

OUTPARCEL AVAILABLE - MURRELLS INLET

4540 US-17 BUS | MURRELL'S INLET, SC | 29576



SITE

EXXON
refuel

jiffy lube

6,600 VPD

43,400 VPD

US Hwy 17 BUS



Wachesaw Rd

CONTACT

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PROPERTY OVERVIEW

Rare outparcel opportunity available on on Highway 17 in Murrells Inlet (Myrtle Beach), SC. Located in the southern portion of The Grand Strand.

PROPERTY HIGHLIGHTS

- 1-acre parcel available for lease or build to suit.
- Direct Access on Highway 17 plus wrap access to traffic light.
- Next to Refuel
- Liberal zoning allows for most commercial uses include QSR, Auto Repair, Car Wash, and bank.
- 43,400 VPD on Ocean Hwy (US 17); 6,600 VPD on Wachesaw Rd

DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
POPULATION	4,390	20,380	41,249
AVERAGE HH INCOME	\$92,162	\$111,290	\$103,019
TOTAL BUSINESSES	202	719	1,357
DAYTIME EMPLOYMENT	1,247	4,454	9,293



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MURRELL'S INLET, SC





SITE

refuel
EXXON

LOWCOUNTRY
VEIN SPECIALISTS, LLC

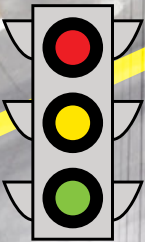
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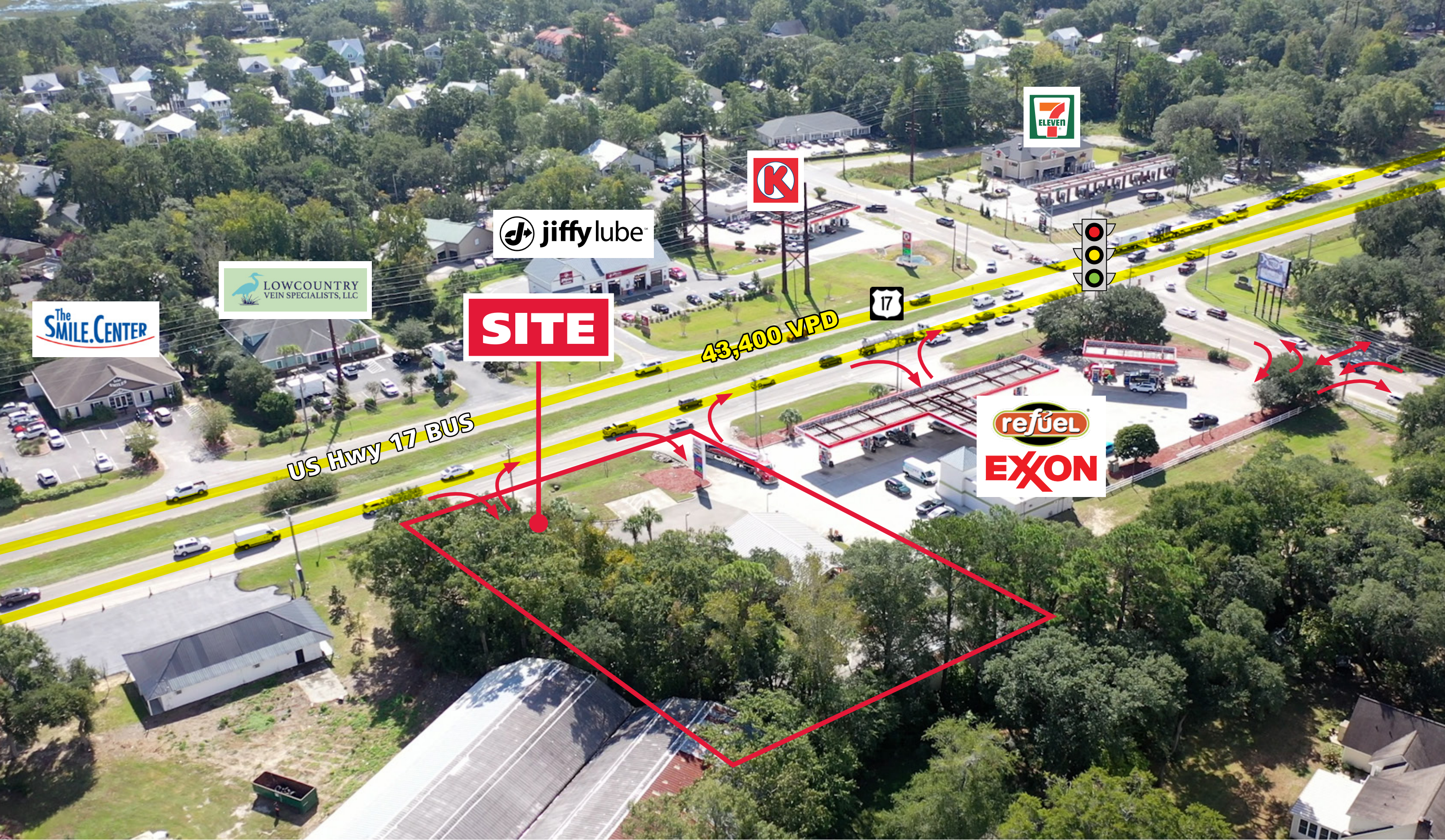
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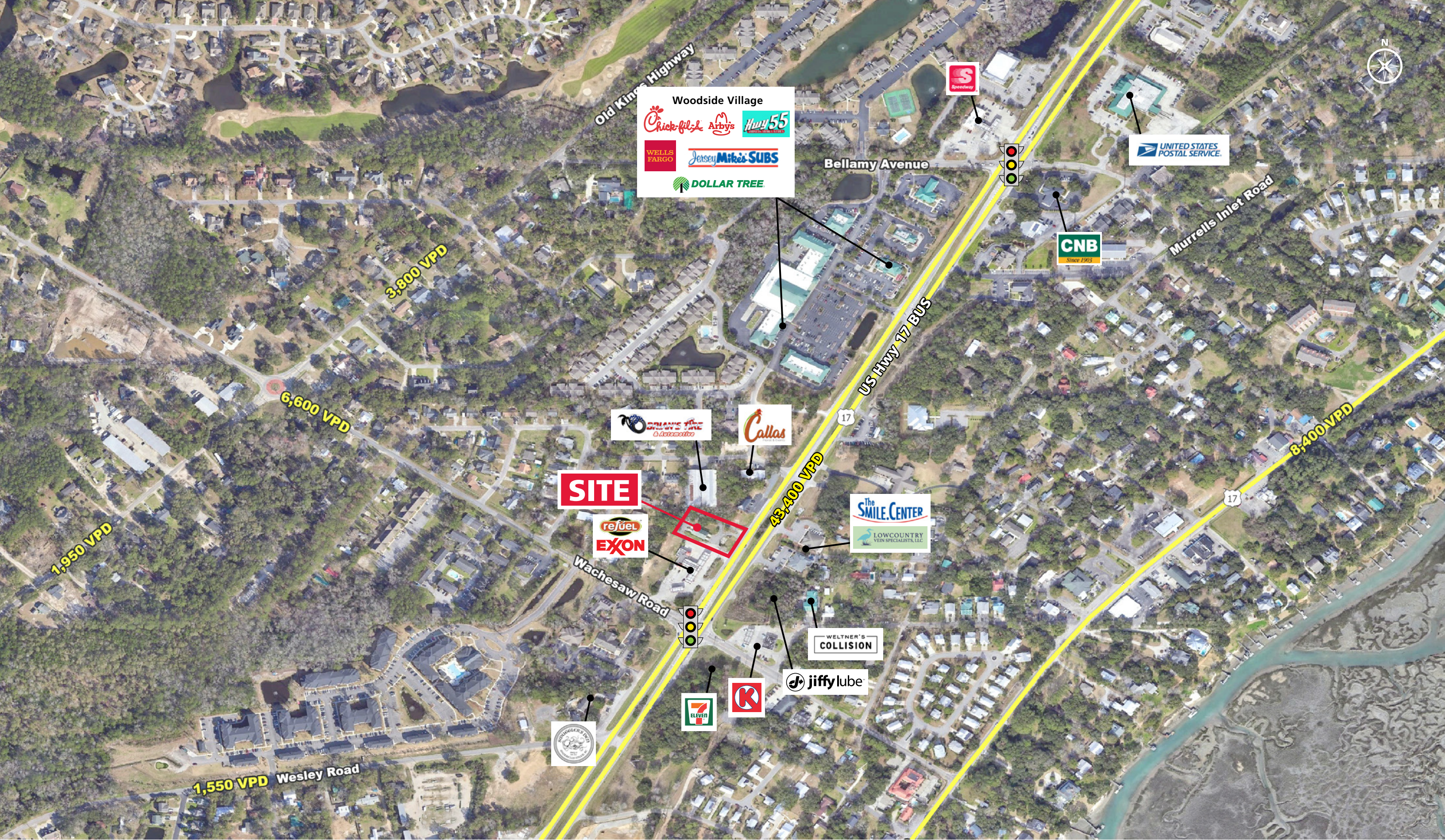
Wachesaw Rd
6,600 VPD

43,400 VPD

US Hwy 17 BUS







Woodside Village

Chick-fil-A Arby's Hwy 55
Wells Fargo Jersey Mike's Subs
DOLLAR TREE

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7
ELEVEN

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WACHESAW
POLICE DEPARTMENT



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