NEW PHASE | ±1,757 - ±4,000 SF RETAIL SPACES

Now Pre-Leasing in SayeBrook

SayeBrook Town Center, Myrtle Beach, SC

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- ±20,000-square-foot new phase of SayeBrook Town Center now leasing
- Curated building directly adjacent to new Trader Joe's
- Beautiful Low Country design
- Crave Italian Oven and Bar and Chicken Salad Chick now leased
- Excellent access at entrance from Hwy 544 with expanded exit lanes
- ±1,757 - ±2,337 SF available shop spaces
- ±4,000 SF restaurant space with ±1,200 SF patio
- Early 2027 delivery
- **Anchored by Myrtle Beach's only Trader Joe's (now open)** — in addition to Target, Marshalls, Petco, Ulta, Rack Room Shoes and Kirkland's
- Located at the intersection with the highest traffic counts in Myrtle Beach

CONCEPTUAL RENDERING

Now Pre-Leasing New Phase

NOW PRE-LEASING

New Phase

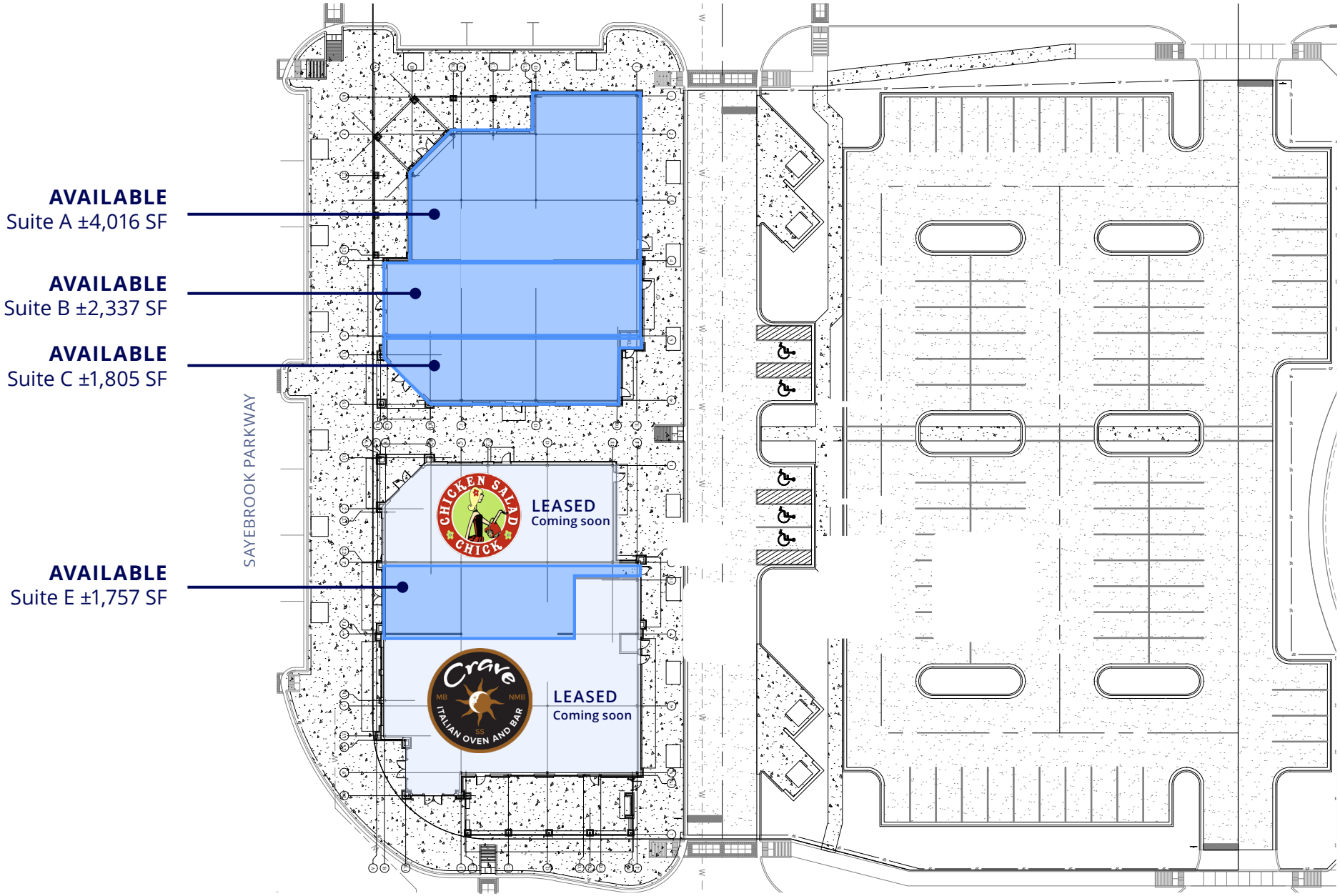
Est. completion Q1 2027 | Conceptual rendering

