



COMMERCIAL LAND FOR LEASE

# Chapman Tract

US HIGHWAY 17 SOUTH NORTH MYRTLE BEACH, SC 29582



B.W. "RUSTY" HELM

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## OFFERING SUMMARY: COMMERCIAL LAND FOR LEASE

<b>Lease Rate:</b>	<b>\$75,000 /YR (Gross)</b>
<b>Lot Size Approximately:</b>	<b>1.52 Acres</b>
<b>Zoning:</b>	HC (Highway Commercial, City of North Myrtle Beach, SC.

[FOR ZONING MAP \(CLICK HERE\)](#)

[FOR ZONING CODE \(CLICK HERE\)](#)

## PROPERTY OVERVIEW

**OFFERED FOR LEASE:** this 1.52 Acre corner site with excellent exposure and access on U.S. Highway 17 in the City of North Myrtle Beach, South Carolina. This site is currently undeveloped, with mature vegetation. The site is contiguous to and shares common access from Highway 17 with Bonefish Grill. Situated less than four blocks South of Home Depot, Lowes, and Super WalMart.

## PROPERTY HIGHLIGHTS

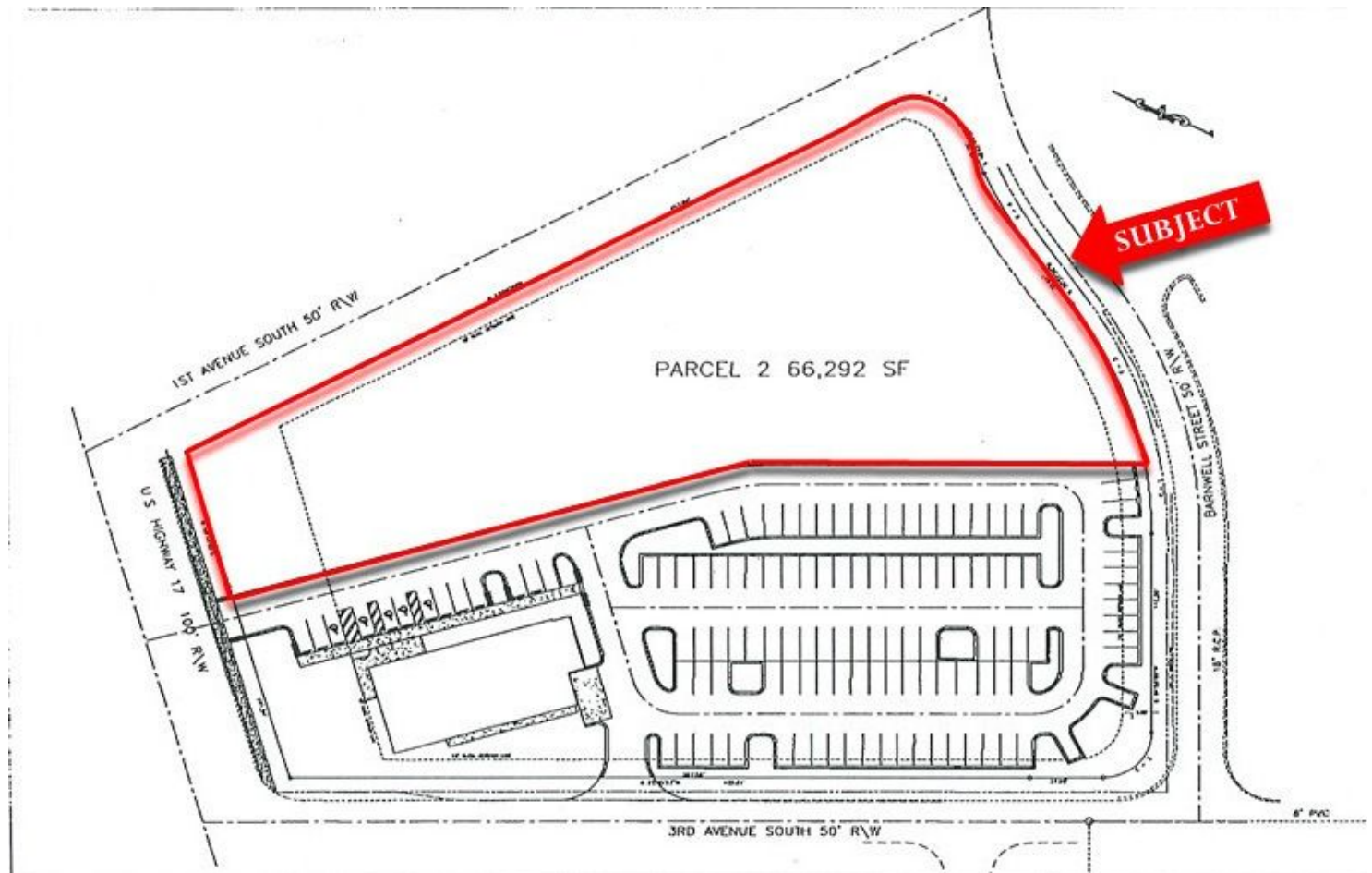
- Site Consists of approximately 1.52 Acres, Survey Attached
- Identified as PIN #35601040007, City of North Myrtle Beach, County of Horry, SC.
- Average Daily Traffic 44,200: (Source SCDOT 2019)
- Located Within the City Limits of North Myrtle Beach, SC.
- East Side of U.S. Highway 17 North, One Block South of Main Street
- One block from the Main Street Connector which connects North Myrtle Beach to Highway 31
- Shares Common Curb Cut off Highway 17 with Bonefish Grill.
- Shares Common Signage With Bonefish Grill (See Attached Exhibit)
- Great Exposure and Access, Completely Surrounded by Public Roads
- Approximately 100' frontage on Highway 17 North
- Approximately 415' frontage on 1st Avenue South
- Utilities Available to Site: Electricity, Water, Sewer, Cable

