



COMMERCIAL IMPROVED PROPERTY FOR SALE

Todd Freestanding Building #1106

1106 3RD AVENUE SOUTH MYRTLE BEACH, SC 29577



1,400 SF Freestanding Building

B.W. "RUSTY" HELM

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4706 Oleander Drive, Myrtle Beach, SC 29577-3537 | www.keystonecommercial.com



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OFFERING SUMMARY- FREE STANDING BUILDING

Sale Price:	\$150,000
Building Size Approximately:	1,400 SF
Lot Size Approximately:	0.53 Acres
Zoning:	HC1- Highway Commercial District, City of Myrtle Beach, SC.

[Zoning Map \(Click Here\)](#)

[Zoning Code \(Click Here\)](#)

PROPERTY OVERVIEW

OFFERED FOR SALE is this Freestanding Building located along 3rd Avenue South. This area has recently undergone major road improvements. Located in the heart of Myrtle Beach, SC. 3rd Avenue South connects Highway 17 and US Highway 501. This site offers excellent visibility and access. It is in close proximity to the beach, Coastal Grande Mall, and other major retailers.

PROPERTY HIGHLIGHTS

- Approximately 0.53 Acres
- Approximately 100' Frontage on 3rd Avenue South
- Average Daily Traffic Count-11,600 (Source: SCDOT 2019)
- Identified as: PIN #44303020082, City of Myrtle Beach, County of Horry, SC.
- Annual Real Estate Taxes 2019: \$3,381, City of Myrtle Beach, SC.
- **IMPROVEMENTS:**
- Approximately 1,400 SF Free Standing Building-Former Residential Ranch Style House

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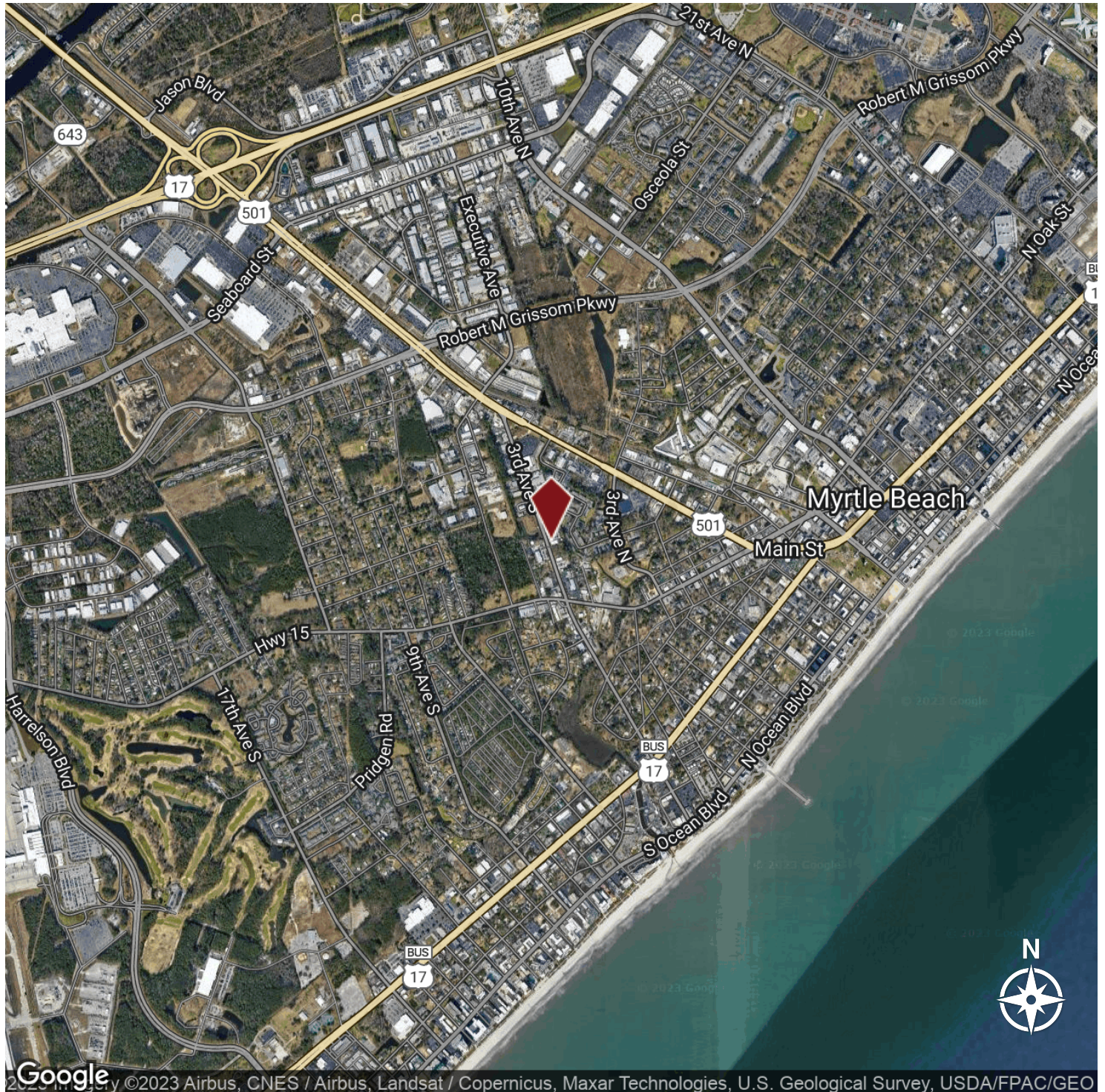
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THE REGION

