

FOR SALE OR LEASE

- 1.05 acres available
- (2) full access points to Hwy 707 via Grand Oak Blvd and Bay Rd (signalized intersection) and (1) right-in, right-out
- Excellent visibility in high growth sub-market
- Hwy 707 traffic count: 39,700 (higher in spring/summer months)
- Located in front of new Anchor Point Apartments (204 units)
- Ideally suited for QSR, bank, automotive or other retail uses
- Surrounding retailers include Scrubby's car wash, McDonalds, Dunkin Donuts, Food Lion, Circle K and more
- **Lease Rate: \$79,000 / year**
- **Asking Price: \$925,000**



Corner of Highway 707 & Grand Oak Blvd Socastee, SC



Demographics	1 Mile	3 Mile	5 Mile
2025 Population	6,292	39,474	97,842
2025-2030 Proj. Growth Rate	2.62%	2.61%	2.63%
Average HH Income	\$99,233	\$99,621	\$97,680

Please Contact:

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ROYAL FARMS
(proposed)

SITE

23,300 VPD

39,700 VPD

Burgess Elementary
(640 students)
St. James Intermediate
(830 students)

Logos for FOOD LION, TAKE 5, McDonald's, SONIC, DUNKIN' DONUTS, CIRCLE K, and DG.



TIDELANDS HEALTH

24,200 VPD

17

St James Elementary
(815 students)
St. James Middle
(945 students)

Logos for FOOD LION, THE HONEY BAKED Ham CO, DG, Valvoline, and CIRCLE K.

St. James High School
(1,700 students)

Full Access

Right In
Right Out



**ROYAL
FARMS**
(proposed)



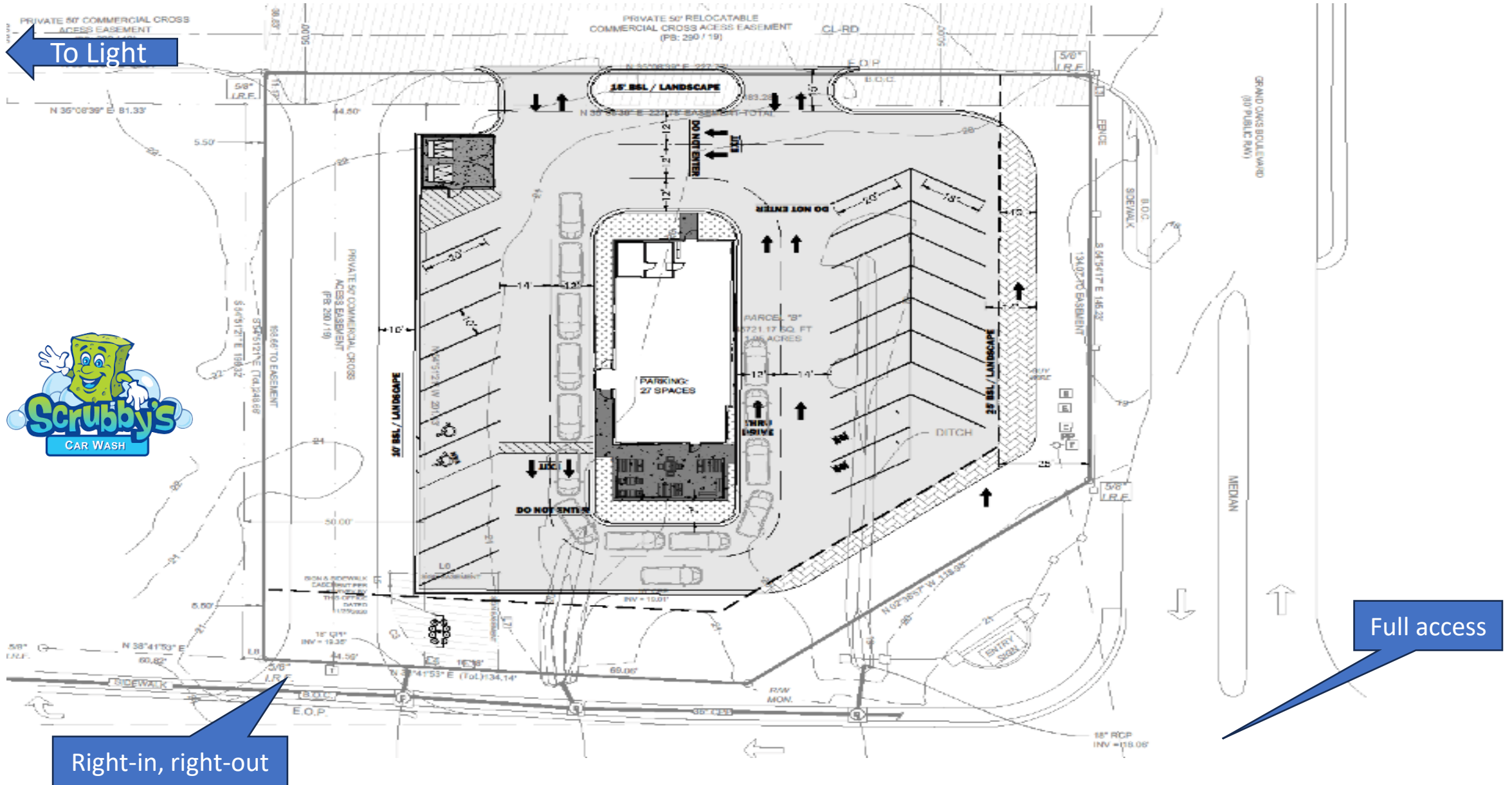
Full Access

Full Access

Anchor Pointe
APARTMENTS
(204 units)

Image © 2026 Airbus

Conceptual QSR Site Plan



Right-in, right-out

Full access