

FOR SALE



1443 HIGHWAY 17 - FORMER MOTEL

LITTLE RIVER, SC 29566



NAI THE LITCHFIELD COMPANY
10554 Ocean Highway
Pawleys Island, SC 29585

www.naitlc.com

PRESENTED BY:

**ABERNETHY
& JONES**
COMMERCIAL GROUP

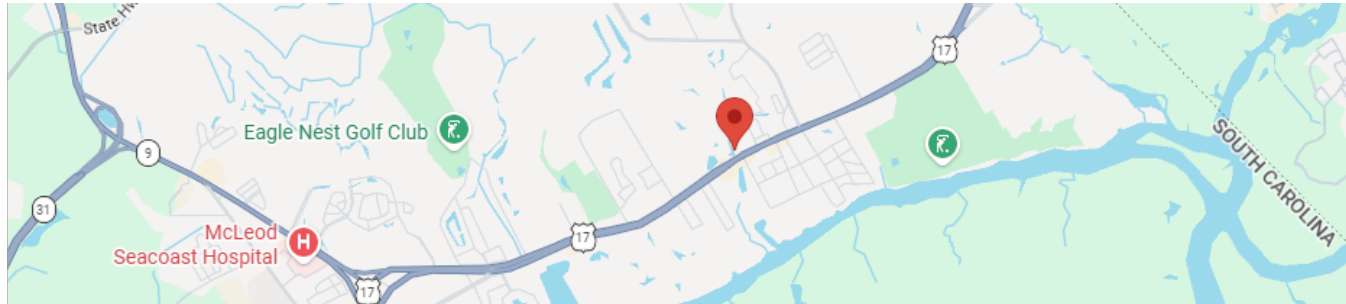
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PROPERTY SUMMARY

1443 U.S. 17 | LITTLE RIVER, SC 29566



Property Summary

Price:	\$1,500,000
Lot Size:	1.65 Acres
County:	Horry
APN:	31205020059 & 31205020060
Zoning:	HC
Traffic Count:	44,100
Frontage:	180'
Building SF:	7,486 Total SF
Tenants/Units:	21
Floors:	1
Type:	Hospitality



Property Overview

This property consists of approximately 1.65 acres on Hwy 17. It includes the Lake Shore motel, which has been closed for a couple of years, and an existing single-family home currently occupied by the owners. The property is being sold as-is.

The zoning is HC (Highway Commercial). While this district is no longer used in Horry County, this property is grandfathered in, allowing for many uses and making it an excellent opportunity for redevelopment.

Key details include:

- Parcels: Consists of two parcels with approximately 180 feet of frontage along Hwy 17.
- Stormwater: Adjacent to a large pond that could potentially be used for stormwater management.
- Income: Includes an existing ground lease for a billboard that generates annual income.
- Expansion Potential: An additional, connected 3.30 acres is also for sale. Combining both properties would create an estimated 5-acre site with Hwy 17 frontage.

This is a great investment for redeveloping either the land or the existing structures. The scarcity of available land in this area makes this property highly desirable.

Location Overview

Strategic positioning: Northeastern tip of SC, minutes from North Myrtle Beach and the NC border, along the Atlantic Intracoastal Waterway

Robust commercial activity: \$341M+ in annual retail sales, \$74M+ in accommodation/food services, driven by tourism and year-round residents

