

Sayebrook Outparcels & Main Street Shop Available

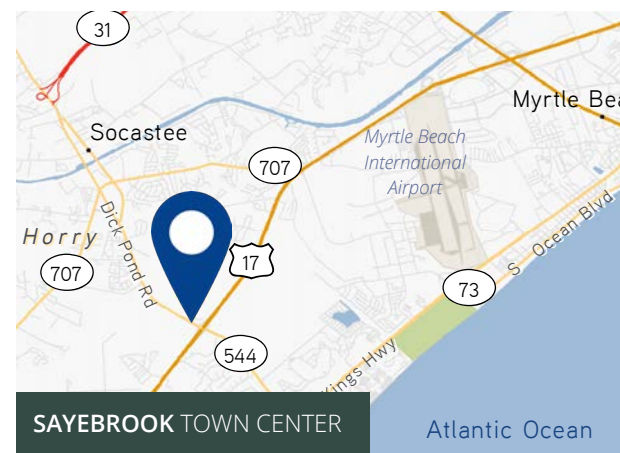
Sayebrook Town Center | Myrtle Beach, SC



A New Urban Center for the South Strand

Sayebrook Town Center is the new residential and commercial hub for the South Strand of Myrtle Beach. The Highway 544 at Highway 17 Bypass intersection is the center of the largest population base and growth area in the entire Grand Strand. Sayebrook offers the best of necessity retail, restaurants and services in a beautiful Lowcountry village architectural style with excellent access and visibility.

- **Available:** ±2.16-acre, ±2.07-acre and ±2.95-acre outparcels for ground lease or build-to-suit and ±2,232 SF retail space
- Anchored by Target, Marshalls, Petco, Ulta, Rack Room Shoes and Kirklands (Trader Joe's opening 2025)
- Located at the intersection with the highest traffic counts in Myrtle Beach



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NOW PRE-LEASING
New Phase
(conceptual rendering)



CHARACTER

SAYEBROOK
TOWN CENTER

- Neighborhood market village - within a short walk, golf cart or bicycle ride of every home
- Pedestrian friendly promenades with comfortable outdoor places
- Influenced by the beauty and practicality of traditional Lowcountry Architecture
- Thoughtfully interpreted with a fresh, casual sense of style, and comfort for today's coastal lifestyle

SITE PLAN



PARCEL & SHOP SPACE AVAILABILITIES



SAYEBROOK TOWN CENTER

Build-to-Suit or Ground Lease: Parcel J ±2.95 Acres, Parcel G-2 ±2.16 Acres & Parcel H ±2.07 Acres
Retail Space ±2,232 SF



AREA 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 19.6 million visitors per year.

Approximately 63% of the visitors to Myrtle Beach are repeat visitors to the area. The majority of these visitors stay in the South Strand area with close proximity to SayeBrook Town Center.

FEATURES AND ATTRACTIONS

- 20.6 million visitors per year
- 60 miles of beaches
- 90 golf courses
- 425 hotels
- 2,000+ restaurants
- Home of Coastal Carolina University

