

OUTPARCEL REDEVELOPMENT - MURRELLS INLET

3730 US-17 | MURRELL'S INLET, SC | 29576



SITE

**APPROVED NEW
CROSS ACCESS**

43,400 VPD

24,700 VPD

Ocean Hwy

Burgess Rd

707

CONTACT

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PROPERTY OVERVIEW

Rare infill outparcel redevelopment at the high volume intersection of Highway 17 and Hwy 707 in Murrells Inlet (Myrtle Beach), SC. Located at one of the most dynamic inspections in the southern portion of The Grand Strand.

PROPERTY HIGHLIGHTS

- Recently expanded & improved signalized intersection
- Two proposed new cross access drives to Market at Murrells Inlet anchored by Food Lion
- Opposite corner from CVS & Truist
- 1-acre parcel available for lease or build to suit.
- Direct Access on Hwy 17 and 707
- Liberal zoning allows for most commercial uses
- 43,400 VPD on Ocean Hwy (US 17)
- 24,700 VPD on Burgess Rd



DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
POPULATION	3,412	33,234	57,726
AVERAGE HH INCOME	\$123,192	\$102,337	\$99,255
DAYTIME EMPLOYMENT	1,870	6,975	11,962



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SITE

APPROVED NEW CROSS ACCESS

17

43,400 VPD Ocean Hwy

707

24,700 VPD

Ocean Hwy 36,700 VPD

Bank of America

MUSC Health
Medical University of South Carolina

SUBWAY

SHERWIN WILLIAMS

CARRABBA'S
ITALIAN GRILL

THE CITIZENS BANK

Hampton Inn
by Hilton

FOOD LION

ups

ANYTIME FITNESS

MAVIS DISCOUNT TIRE

Scrubby's
CAR WASH

Sunnyside Ave

TRUIST

WAFFLE HOUSE®

Burgess Rd

CVS/pharmacy®

AutoZone

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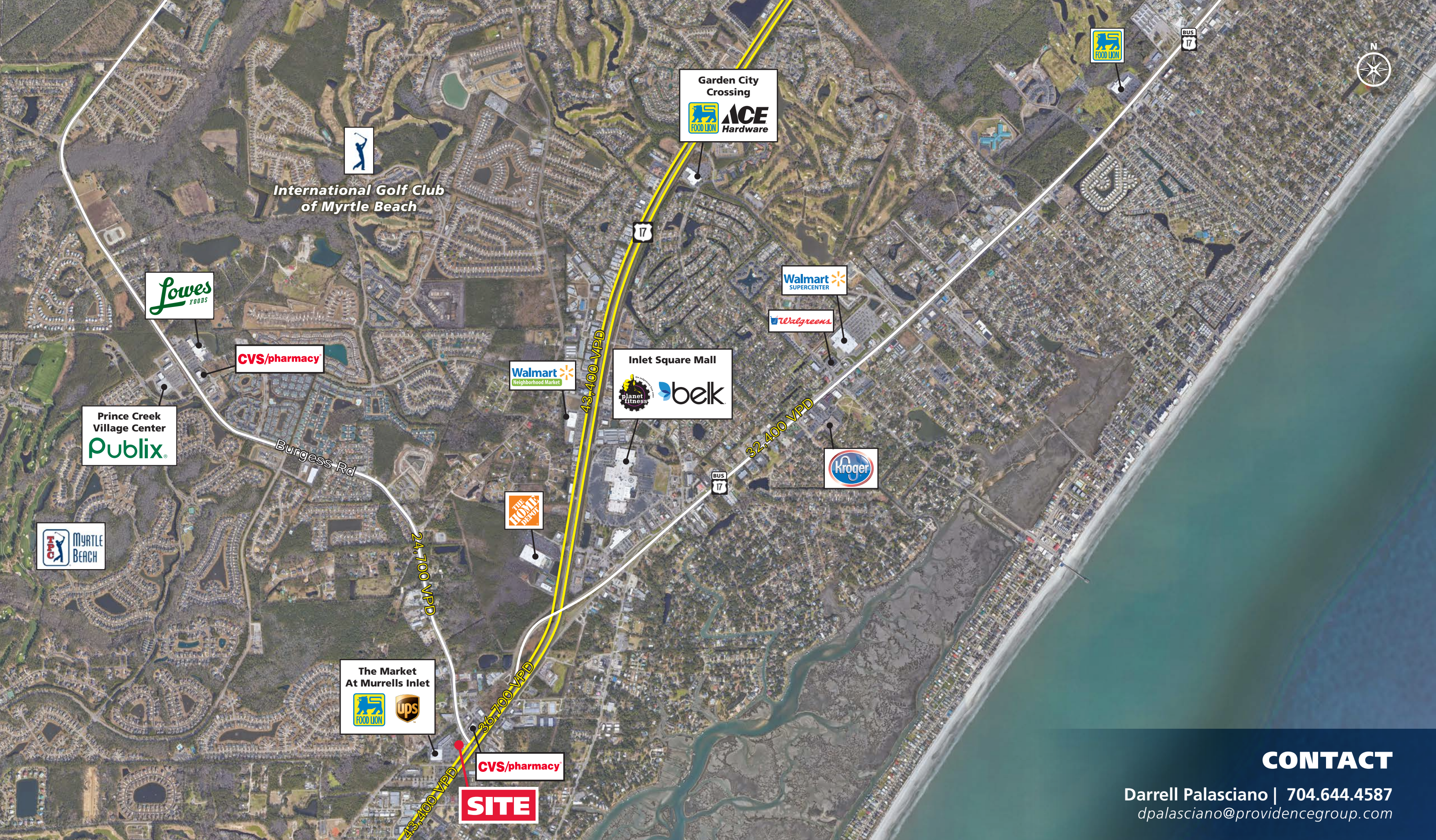
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