



INDUSTRIAL PROPERTY FOR LEASE

Industrial Property On 701

3673 U.S. 701 HIGHWAY CONWAY, SC 29526



CURRY MARTIN

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OFFERING SUMMARY

Lease Rate:	\$11,540 SF/yr (NNN)
Available SF:	11,540± SF
Horry County Zoning:	LI (Limited Industrial)

[CLICK HERE TO VIEW ZONING INFORMATION](#)

PROPERTY OVERVIEW

Position your business for growth with this versatile 11,540± sq ft industrial building situated on a spacious 1.25 ± Acre parcel in Horry County. Featuring desirable Limited Industrial (LI) zoning and significant open yard area, this facility offers an ideal footprint for distribution, light manufacturing, equipment storage, or specialized trade services. Ceiling heights from 18' to 20' with one rollup door. The building is being remodeled with new siding and insulation. The owner will construct the office portion as well as install additional rollup doors to suit a new tenant. The adjoining 0.91± Acre parcel (Horry County PIN # 29313020006) may be leased with the building for \$2,500.00 monthly NNN.

PROPERTY HIGHLIGHTS

- Identified as Horry County PIN: 29313020005 & TMS: 1100005154.
- 11,540± SF industrial building.
- 1.25± acre parcel in Horry County with significant open yard area.
- Limited Industrial (LI) zoning ideal for distribution, light manufacturing, equipment storage, or specialized trade services.
- 18' - 20' ceiling heights.
- Currently features one 14' x 14' roll-up door, with options for the owner to install additional roll-up doors to suit tenant needs.
- Currently being remodeled with a new roof, siding and insulation; owner willing to build out office space to suit.
- Adjoining 0.91± acre parcel (Horry County PIN #29313020006) available to lease for \$2,500/month NNN. (Contact Agent for Details).

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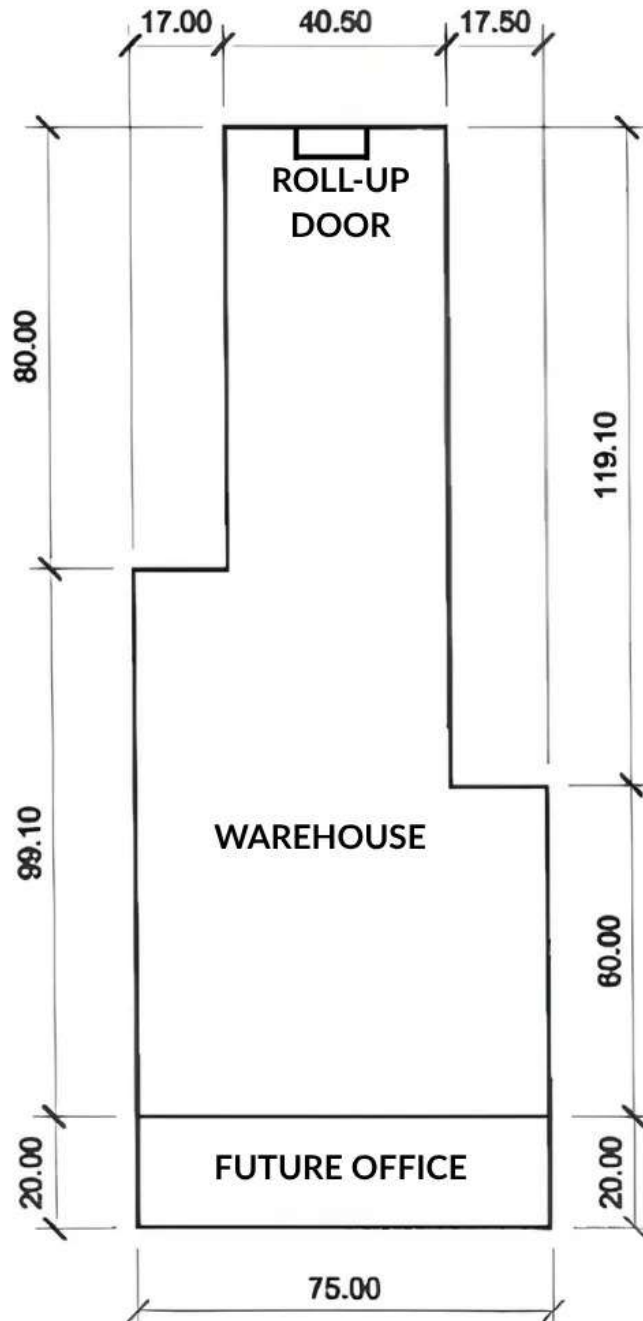
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IMPROVEMENTS SKETCH (MAIN FLOOR)

