



(+/-) 4,000 SF BUILDING PAD READY FOR DEVELOPMENT

FOR SALE, BUILD-TO-SUIT OR GROUND LEASE

11405 OCEAN HIGHWAY, PAWLEYS ISLAND, SC 29585

PROPERTY OVERVIEW

This pad site can accommodate up to +/- 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, with shared parking, access drives, existing stormwater pond, and utilities already in place, 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.



ADDRESS

Coastal Federal Town Center - 11405 Ocean Highway, Pawleys Island, SC 29585



BUILDING PAD SITE

Ready for Development - (+/-) 4,000 SF / 0.1 AC



PRICING

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



TMS

04-0153-003-00-00



ZONING

PD - Planned Development



IMPROVEMENTS IN PLACE

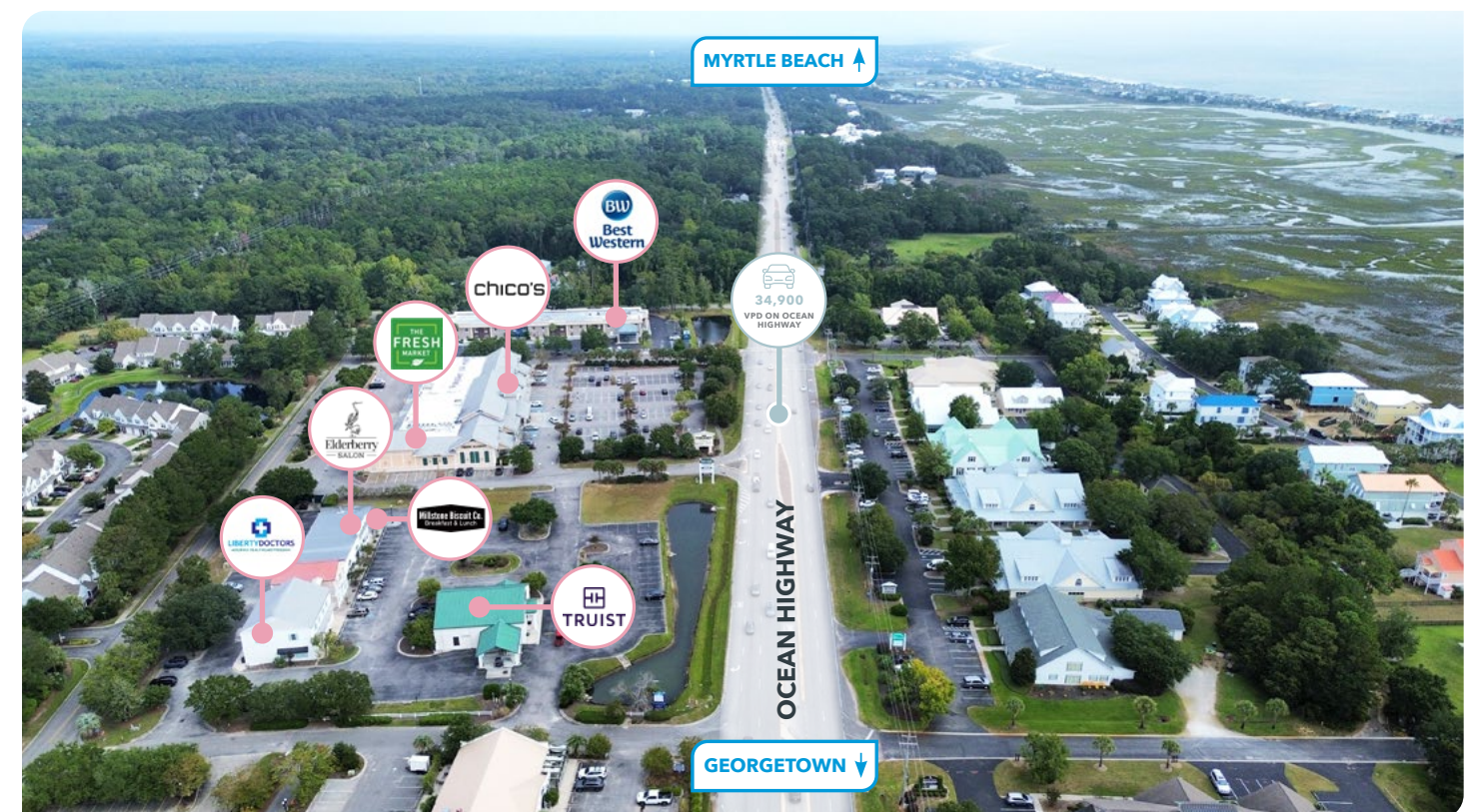
Fully improved and development-ready, with shared parking, access drives, existing stormwater pond, and utilities in place

