



FOR SALE, BUILD-TO-SUIT OR GROUND LEASE

**±4,000-SF Building Pad
Ready for Development**

11405 Ocean Hwy, Pawleys Island, SC 29585

±34,800 VPD

Ocean Highway

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Property Details

COASTAL FEDERAL TOWN CENTER

11405 Ocean Highway, Pawleys Island, SC 29585

This pad site can accommodate up to $\pm 4,000$ SF and is ideally positioned at the entrance of Coastal Federal Town Center and The Fresh Market Commons, offering excellent visibility and access in one of the area's most desirable retail destinations. Located directly next to The Fresh Market and Truist Bank, the site is fully improved and development-ready, providing significant cost and time savings. Perfect for retail and/or service users looking to join a strong mix of national and regional tenants in a high-traffic location.



BUILDING PAD SITE

Ready for Development - $\pm 4,000$ SF / 0.1 AC



PRICING

Sale / Build-to-Suit / Ground Lease - Contact Broker for Pricing



TMS

04-0153-003-00-00



ZONING

PD - Planned Development



ROAD SETBACKS & FRONTAGE

50' Setbacks from road (opposed to county requirement of 90')



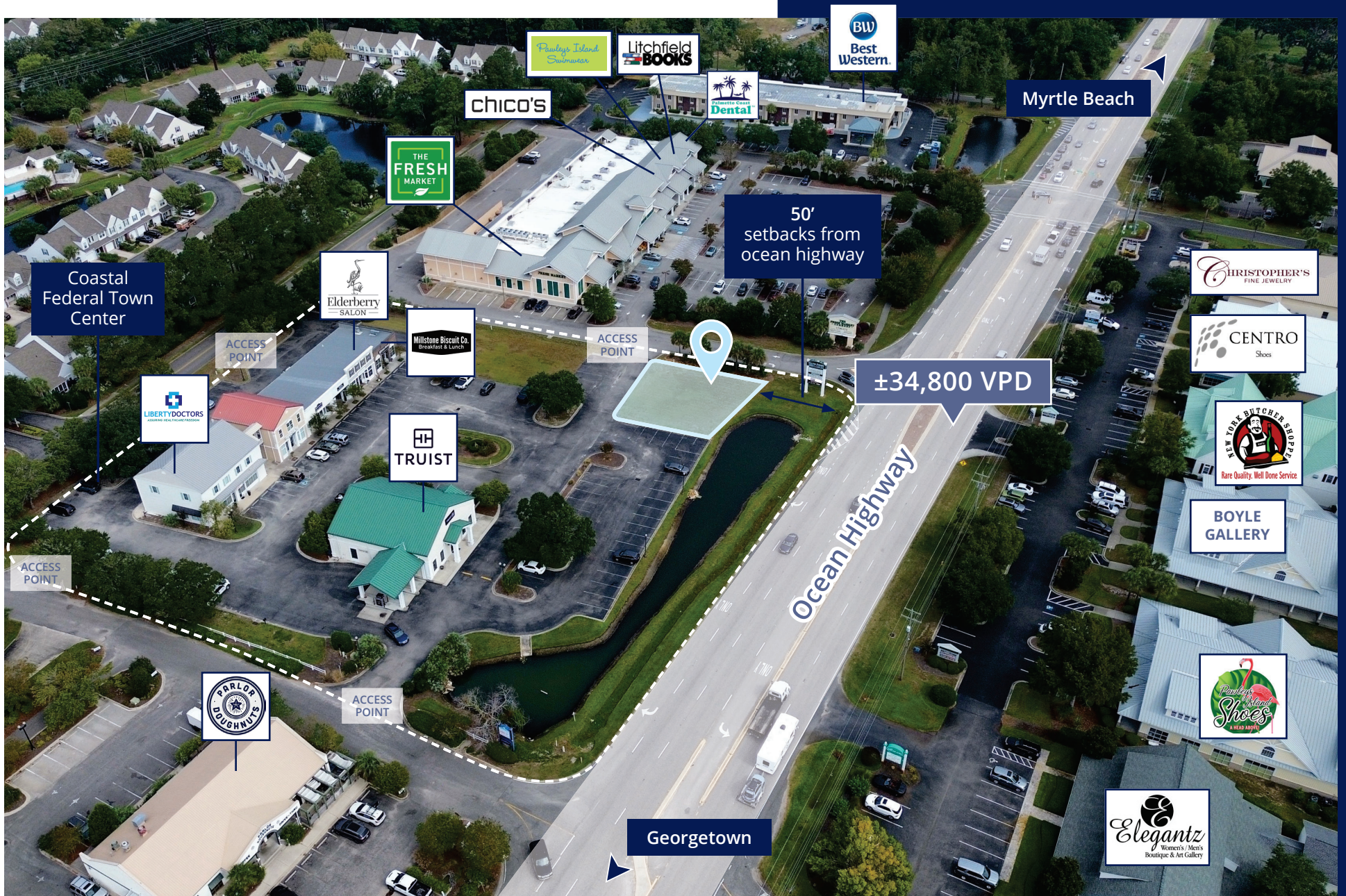
IMPROVEMENTS IN PLACE

Fully improved and development-ready, with shared parking, access drives, existing stormwater pond and utilities in place



[VIEW CCR DOCS](#)

Aerial Overview



Drive Times

Myrtle Beach Int'l Airport	38 min
Downtown Myrtle Beach	40 min
Charleston Int'l Airport	1 hr 32 min
Downtown Charleston	1 hr 30 min
Georgetown	20 min
Murrells Inlet	13 min

24.1 Miles
to Myrtle Beach

MURRELLS
INLET



LITCHFIELD
BEACH

SUBJECT PAD SITE
±4,000 SF | 0.1 AC

PAWLEYS
ISLAND



GEORGETOWN

71.2 Miles
to Charleston

11405 Ocean Highway,
Pawleys Island, SC 29585

CONTACT

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