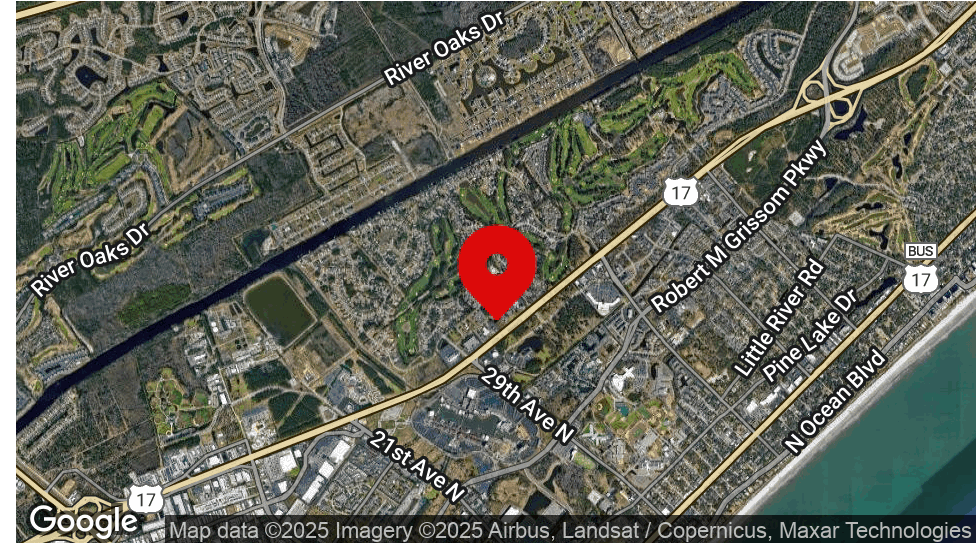


3013 CHURCH ST

3013 CHURCH ST, MYRTLE BEACH, SC 29577



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REAL ESTATE ADVISORS, LLC



OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	1 Acre
Zoning:	Highway Commercial
Market:	Myrtle Beach
Traffic Count:	46,800 VPD

PROPERTY OVERVIEW

Introducing a prime investment opportunity in Myrtle Beach. This attractive 1 acre lot, situated in the heart of Myrtle Beach and zoned for Highway Commercial use, presents an ideal investment for prospective investors. The HC zoning allows for extensive customization and offers a wide variety of potential uses. Featuring direct access to Highway 17 and 29th Ave N, the property boasts high traffic counts of 46,800 vehicles per day. Boasting ample potential for customization, this property is positioned to meet the needs of investors in a thriving commercial district. Whether it's for corporate offices, professional services, or other ventures, this property provides a solid foundation for success in Myrtle Beach's market.

PROPERTY HIGHLIGHTS

- 1 Acre Site
- Zoned Highway Commercial - Offers Wide Variety of Potential Uses
- 46,800 AADT on Highway 17
- 2,544 SF Building Ideal for Office or Retail Space
- Potential for Customization to Meet Specific Business Needs
- Strategic Positioning for Accessibility

ROBERT SWANSON

843.796.0440
roberts@roadstead.com

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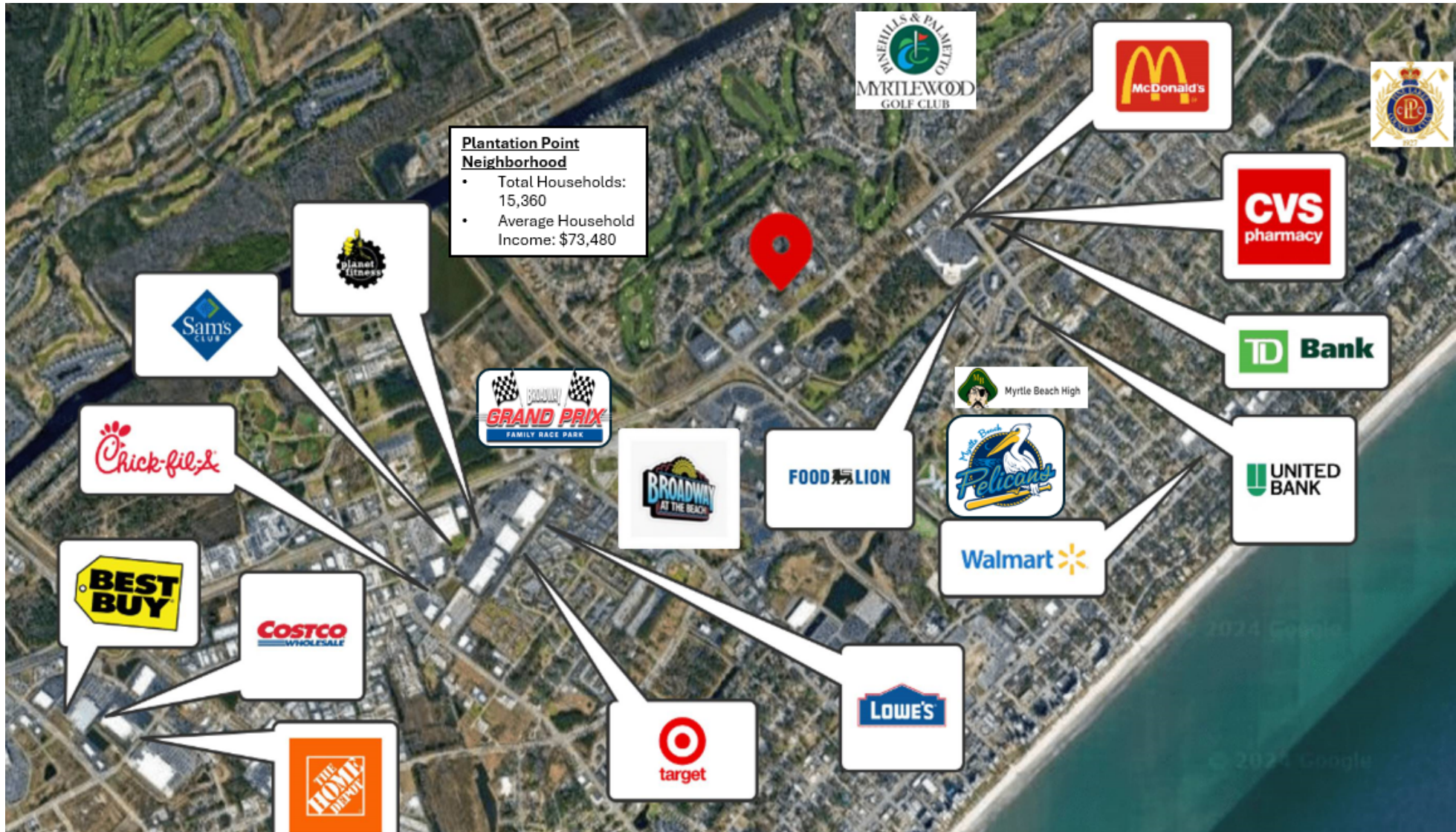
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NEARBY ATTRACTIONS AND DINING

