

FOR SALE | STAND ALONE OFFICE BUILDING

3013 Church Street | Myrtle Beach, SC 29577



ROBERT SWANSON, SALES ASSOCIATE
320 Broad Street, Suite 600 • Charleston • South Carolina 29401

BEACH
COMMERCIAL

PROPERTY OFFERING



► HIGHLIGHTS

- One-acre lot zoned Highway Commercial
- 2,544 SF stand-alone building ideal for office and retail use
- Exceptional flexibility for a wide range of potential uses, appealing to both investors and owner-users
- Property located within a quarter of a mile from Broadway on the Beach
- List price is \$725,000
- South Carolina Commercial MLS #31009277

► OFFERING SUMMARY

Beach Commercial, LLC as the exclusive agent to market this property, is pleased to offer this office building located in Myrtle Beach, South Carolina.

► EXCLUSIVE LISTING AGENTS

ROBERT SWANSON

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BEACH COMMERCIAL, LLC

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PROPERTY OVERVIEW

► 3013 CHURCH STREET | MYRTLE BEACH, SC 29577

Discover a flexible commercial opportunity

Positioned along one of Myrtle Beach's thriving commercial corridors, this approximately 1-acre Highway Commercial-zoned property offers exceptional flexibility for investors and owner-users. With direct access to Highway 17 North and 29th Avenue North. The property benefits from both excellent visibility and connectivity. This stand-alone building provides a versatile setting for office, retail, professional services, or a variety of other commercial uses, with ample opportunity to customize the space to meet specific business needs.

► MARKETING STATISTICS 29577

- Total Population: ±44,000 residents
- Median Household Income: ±\$70,000
- Traffic Count: ±46,000 vehicles per day

Source: CoStar, 2025 Estimates



PHOTOS



PROXIMITY MAP



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DISCLAIMER: This information is submitted confidentially for a project as described herein. The information contains many assumptions and forward looking statements and are subject to changing market conditions, competition, etc that could negatively affect the results of operations. In addition, other information contained herein was taken primarily from third party reports, information and data. Neither Beach Commercial nor the Developer make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.