | 10 Mins | 20 Mins | 30 Mins |
|------------------|---------|---------|---------|
| White            | 55,256  | 167,129 | 209,479 |
| Black            | 6,464   | 22,380  | 30,510  |
| Am In/AK Nat     | 115     | 328     | 412     |
| Hawaiian         | 43      | 109     | 137     |
| Hispanic         | 6,867   | 18,796  | 22,272  |
| Asian            | 1,416   | 4,327   | 5,190   |
| Multiracial      | 1,726   | 5,376   | 6,508   |
| Other            | 22      | 87      | 110     |

| Housing         | 10 Mins | 20 Mins | 30 Mins |
|-----------------|---------|---------|---------|
| Total Units     | 39,611  | 122,667 | 157,636 |
| Occupied        | 31,718  | 95,283  | 121,571 |
| Owner Occupied  | 23,023  | 67,224  | 86,275  |
| Renter Occupied | 8,695   | 28,059  | 35,296  |
| Vacant          | 7,893   | 27,384  | 36,065  |

| Age          | 10 Mins | 20 Mins | 30 Mins |
|--------------|---------|---------|---------|
| Ages 0 - 14  | 10,213  | 29,180  | 36,265  |
| Ages 15 - 24 | 7,034   | 27,642  | 32,832  |
| Ages 25 - 54 | 25,111  | 71,206  | 89,069  |
| Ages 55 - 64 | 11,202  | 32,727  | 42,008  |
| Ages 65+     | 18,340  | 57,799  | 74,445  |

| Income          | 10 Mins  | 20 Mins  | 30 Mins  |
|-----------------|----------|----------|----------|
| Median          | \$78,914 | \$74,423 | \$74,729 |
| Under \$15k     | 1,931    | 7,929    | 10,256   |
| \$15k - \$25k   | 1,855    | 6,296    | 7,630    |
| \$25k - \$35k   | 1,985    | 6,182    | 8,492    |
| \$35k - \$50k   | 3,797    | 11,391   | 14,240   |
| \$50k - \$75k   | 5,497    | 16,180   | 20,372   |
| \$75k - \$100k  | 5,072    | 14,459   | 18,340   |
| \$100k - \$150k | 6,316    | 17,701   | 21,642   |
| \$150k - \$200k | 2,759    | 7,906    | 9,900    |
| Over \$200k     | 2,507    | 7,238    | 10,700   |

# Your NAI Team



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## HIGHWAY 707

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