

SURFSIDE, SC 29575

1412 US HIGHWAY 17 BUSINESS S.



Tideland Commercial



OFFERING SUMMARY

Sale Price: \$2,750,000

Available SF:

Lot Size: 2.97 Acres

Zoning: C1

Price / SF: \$21.26

PROPERTY OVERVIEW

Tax Map # 195-00-01-049
Surfside Beach
Bethune Group # 1018

PROPERTY HIGHLIGHTS

- - 2.97 Acres with 297 feet of frontage on Highway 17 Business Surfside Beach
- - Zoned C1
- - 28,200 cars pass per day via SCDOT
- - Located adjacent to Food Loin shopping center

**LAND
FOR SALE**

PHIL BETHUNE

phil@tidelandcommercial.com
843.655.4562

BROWN BETHUNE

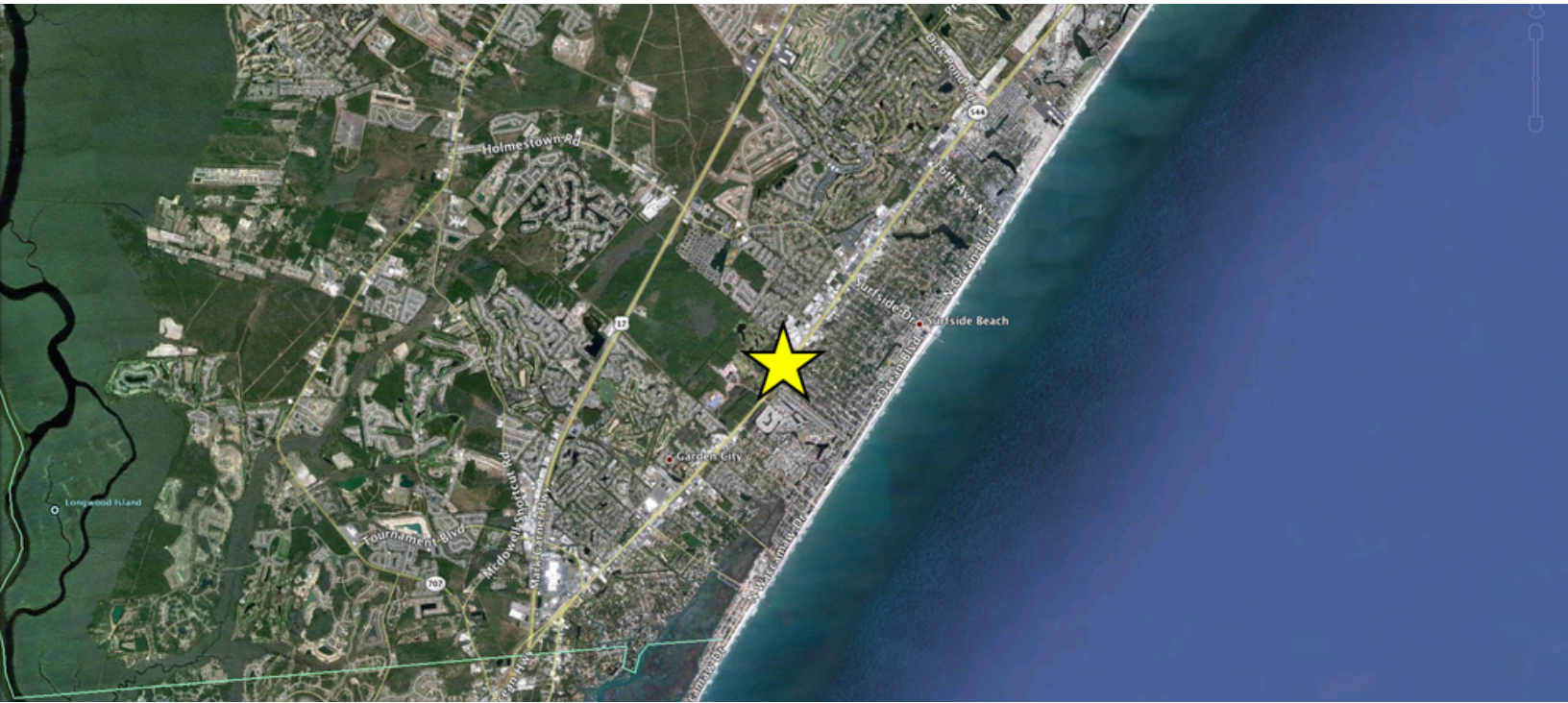
brown@tidelandcommercial.com
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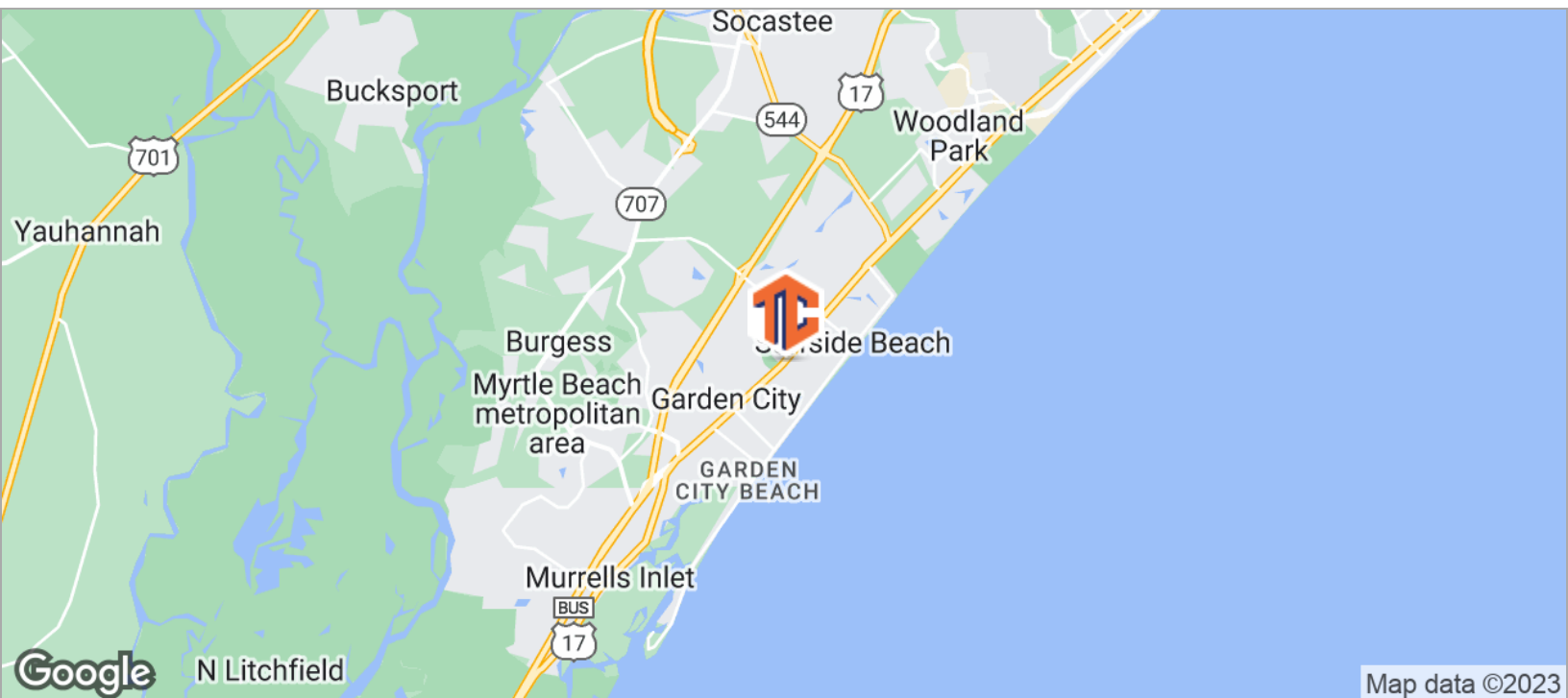
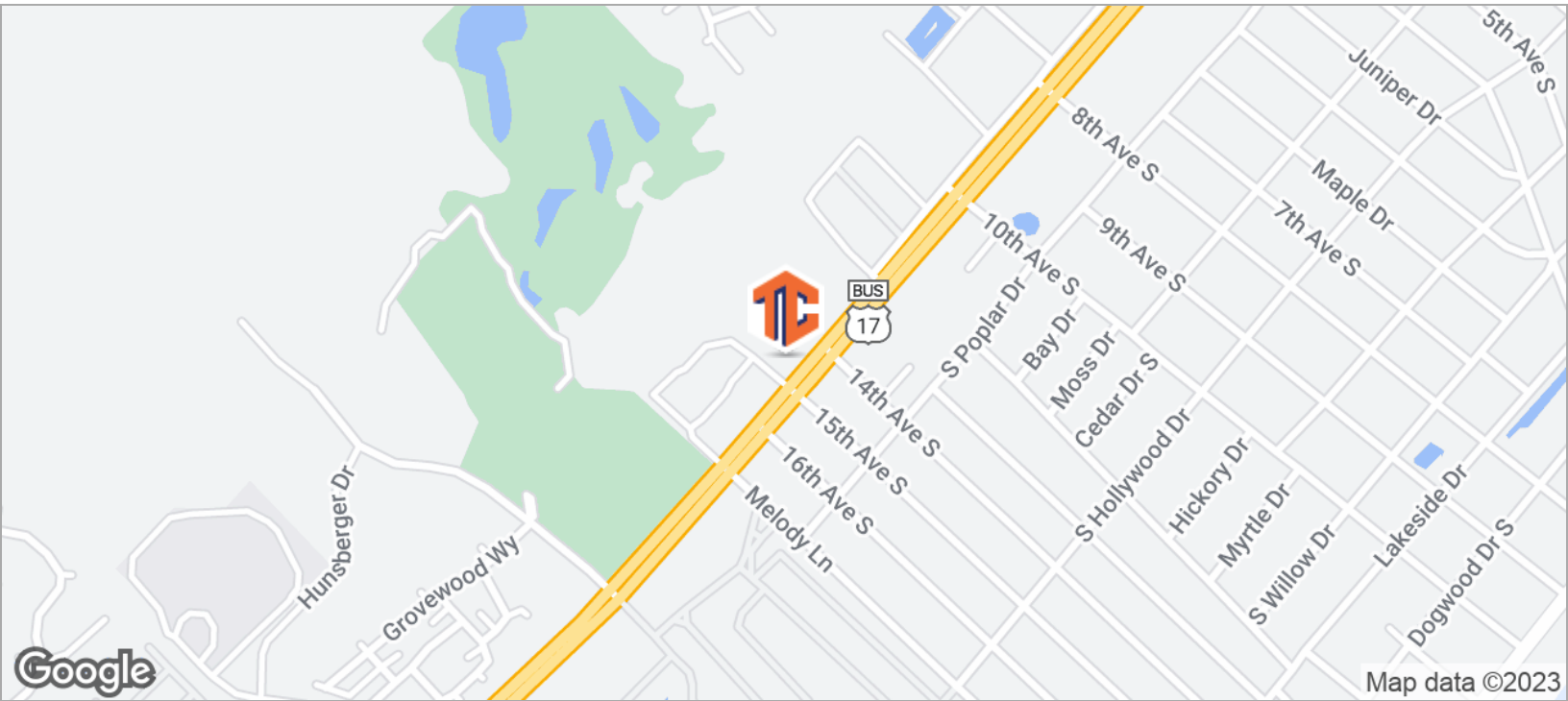
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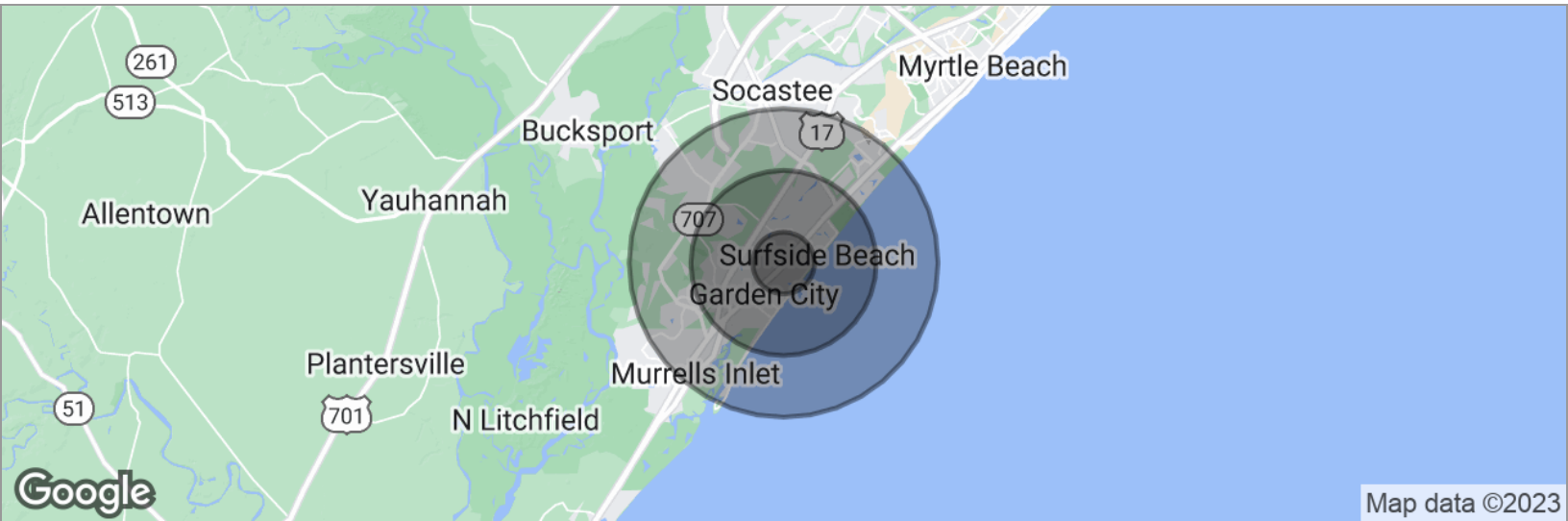
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,817	28,130	52,099
Median age	49.4	51.0	47.9
Median age (Male)	46.3	49.5	46.8
Median age (Female)	50.7	51.7	48.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,025	13,730	24,335
# of persons per HH	1.9	2.0	2.1
Average HH income	\$49,279	\$57,218	\$60,054
Average house value	\$163,591	\$234,129	\$237,328

** Demographic data derived from 2020 ACS - US Census*

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