Front elevation

Rear elevation

NEW PHASE

Site Plan



SAYEBROOK TOWN CENTER

Site Plan

New phase now pre-leasing (parcel H)
±1,757 SF - ±4,000 SF

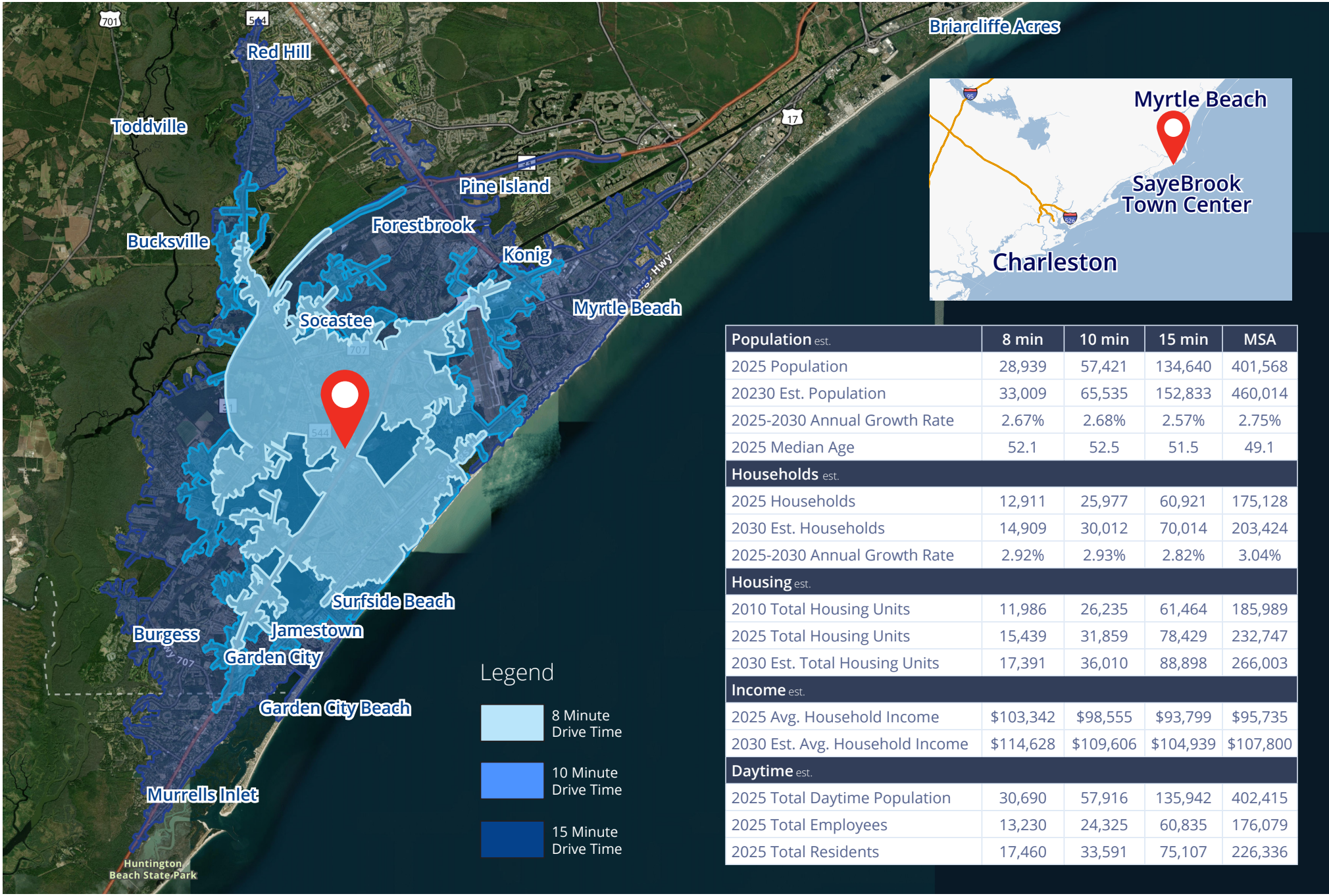
Available outparcels
±2.16 & ±2.95 acres

