

MYRTLE BEACH RETAIL DEVELOPMENT

Highway 90 | Myrtle Beach |
South Carolina

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PROPERTY HIGHLIGHTS

Highway 90 | Myrtle Beach, SC

CBRE is pleased to exclusively present a ±20 acre planned retail development along Highway 90 near the intersection of Highway 90 and Highway 22 in Myrtle Beach, South Carolina.

- Size: ±20 Acres
- Anchor site and Outparcels available
- Proposed Signalization on Highway 90
- Highway 90 Traffic Counts: 14,000 VPD
- Projected annual population growth rate of 3.06% from 2024-2029

CONCEPTUAL SITE PLAN

Highway 90 | Myrtle Beach, SC



*Contact
brokers
for more
information.*

SITE AERIAL

Highway 90 | Myrtle Beach, SC



RESIDENTIAL DEVELOPMENT

Highway 90 | Myrtle Beach, SC



No.	Name	Units	No.	Name	Units	No.	Name	Units	No.	Name	Units
1	Reserve at Wild Horse	182	9	Fieldview	14	17	Village at Longs	92	25	Tallwood Lakes	92
2	Chestnut Ridge	133	10	Shaftesbury Meadow	125	18	Chestnut Farms	UNK	26	Sunset Landing	193
3	Hertiage Preserve	248	11	Collins Jollie	1,119	19	Summerfield	UNK	27	Bridgewater	889
4	Landing At Astoria Park	65	12	Westwood Reserve	380	20	Wakefield	UNK	28	Sand Ridge Commons	75
5	Buckeye Forest	107	13	Harper Meadows	81	21	Tupleo Park	UNK	29	Villas at Sandridge	79
6	Sessions Point	30	14	Woodcrest	51	22	Eden Springs	123	30	Belle Lakes	147
7	Olde Mill	58	15	Kingston Bluff	21	23	Avery Woods	17	31	Forestwood	249
8	Auberon Woods	71	16	Ivy Woods	82	24	Sugarloaf	UNK	32	Waterfall Villages	65

MARKET AERIAL

Highway 90 | Myrtle Beach, SC



2024 Demographics	1 Mile	3 Miles	5 Miles
Population	799	4,431	12,304
Average Household Income	\$61,931	\$58,405	\$95,229
Households	338	1,704	5,324
Annual Population Growth Rate 2024-2029	3.06%	2.57%	2.58%

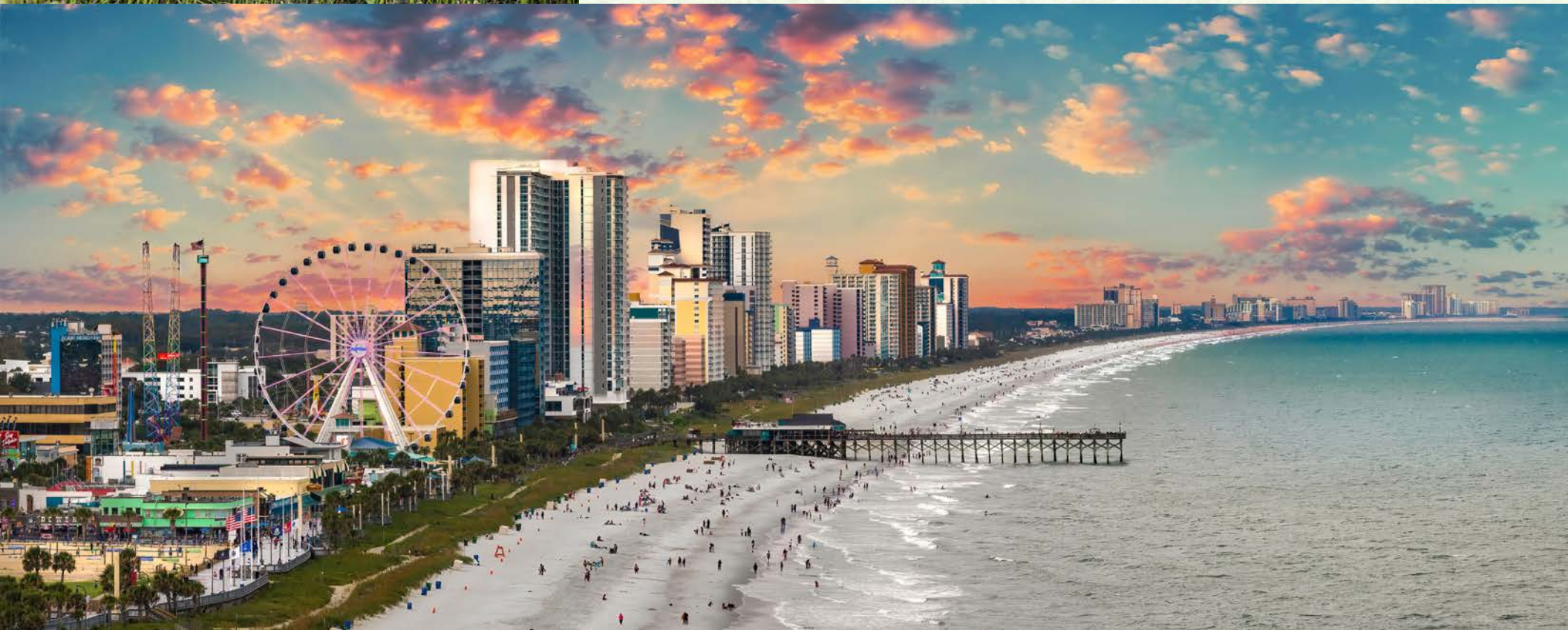


MARKET OVERVIEW

Myrtle Beach MSA, South Carolina

Myrtle Beach, also known as "The Grand Strand", is located in northeastern South Carolina on a 60-mile continuous stretch of beach. Ranked as the fastest-growing metropolitan area in the country in 2023 according to a report by US News & World Report, Myrtle Beach is eclipsing lowcountry contemporaries Charleston and Hilton Head for the first time. The annual population growth rate of 3.15% from 2020-2024 has boosted Myrtle Beach into national discussions as not only a vacation hotspot, but a permanent residence destination. Cost of living is well below other high-growth metros on the Atlantic seaboard. The cost of living benefit has caused net in-migration and a thirst for residential development and new employment opportunities.

Myrtle Beach is one of the major centers of tourism in South Carolina and the United States because of the city's warm subtropical climate and extensive beaches. Recognized for its extraordinary golf courses and beautiful coastline, Myrtle Beach is a top choice when it comes to vacation destinations and relocation. The coastal city boasts premier shopping destinations, amusement parks, fishing and a variety of restaurants and entertainment venues for people of all ages.



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