



4926 HIGHWAY 17 BYPASS
MURRELLS INLET, SC 29576

1.96 ACRE COMMERCIAL SITE
CORNER EXPOSURE - HIGHWAY ACCESS
ENGINEERED AND APPROVED



Dave Curry, MAI, CCIM
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- ENGINEERED FOR 26,000 SF OF FLEX SPACE
- APPROVED FOR 26,000 SF OF FLEX SPACE
- ALLOWED USES INCLUDE RETAIL, OFFICE, TRADESHOP, +++
- FOUR BUILDINGS DESIGNED CAN BE BUILT IN PHASES
- QUICK PROCESS TO APPROVE ADJUSTED PLAN
- 2019 TRAFFIC COUNT OF 39,100 VEHICLES PER DAY

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- 300' OF HIGHWAY 17 BYPASS FRONTAGE
- CORNER EXPOSURE
- HIGHWAY 17 BYPASS ACCESS
- WELL LOCATED IN PROXIMITY TO WACCAMAW HOSPITAL
- EASY ACCESS TO LITCHFIELD/PAWLEY'S ISLAND
- 12.9 MILES TO THE CITY OF MYRTLE BEACH

\$449,000

*owner is a SC licensed real estate agent



CORAL BAY DRIVE
50' PRIVATE R/W

CORAL BAY HOA
TAX# 04-0404-009-03-01
OPEN SPACE
PLAT SLIDE 223 PG. 5

LOT 4
PB. 2 PG. 273
DB. 2525 PG. 250

LOT C-1
PLAT SLIDE 518 PG. 7-B
DB. 1450 PG. 188
TAX# 41-0404-009-04-00