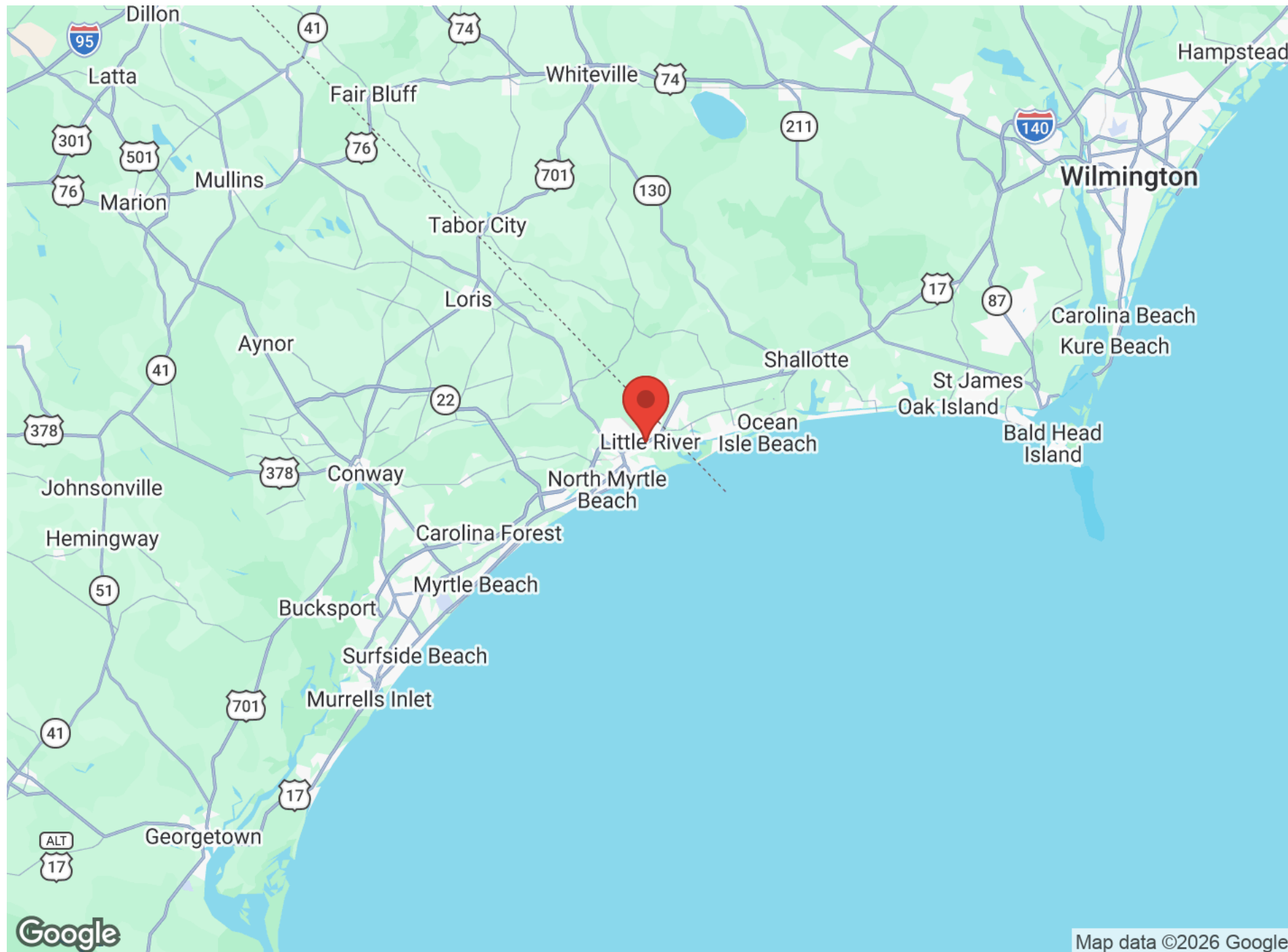
Market drivers: Proximity to Myrtle Beach tourism hub, maritime heritage, waterfront attractions, consistent visitor traffic from marinas, fishing charters, and events like the Blue Crab Festival