[CLICK HERE >>>](#)
To View CCR Document

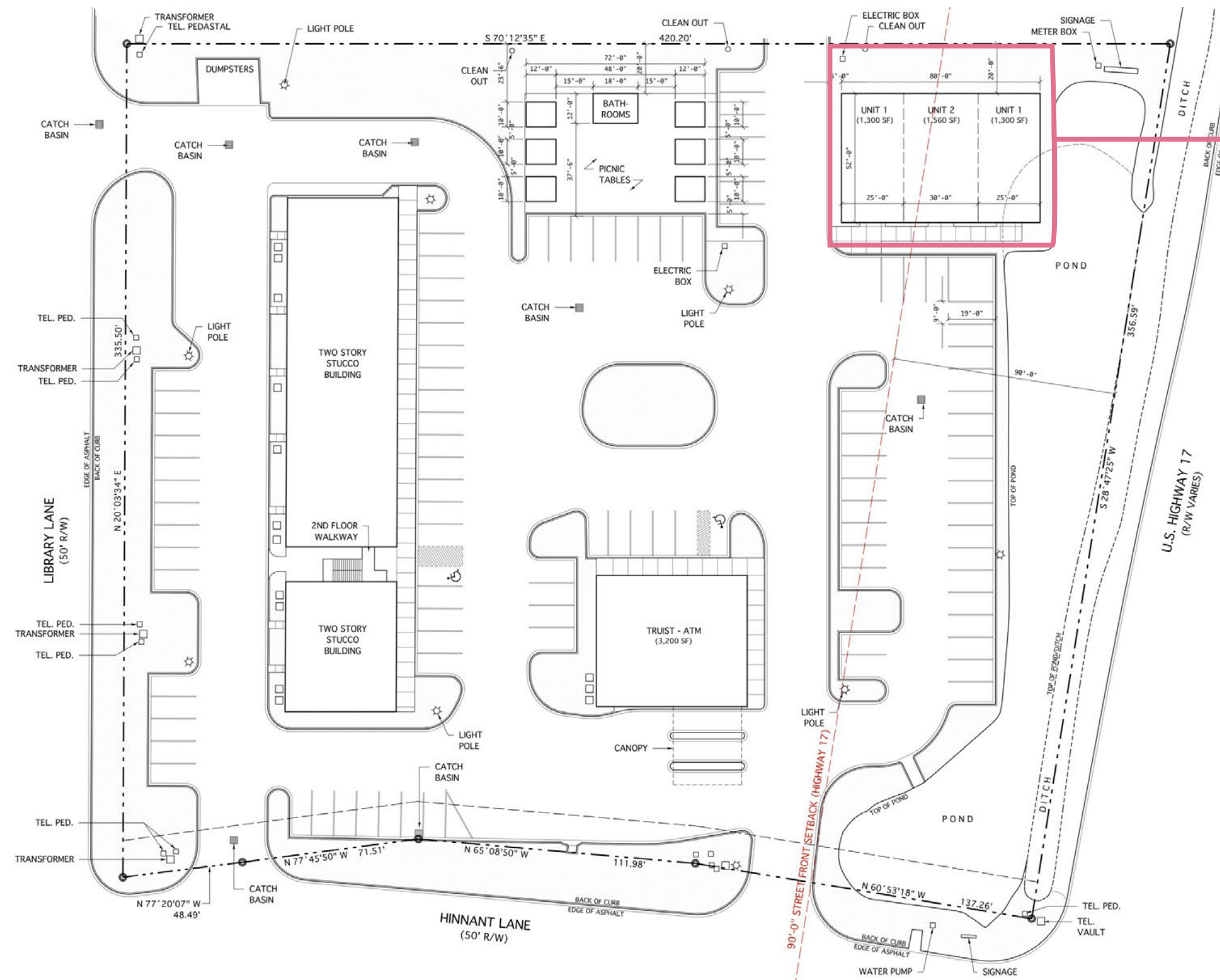


ROAD SETBACKS & FRONTAGE

40' Setbacks from Road (opposed to the county requirement of 90')