Future development
Ask broker for details

Existing Retailers

MYRTLE BEACH

Area Demographics



Population est.	8 min	10 min	15 min	MSA
2025 Population	28,939	57,421	134,640	401,568
20230 Est. Population	33,009	65,535	152,833	460,014
2025-2030 Annual Growth Rate	2.67%	2.68%	2.57%	2.75%
2025 Median Age	52.1	52.5	51.5	49.1
Households est.				
2025 Households	12,911	25,977	60,921	175,128
2030 Est. Households	14,909	30,012	70,014	203,424
2025-2030 Annual Growth Rate	2.92%	2.93%	2.82%	3.04%
Housing est.				
2010 Total Housing Units	11,986	26,235	61,464	185,989
2025 Total Housing Units	15,439	31,859	78,429	232,747
2030 Est. Total Housing Units	17,391	36,010	88,898	266,003
Income est.				
2025 Avg. Household Income	$103,342	$98,555	$93,799	$95,735
2030 Est. Avg. Household Income	$114,628	$109,606	$104,939	$107,800
Daytime est.				
2025 Total Daytime Population	30,690	57,916	135,942	402,415
2025 Total Employees	13,230	24,325	60,835	176,079
2025 Total Residents	17,460	33,591	75,107	226,336

MYRTLE BEACH

Market Overview

Myrtle Beach is a major tourist destination nationally known for its wide beaches and its large selection of golf courses, seafood restaurants and excellent shopping opportunities. Myrtle Beach is situated along a 60-mile stretch of gorgeous, sandy beaches known as the Grand Strand. Its central location between other tourist destinations, such as Charleston, SC and Wilmington, NC, make it the ideal vacation spot on the Atlantic Coast. The Myrtle Beach area has consistently been ranked as one of the top tourist destinations in the country, attracting over 18.2 million visitors per year.

TOURISM

A thriving tourism industry contributes significantly to maintaining high gross retail sales across the region. In 2024, Horry County's gross retail sales totaled $16.6 billion, while Myrtle Beach saw $13.2 billion in direct visitor spending.

MSA FAST FACTS

Myrtle Beach, Conway, North Myrtle Beach

Population *est*

269,315	401,568	460,014
2010	2025	2030

Households *est*

112,234	175,128	203,424
2010	2025	2030

Retail sales *est*

Food
2025 - $1,703,248,529
2030 - $2,226,652,236

Apparel & Services
2025 - $343,552,261
2030 - $449,106,882

Entertainment
2025 - $618,086,382
2030 - $808,354,259

FEATURES AND ATTRACTIONS

- 18.2 million visitors (2024)
- 60 miles of beaches
- 90 golf courses
- 425 hotels
- 2,000+ restaurants
- Home of Coastal Carolina University
- "Seafood Capital of South Carolina"
- "Golf Capital of the World"
- "The Camping Capital of the World"

#1 U.S. Beach Destination for Summer Travel and #3 Overall U.S. City to Visit
TripAdvisor's 2025 Summer Travel

#1 Fastest-Growing place in the United States Based on Population Migration
U.S News & World Report

Best Family Beach — Consistently recognized as one of America's best family beaches
Travel Channel, U.S. News & World Report and Parents.com

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