

Tidelands Waccamaw
Community Hospital
124 Staffed Beds

MURRELLS INLET, SC

3583 US-17 BUS

±4,560 SF MEDICAL OFFICE BUILDING FOR LEASE



PROJECT DETAILS

3583 US-17 BUS • ±4,560 SF MEDICAL OFFICE BUILDING FOR LEASE • RETAIL

AVAILABLE SPACE

±4,560 SF / 1.00 AC

TRAFFIC COUNTS

13,400 ADT on Hwy 17-BUS

PROPERTY HIGHLIGHTS

- Medical office building along Hwy 17 in Murrells Inlet, SC available for lease
- High growth residential market with strong performing retailers and restaurants nearby
- Nearby anchors include Home Depot, Walmart, Hobby Lobby, and more

LEASE RATE

Call to discuss

COUNTY

Georgetown

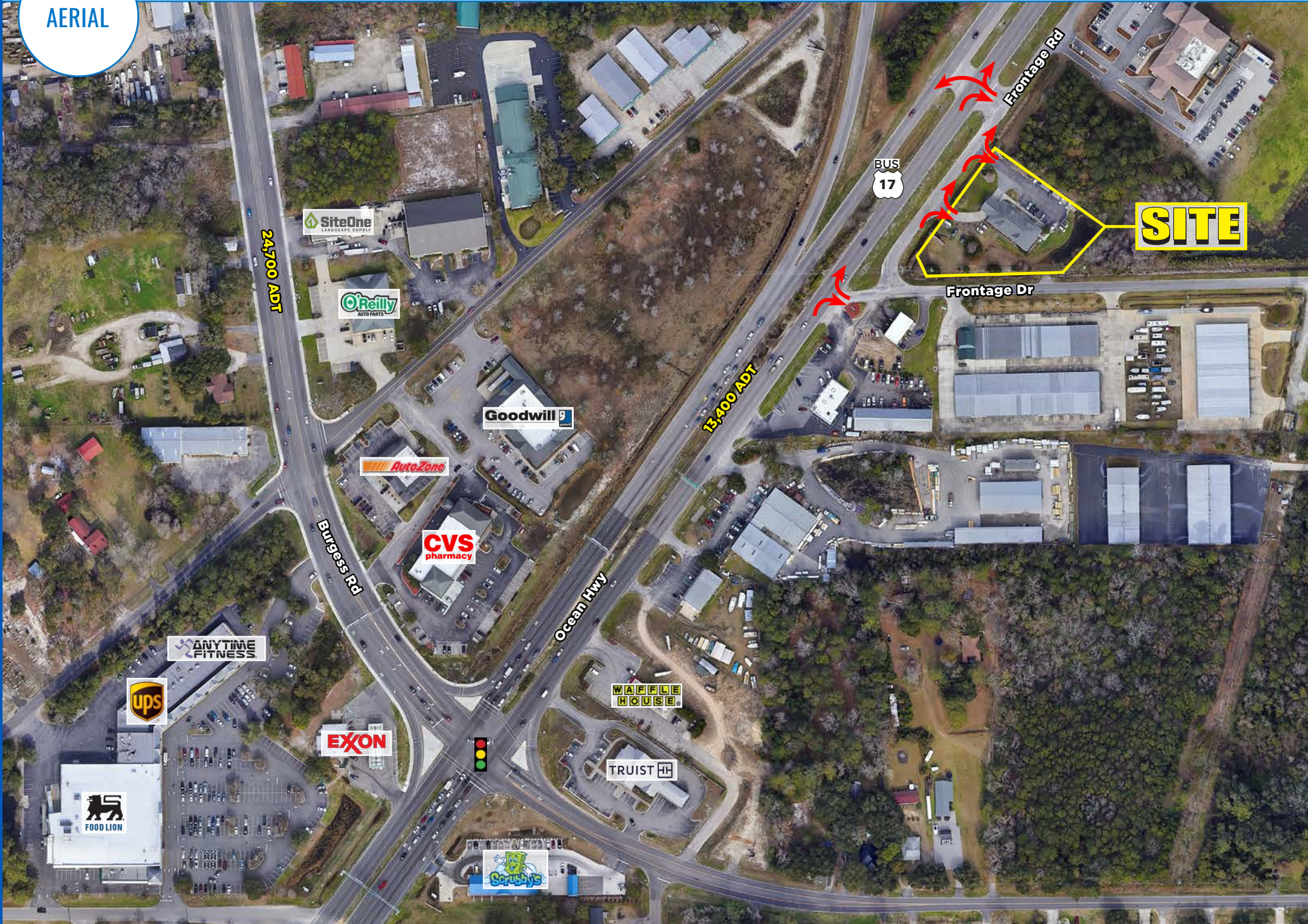
MSA

Myrtle Beach-Conway-North Myrtle Beach



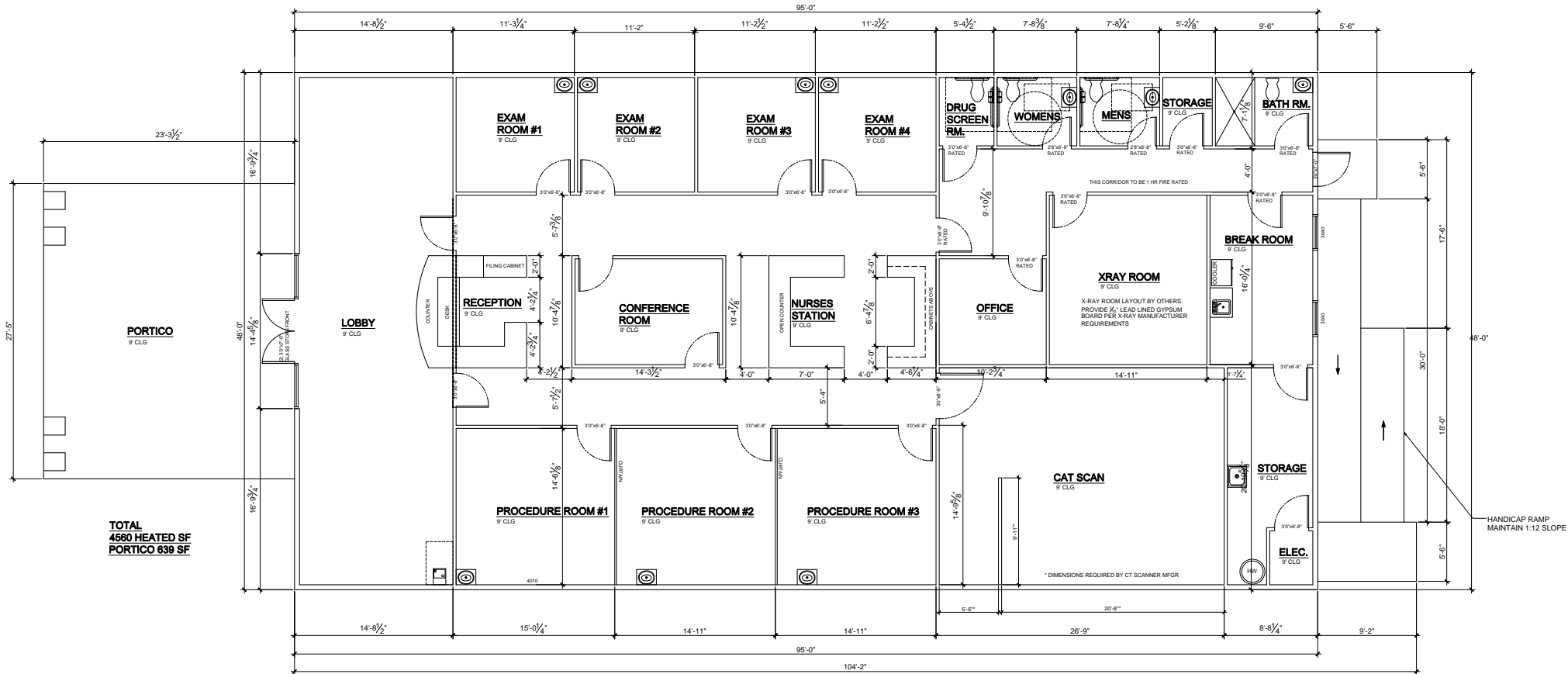
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	1,586	16,562	29,149
 TOTAL POPULATION	3,338	32,782	60,556
 MEDIAN HH INCOME	\$84,691	\$75,701	\$78,174