PROPERTY PHOTOS

1443 U.S. 17 | LITTLE RIVER, SC 29566

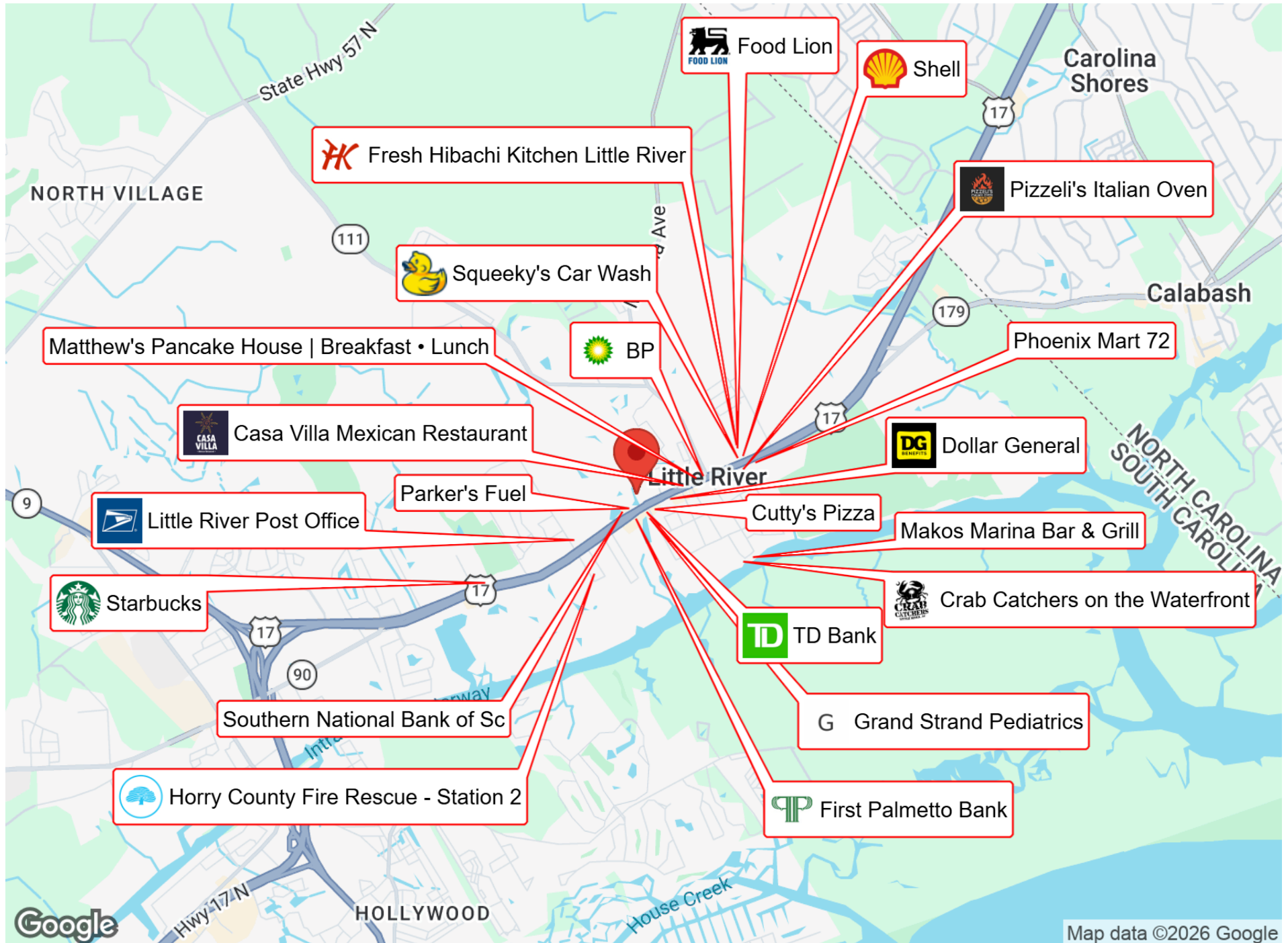


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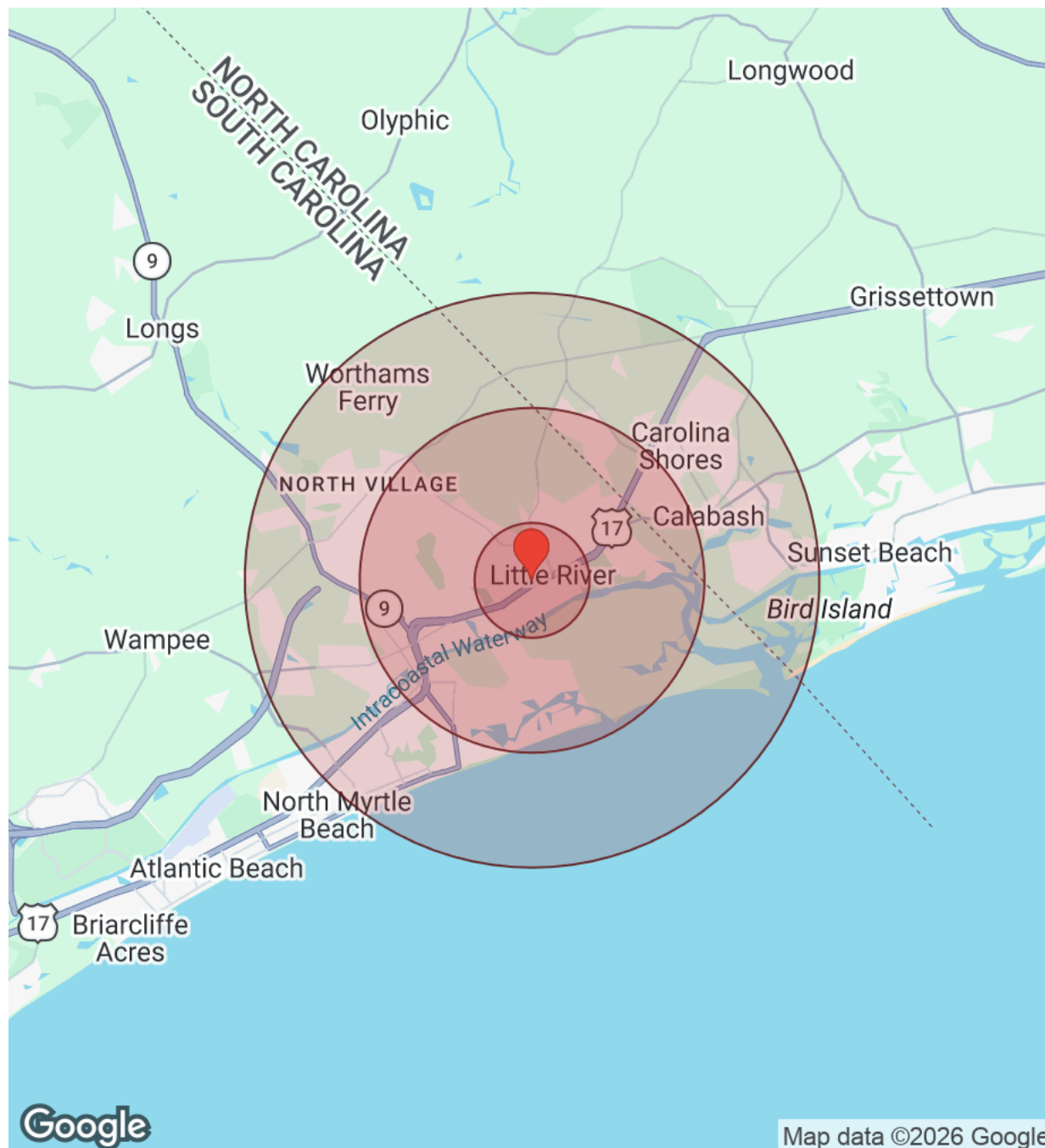
BUSINESS MAP

