

+/- 1.34 AC of Land for Sale or Lease

Next to 77,000 SF furniture showrooms on US Hwy 17 Bypass

1202 Port Drive, Myrtle Beach SC 29577



- Located near the busiest intersection in Horry County.
- Highly visible and located on US Hwy 17 bypass, this property features high traffic counts of 59,000 vehicles per day.
- +/- 1.34 AC total comprised by 2 separate, contiguous parcels next to a major furniture retailer (America's Furniture Warehouse).
- Close proximity to Coastal Grand Mall (1.5M SF), the Market Common (346K SF), Myrtle Beach International Airport, Springmaid Pier, and numerous retail, dining, and entertainment options. The Market Common area is the hottest in the Grand Strand.
- Nearby retail & restaurants include: Belk, Dick's, Super Wal-Mart, Starbucks, Costco, Home Depot, Barnes & Noble, Publix, Starbucks, Gordon Biersch Brewery, and PF Chang's.
- Horry County TMS # 1802006005 & 1802006006.
- All utilities available on-site. Billboard on site does NOT convey with offering.

BVBELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com



View of property from US Hwy 17 bypass

Note: Billboard on the property is not included with land sale.



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Demographics

Population	1 Mile	3 Miles	5 Miles
2016	4,409	16,646	34,173
2022 (projected)	5,202	19,231	38,947
Households			
2016	2,257	7,850	16,148
2022 (projected)	2,662	9,072	18,401
Household Income			
2016	\$57,573	\$60,621	\$62,886
2022 (projected)	\$61,859	\$66,941	\$69,429