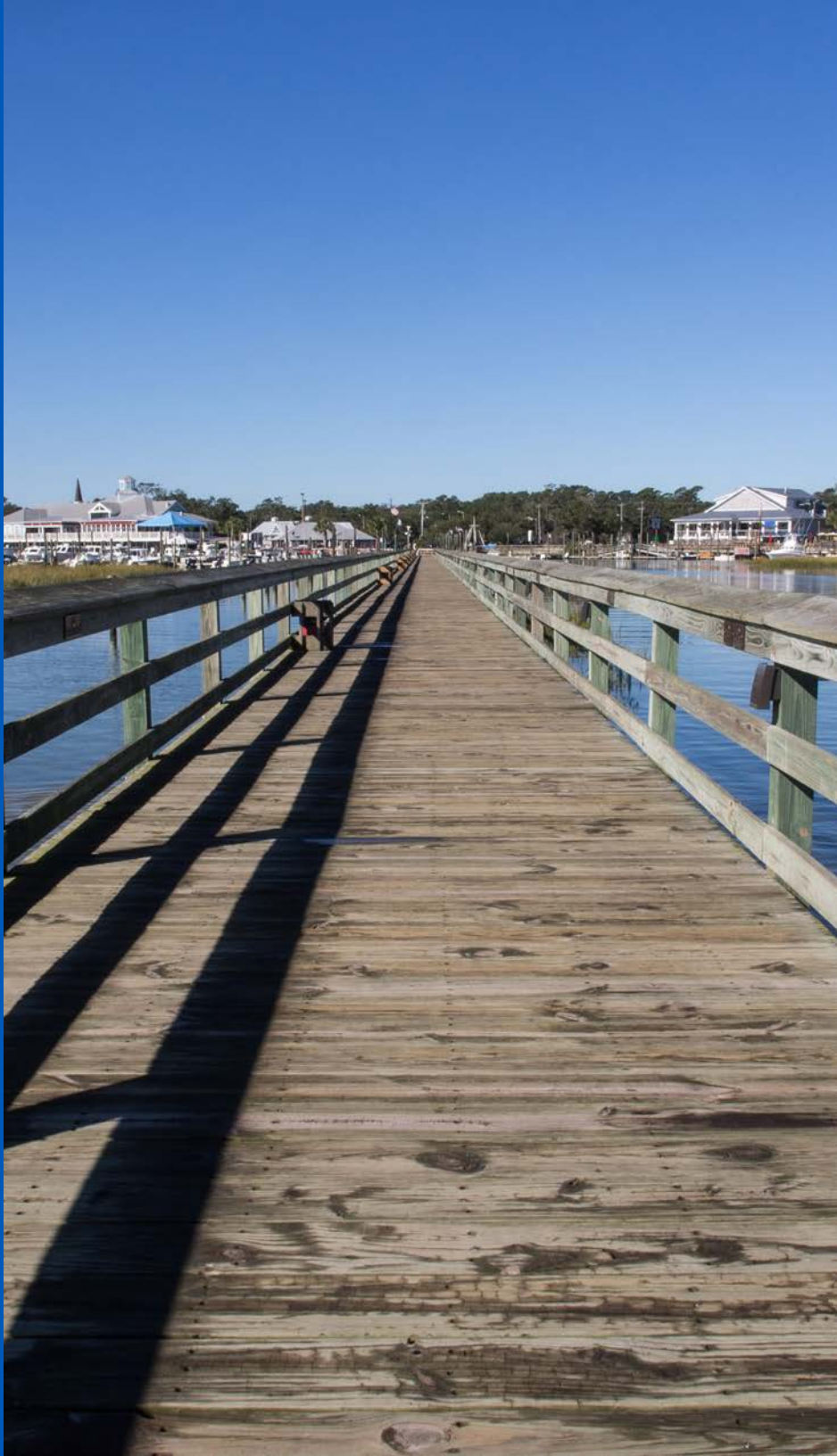
AERIAL



CURRENT FLOOR PLAN

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SOUTH CAROLINA

MURRELLS INLET

Murrells Inlet, South Carolina, is a historic coastal community located just south of Myrtle Beach. Established in the early 18th century, it began as a port town supporting the rice and indigo plantations of the Waccamaw Neck region. Over time, it evolved into a fishing village and, more recently, a popular destination for tourism and retirement. The town's rich history is reflected in its preserved architecture and cultural heritage, offering visitors a glimpse into its storied past.

Today, Murrells Inlet is renowned as the "Seafood Capital of South Carolina," boasting a vibrant culinary scene centered around the MarshWalk—a half-mile wooden boardwalk along a natural saltwater estuary. This area features a variety of waterfront restaurants, such as Drunken Jack's and The Wicked Tuna, offering fresh seafood and live entertainment. Beyond dining, the town offers attractions like Brookgreen Gardens, a 9,100-acre sculpture garden and wildlife preserve, and Huntington Beach State Park, known for its natural beauty and birdwatching opportunities.

MURRELLS INLET, SC

3583 US-17 BUS

**±4,560 SF MEDICAL OFFICE BUILDING
AVAILABLE FOR LEASE**

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