1443 U.S. 17 | LITTLE RIVER, SC 29566



DEMOGRAPHICS

1443 U.S. 17 | LITTLE RIVER, SC 29566



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,479	13,953	29,543
Female	3,893	15,413	32,683
Total Population	7,372	29,366	62,226

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,920	24,060	50,640
Black	698	2,523	5,831
Am In/AK Nat	21	91	162
Hawaiian	5	9	19
Hispanic	487	1,659	3,534
Asian	97	382	765
Multiracial	144	623	1,245
Other	1	18	31

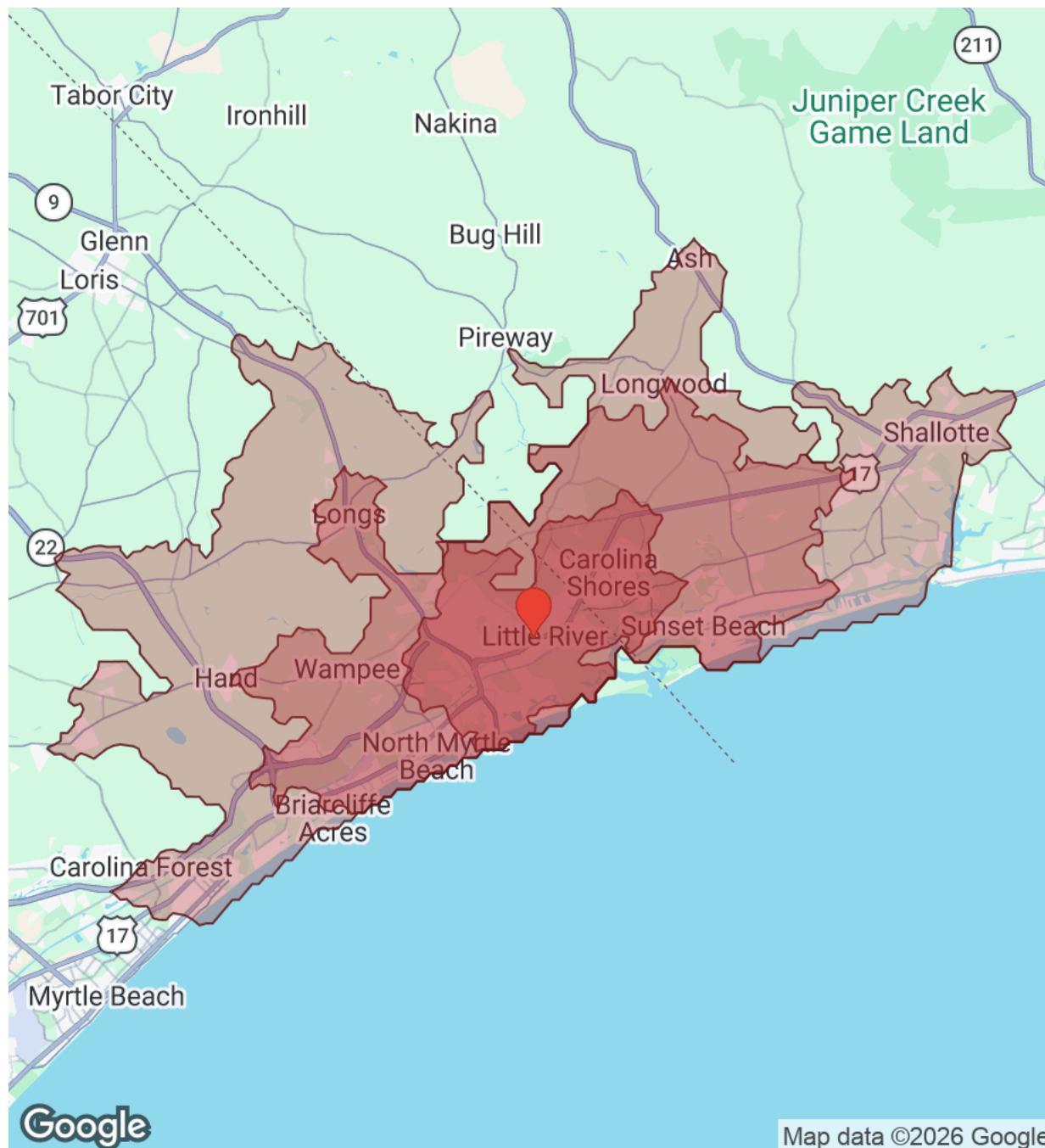
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,943	20,475	43,155
Occupied	3,838	14,928	31,055
Owner Occupied	2,644	11,468	25,144
Renter Occupied	1,194	3,460	5,911
Vacant	1,105	5,547	12,100