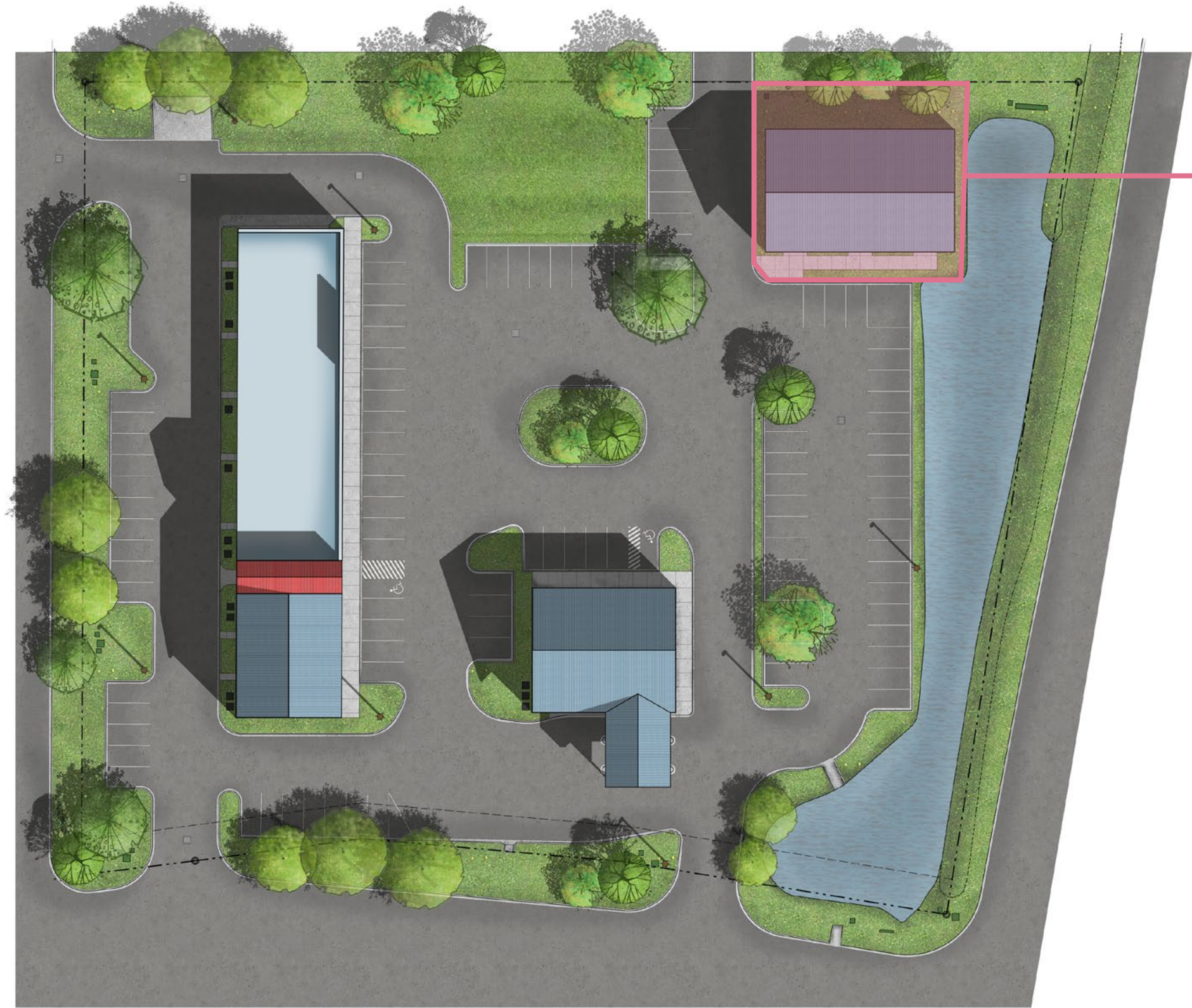


PROPERTY PLAT



BUILDING PAD SITE
Ready for Development
(+/-) 4,000 SF / 0.1 AC

PROPERTY SITE PLAN

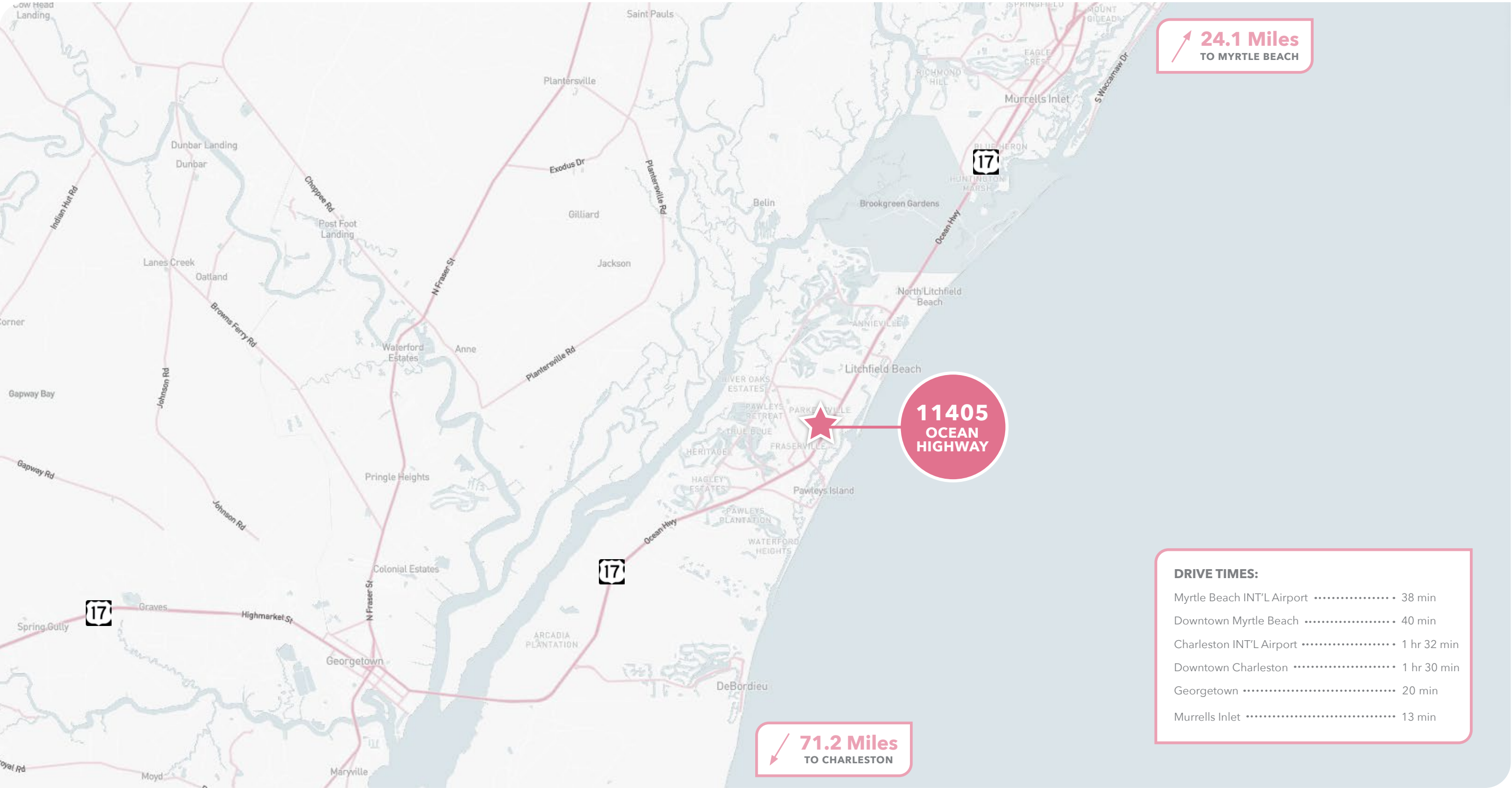


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AERIAL OVERVIEW



LOCATION OVERVIEW





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