#1 BEST PLACES
PEOPLE ARE
MOVING TO

US News & World Report, 2019

Ranked # 6

BEST AFFORDABLE
Family Vacation

US News & World Report, 2019

BEST FAMILY BEACH VACATION
RANKED #7

US News & World Report, 2019

**ONE OF THE
MOST EXCELLENT
CITIES FOR EXPERIENCES**


Trip Advisor, 2018

TOP DESTINATION
FOR RETIREES
RANKED #10

Where to Retire Magazine, 2018

MYRTLE BEACH, SC. Metropolitan Statistical Area

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

	2010	2018	2023
Population	376,722	467,292	533,198
U.S. Census Bureau			
Total Households	158,522	196,299	244,089
U.S. Census Bureau			
Avg. Household Income		\$68,058	\$77,206
U.S. Census Bureau			

EMPLOYMENT, Bureau of Labor Statistics



MAY 2018:
3.6%

MAY 2019
4.1%

UNEMPLOYMENT RATE
Bureau of Labor Statistics



Myrtle Beach & the Grand Strand



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Beaches

Hotels, condos and resorts create a mini-skyline along downtown, the oldest part of Myrtle Beach, where the sandy beaches are long and deep and the crowds are family-oriented. The Myrtle Beach State Park provides more than 300 acres of piney woods and access to a sandy beach; cast your line into the ocean water from a fishing pier.

Shopping

Specialty shops line the pathways of the shopping centers at Barefoot Landing and Broadway at the Beach, and fireworks in the summer lend a festive air. Bargain hunt for brands such as Reebok and Polo Ralph Lauren at Tanger Outlets. Urban critics applaud the work-play-live development at The Market Commons, which offers restaurants, a movie theater, and residential homes atop upscale storefronts such as Pottery Barn and Inlet Square Mall.

Eating and Drinking

Virtually every major chain and sports-celebrity restaurant is found here, whether it's the NASCAR Sports Grill, House of Blues, or Greg Norman's Australian Grill. Away from the chains, look for waterside spots serving fresh local seafood in unvarnished Low Country preparations. Or give decorum a rest and head to, Calvin Gilmore's Carolina Opry which packs in crowds nightly.

Attractions

Renowned for its thrilling entertainment venues and exciting attractions, Myrtle Beach is one of the nation's most sought after tourist destinations. Meet locals on the golf course -- there are more than 100 to choose from. Myrtle Beach Board Walk named the nation's #3 boardwalk by National Geographic, Myrtle Waves, one of the largest water parks on the east coast. Family Kingdom Amusement Park, a classic seaside amusement park. Named #5 best amusement park in the country. Broadway at the Beach, a large entertainment festival complex including the Pavilion Nostalgia Park, Ripley's Aquarium, Magique, Hard Rock Cafe, and Jimmy Buffett's Margaritaville. The Carolina Opry, a show that blends two hours of music, comedy and dance -- from Broadway to country, from classic pop to rock'n roll, and gospel to bluegrass. Legends In Concert, featuring live concerts paying tribute to musical icons of today and yesterday. And there is Barefoot Landing, a large shopping and entertainment destination.