



**FORMER BANK BRANCH BUILDING @ 544**  
**1571 Highway 544**  
**Conway, SC. 29526**

**REAL ESTATE:**

- Located along Highway 544 in the Conway area of Horry County, SC.
- Approximately 1.05 +/- Acre
- Approximately 200' of Frontage on Highway 544
- Entrance/Exit Curb Cut on Highway 544
- TMS #161-00-03-002, PIN #40104040007, County of Horry, SC
- Annual Real Estate Taxes 2017: \$9,904.89, County of Horry, SC
- Close to Coastal Carolina University, Conway Medical Center, and Horry Georgetown Tech
- Traffic Count: 30,100 (Source: SCDOT 2016)

**IMPROVEMENTS:**

- Approximately 4,000 Square Foot Former Bank Building
- Lobby, 5 Teller Lines, 4 Private Offices, Conference Room, 2 Public Rest Rooms, 1 Employee Restroom, Break Room
- Full Vault, Safe Deposit Boxes, Night Deposit Box
- Drive Thru Teller Window with 3 Drive Thru Lanes w/pneumatics and ATM Lane
- 32 Parking Spaces, (2 ADA Spaces)
- Brick Structure and Metal Roof

**ZONING:**

- RE-1 Neighborhood Retail Services, County of Horry, SC.

**OFFERING:**

- For Sale at Seven Hundred Eighty Nine Thousand Dollars (\$789,000)

**CONTACT:**

**Ryan M. Earnest**  
**Listing Agent**

Keystone Commercial Realty, LLC, has prepared this document in order to market the sale/lease of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is specifically urged to perform his/her own investigation of the information contained herein.

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COASTAL CAROLINA UNIVERSITY

HACKLER COUR

QC  
Quail Creek Golf Club

BURNING RIDGE GOLF CLUB

US 544

US 501

US 501

US 544

McDonald's

DUNKIN' DONUTS

LabCorp

Conroy Physician Group

COASTAL MEDICAL CENTER

MAFFLE HOUSE

GOOD YEAR

PAINT

Tanning

ROOM DEPOT

FOOD LION

RITE AID

SONIC

DENTIST

WILCO

Golf

Subject

arDy

KEYSTONE COMMERCIAL REALTY



200' Frontage

Corporal Dennis Lyden Memorial Hwy

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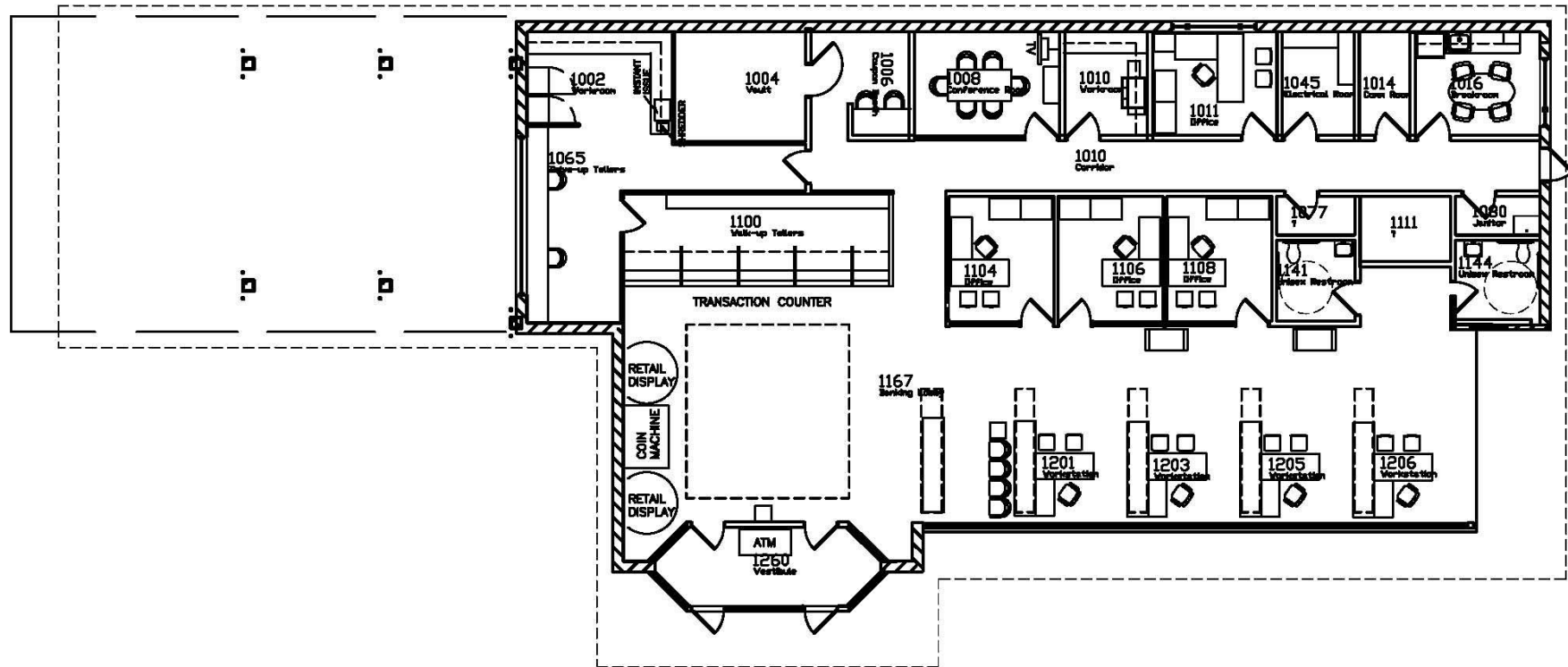








Property Code - 200041



First Floor  
Conway, SC  
1571 Hwy 544

Rev 1 Date	3/16/11
Rev 2 Date	11/11/11
Rev 3 Date	02/28/17

EXIST