ECONOMY & EMPLOYMENT

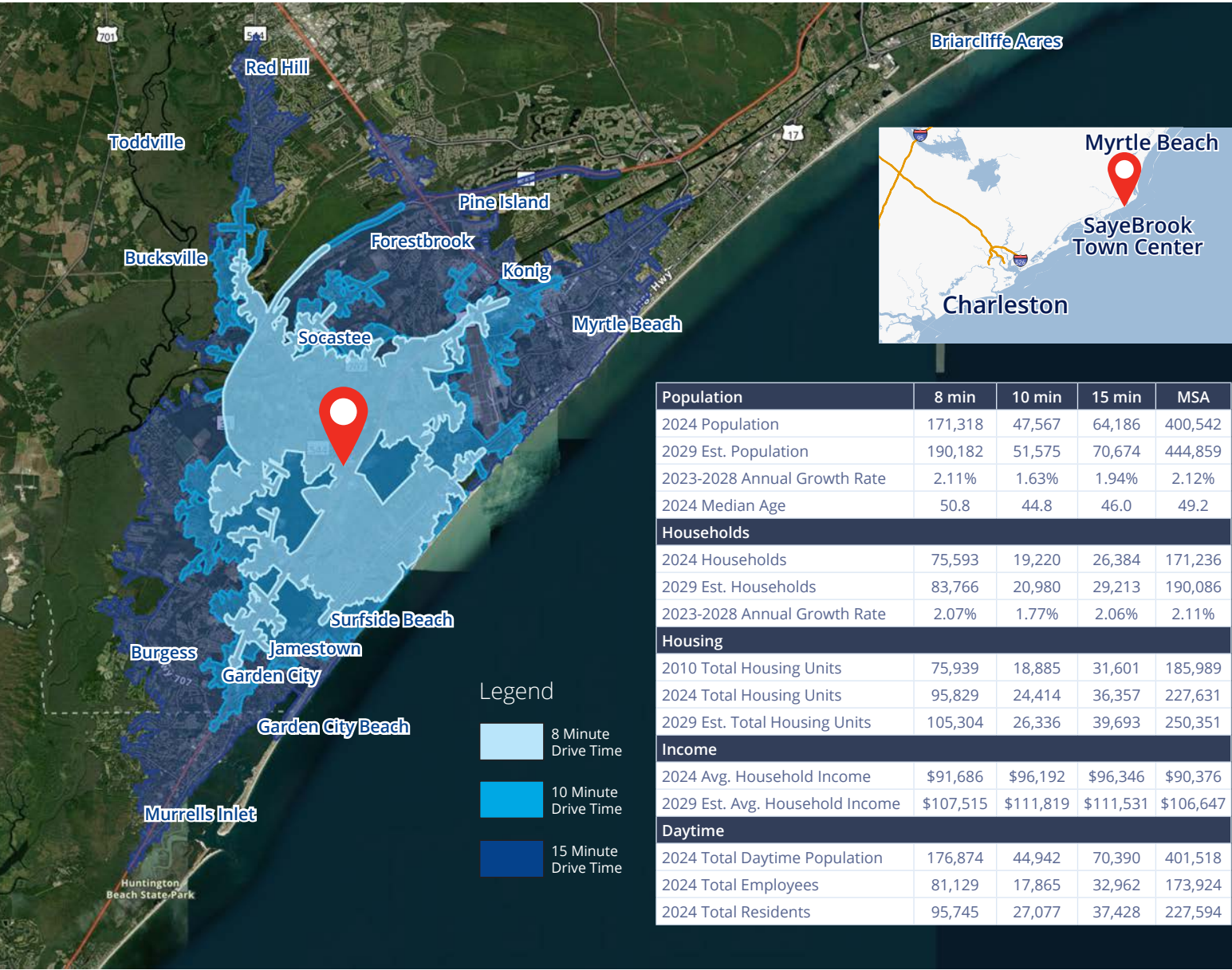
The Myrtle Beach economy is largely fueled by tourism with leisure and hospitality and trade, transportation and utilities being among the greatest employment sectors. The Myrtle Beach-North Myrtle Beach-Conway MSA employed a total of 155,891 non-agricultural employees in December 2024. The Leisure and Hospitality sector reported 40,100 jobs and the Trade, Transportation and Utilities sector employed 44,200 workers during the same period.

TOURISM

A thriving tourism industry contributes significantly to maintaining high gross retail sales across the region. In 2023, Horry County's gross retail sales totaled \$16.4 billion, while Myrtle Beach saw \$11.95 billion in direct visitor spending.

- “Seafood Capital of South Carolina
- Restaurant Business Magazine ranks area No. 1 in the US for growth potential
- “The Seaside Golf Capital of the World”
- “Branson by the Sea”
- “The Camping Capital of the World

DEMOGRAPHICS



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