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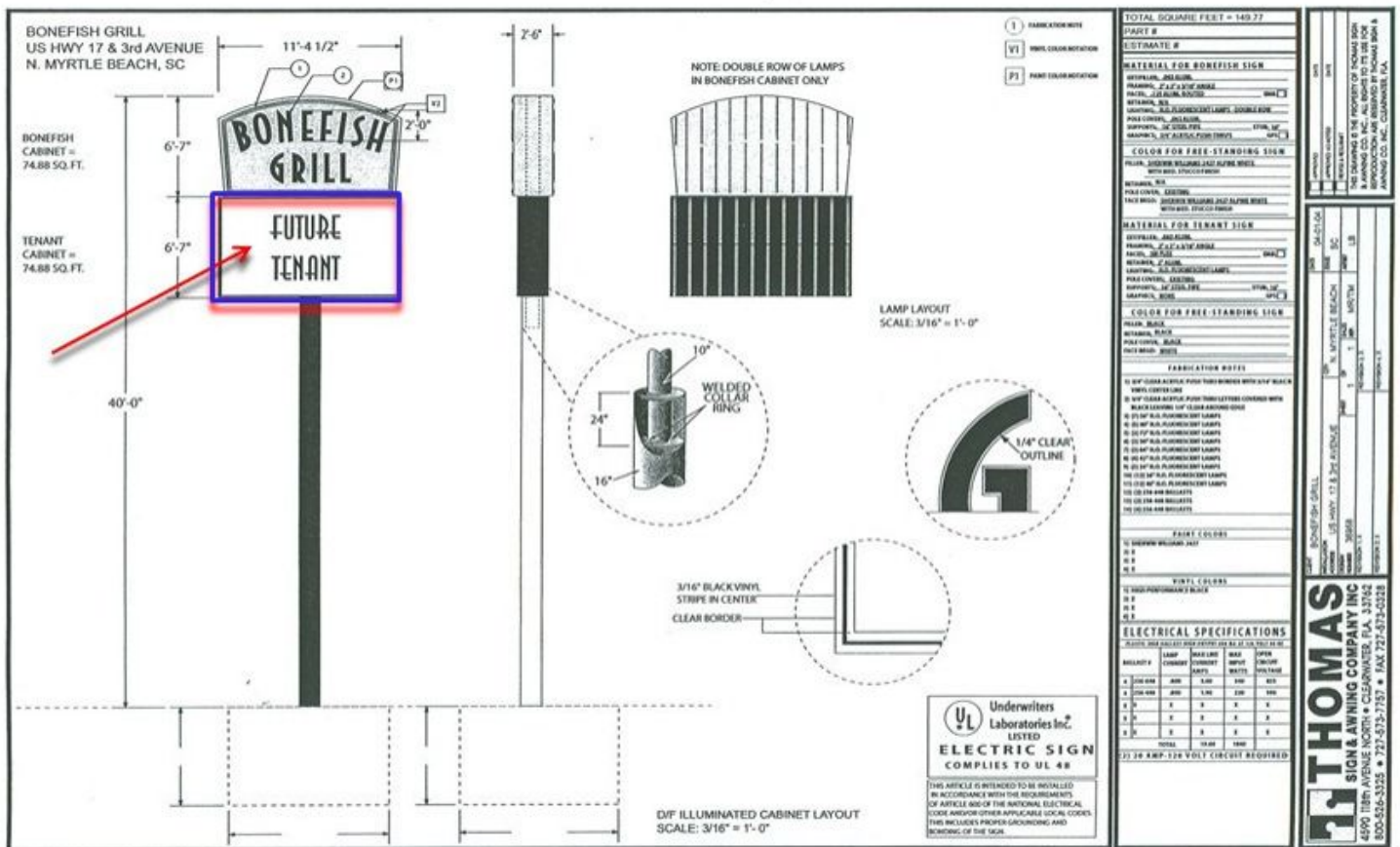