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	818	3,058	6,531
Ages 15 - 24	597	2,106	4,374
Ages 25 - 54	1,989	6,918	14,526
Ages 55 - 64	1,308	5,453	11,333
Ages 65+	2,659	11,831	25,463

Income	1 Mile	3 Miles	5 Miles
Median	\$69,935	\$71,621	\$73,527
Under \$15k	236	867	1,720
\$15k - \$25k	355	1,111	1,729
\$25k - \$35k	327	1,034	2,340
\$35k - \$50k	471	1,965	3,702
\$50k - \$75k	658	2,821	6,390
\$75k - \$100k	561	2,043	4,636
\$100k - \$150k	781	2,759	5,559
\$150k - \$200k	251	1,064	2,398
Over \$200k	200	1,264	2,582

DEMOGRAPHICS

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Population	10 Mins	20 Mins	30 Mins
Male	22,773	48,934	70,760
Female	25,170	53,352	76,366
Total Population	47,943	102,286	147,126

Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	39,016	83,885	119,702
Black	4,473	9,134	13,727
Am In/AK Nat	125	235	338
Hawaiian	19	41	44
Hispanic	2,766	5,861	8,563
Asian	594	1,125	1,766
Multiracial	935	1,943	2,869
Other	19	72	118

Housing	10 Mins	20 Mins	30 Mins
Total Units	33,014	73,867	104,972
Occupied	24,028	51,653	73,352
Owner Occupied	19,237	41,363	57,853
Renter Occupied	4,791	10,290	15,499
Vacant	8,986	22,214	31,620

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 14	5,039	10,202	15,147
Ages 15 - 24	3,408	6,963	10,634
Ages 25 - 54	11,174	23,714	36,827
Ages 55 - 64	8,664	19,114	27,191
Ages 65+	19,657	42,293	57,324

Income	10 Mins	20 Mins	30 Mins
Median	\$72,645	\$74,308	\$75,579
Under \$15k	1,393	3,116	4,545
\$15k - \$25k	1,445	2,933	4,239
\$25k - \$35k	1,857	4,280	6,090
\$35k - \$50k	2,921	5,888	8,166
\$50k - \$75k	4,828	9,869	13,395
\$75k - \$100k	3,570	7,365	10,414
\$100k - \$150k	4,330	9,081	12,949
\$150k - \$200k	1,847	4,492	6,072
Over \$200k	1,838	4,630	7,483

Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Map data ©2026 Google

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1443 U.S. 17

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