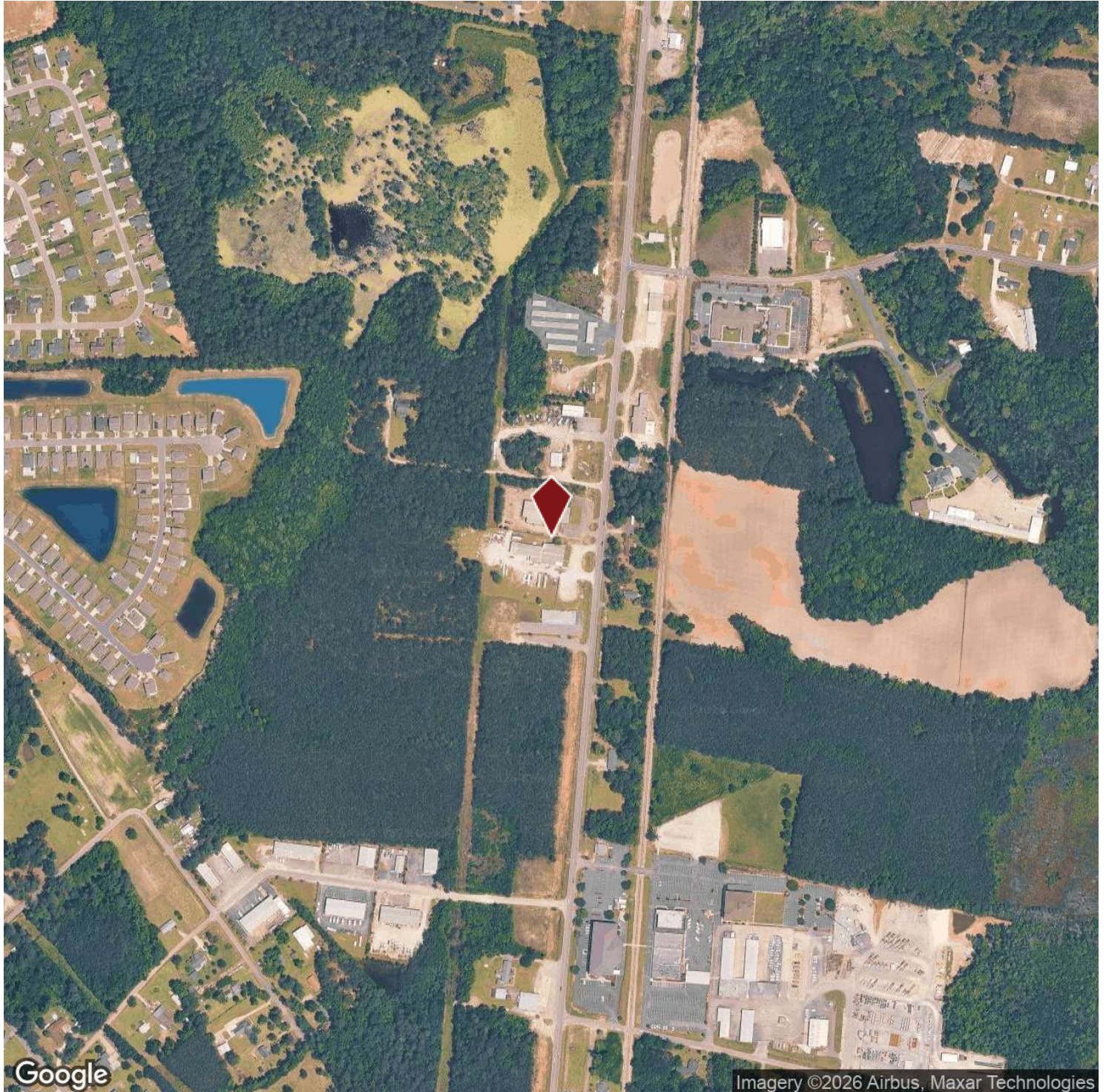


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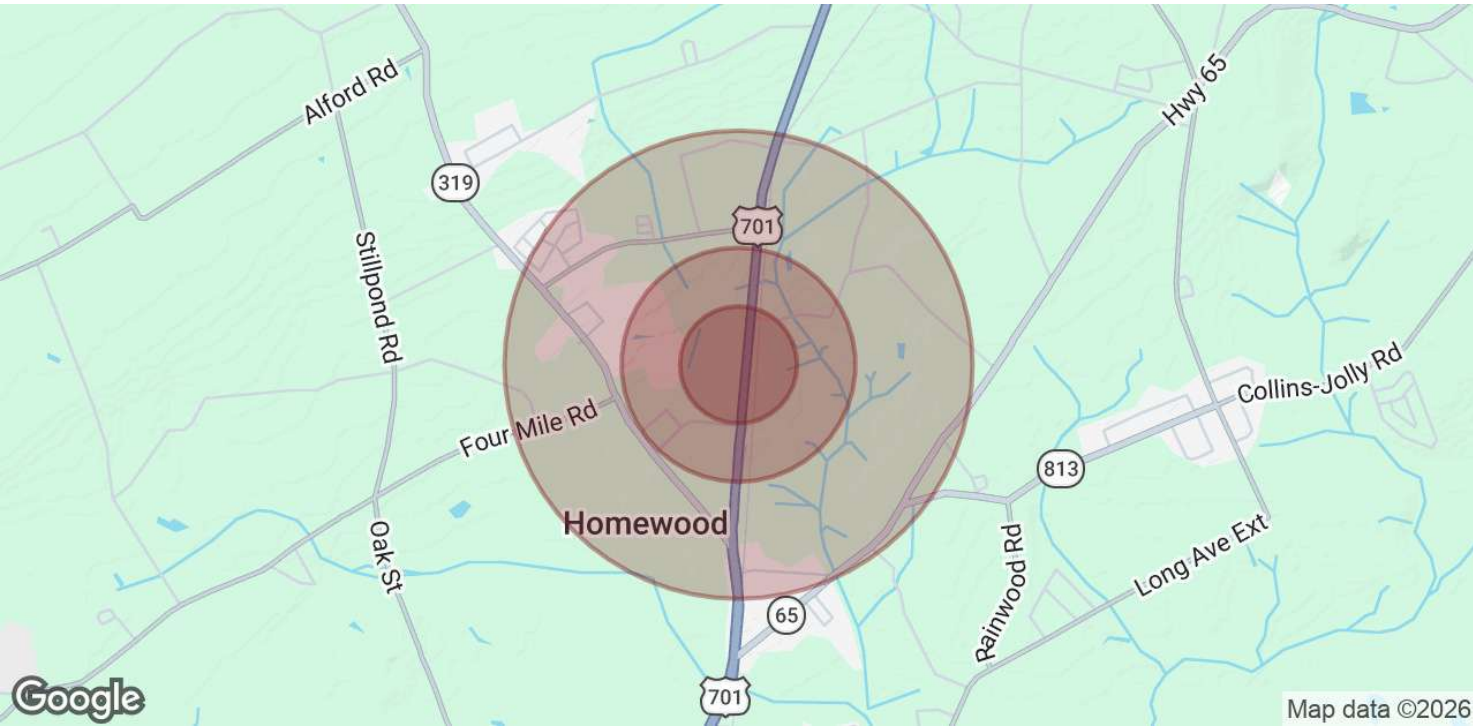


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	52	200	741
Average Age	49.8	47.6	46.8
Average Age (Male)	50.0	48.0	47.1
Average Age (Female)	48.9	46.4	45.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	19	73	267
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$81,882	\$77,773	\$77,360
Average House Value	\$234,300	\$218,839	\$213,626

2023 American Community Survey (ACS)

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