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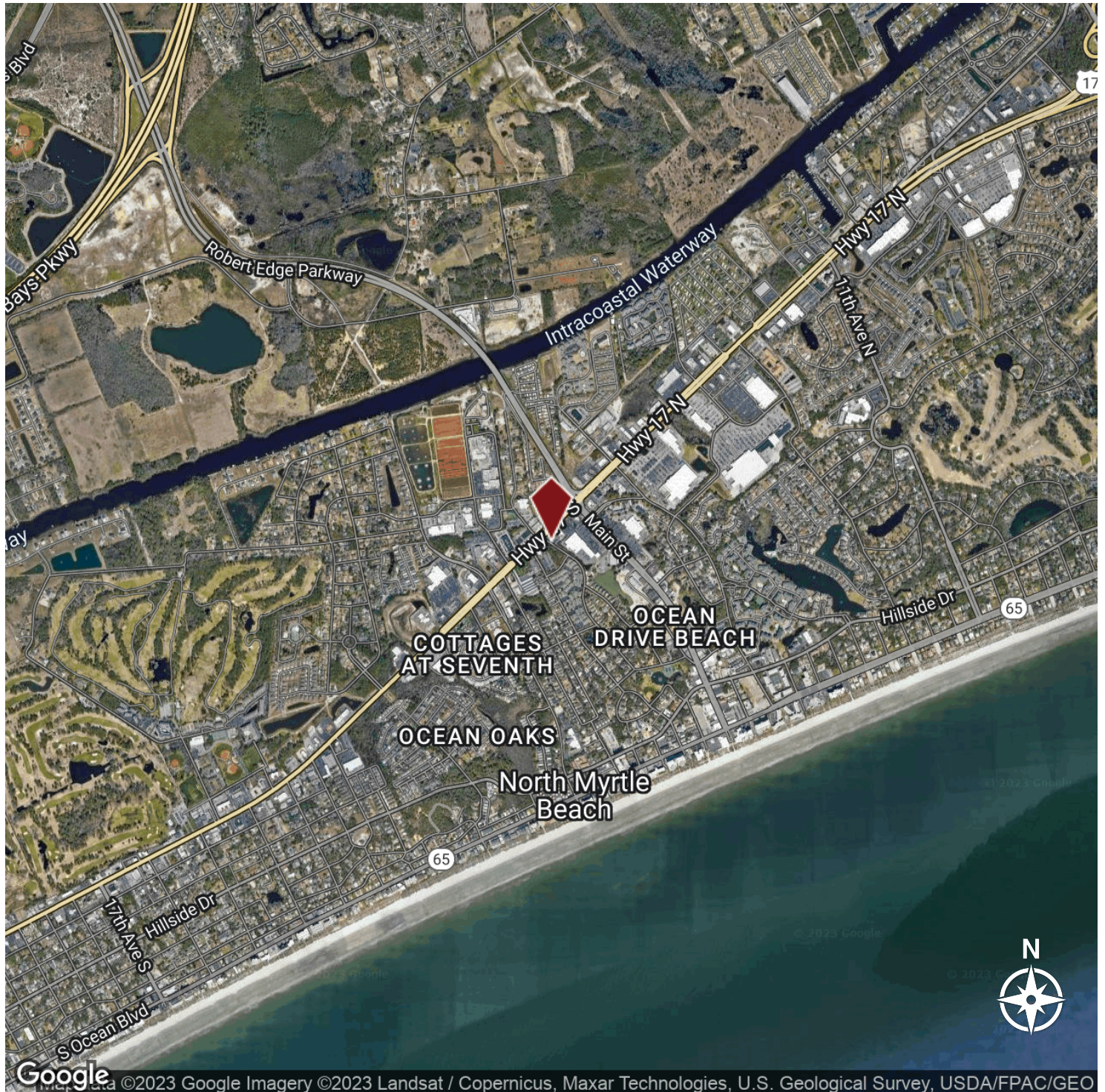
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