



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

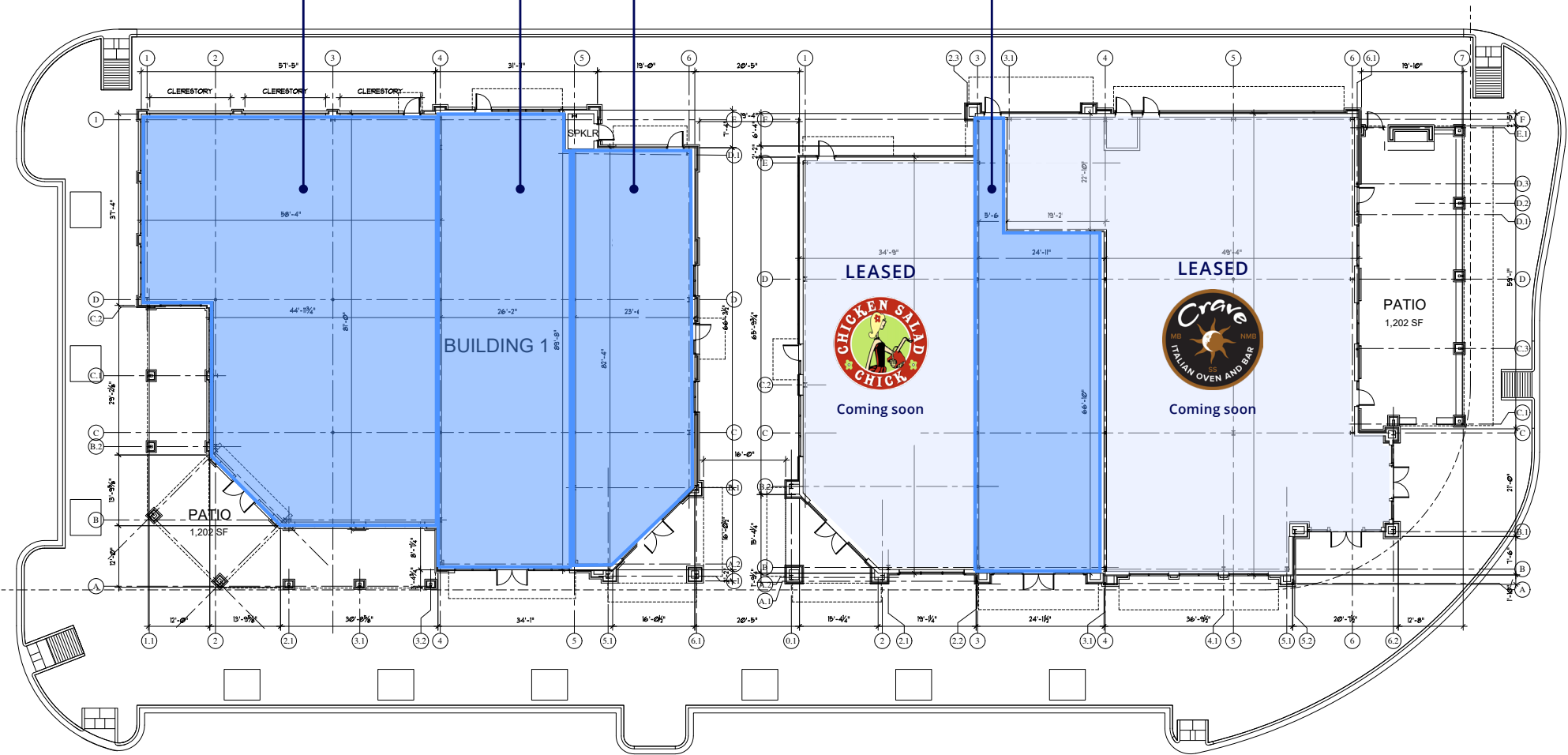
Site Plan

AVAILABLE
Suite B ±2,337 SF

AVAILABLE
Suite C ±1,805 SF

AVAILABLE
Suite E ±1,757 SF

AVAILABLE
Suite A ±4,016 SF



SAYBROOK PARKWAY

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

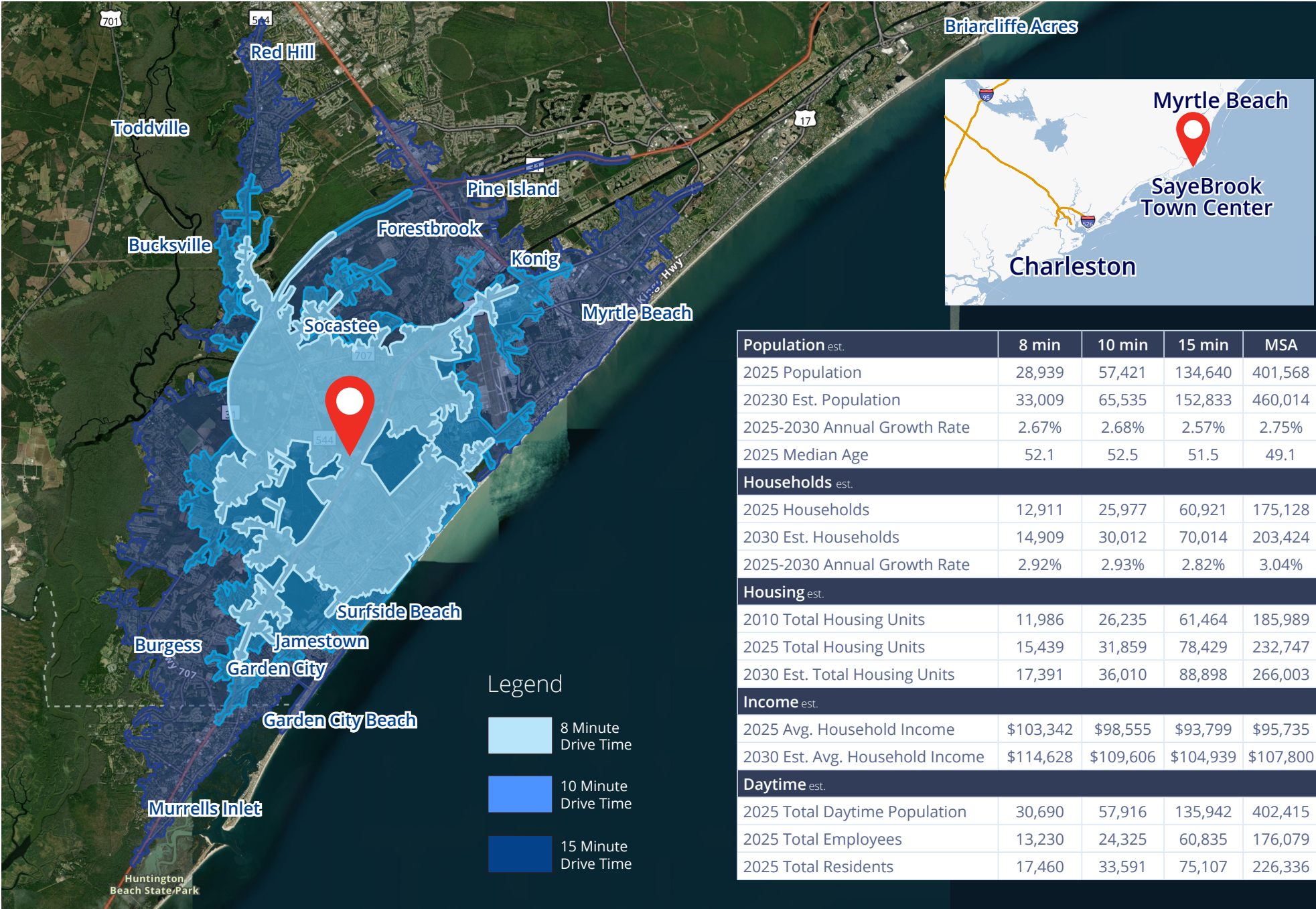


Existing Retailers



MYRTLE BEACH

Area Demographics



MYRTLE BEACH

Market Overview

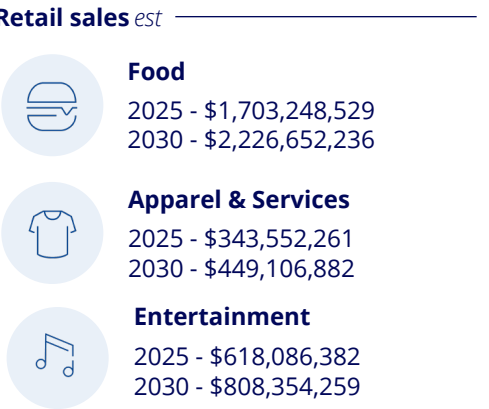
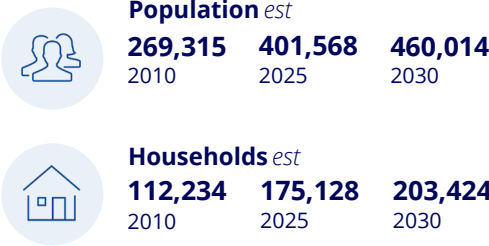
Myrtle Beach is a major tourist destination nationally known for its wide beaches and its large selection of golf courses, seafood restaurants and excellent shopping opportunities. Myrtle Beach is situated along a 60-mile stretch of gorgeous, sandy beaches known as the Grand Strand. Its central location 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



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





SAYEBROOK

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