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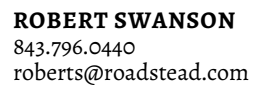


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Broadway at the Beach

- #1 Most Visited Shopping Center in South Carolina (placer.ai)
- 13 Million Annual Visitors
- 616,000 Square Feet
- 0.2 miles From 3013 Church St



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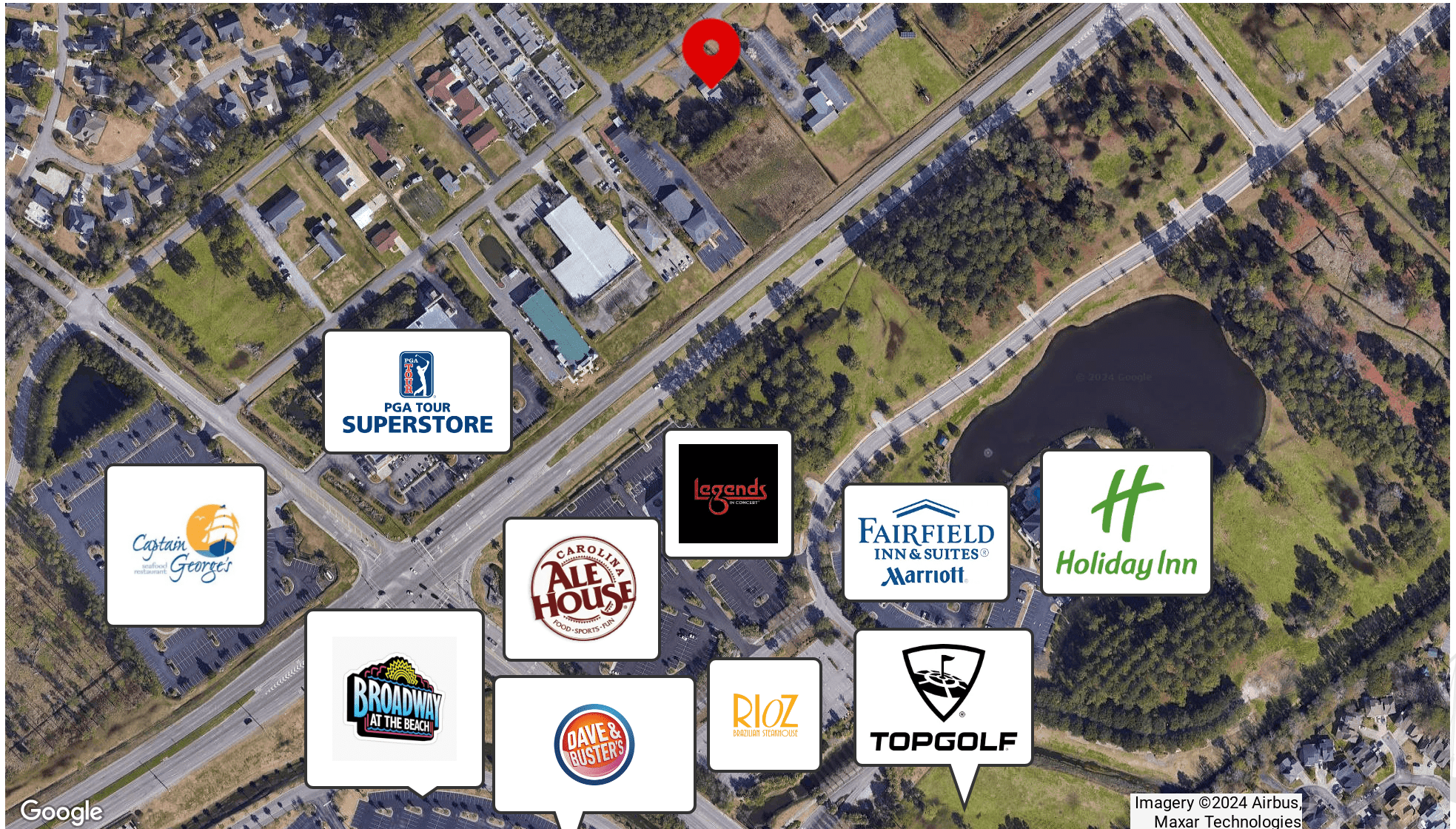
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NEARBY RETAILERS

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