

FOREST SQUARE

CAROLINA FOREST

GRAND STRAND SHOPPING

📍 HIGHWAY 501
MYRTLE BEACH
SOUTH CAROLINA

Publix
FOOD • DRIVE THRU PHARMACY

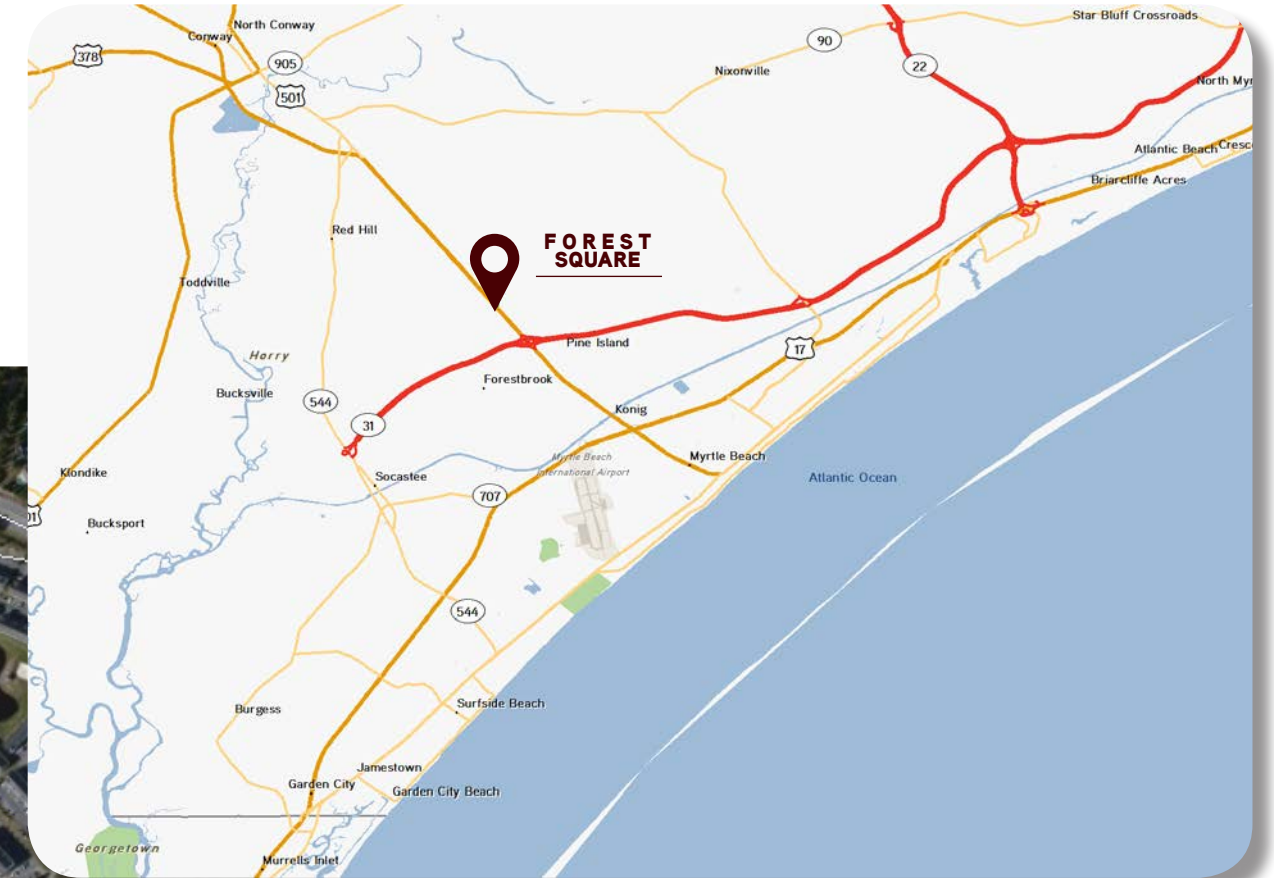


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FOREST SQUARE

HIGHWAY 501 | MYRTLE BEACH, SC

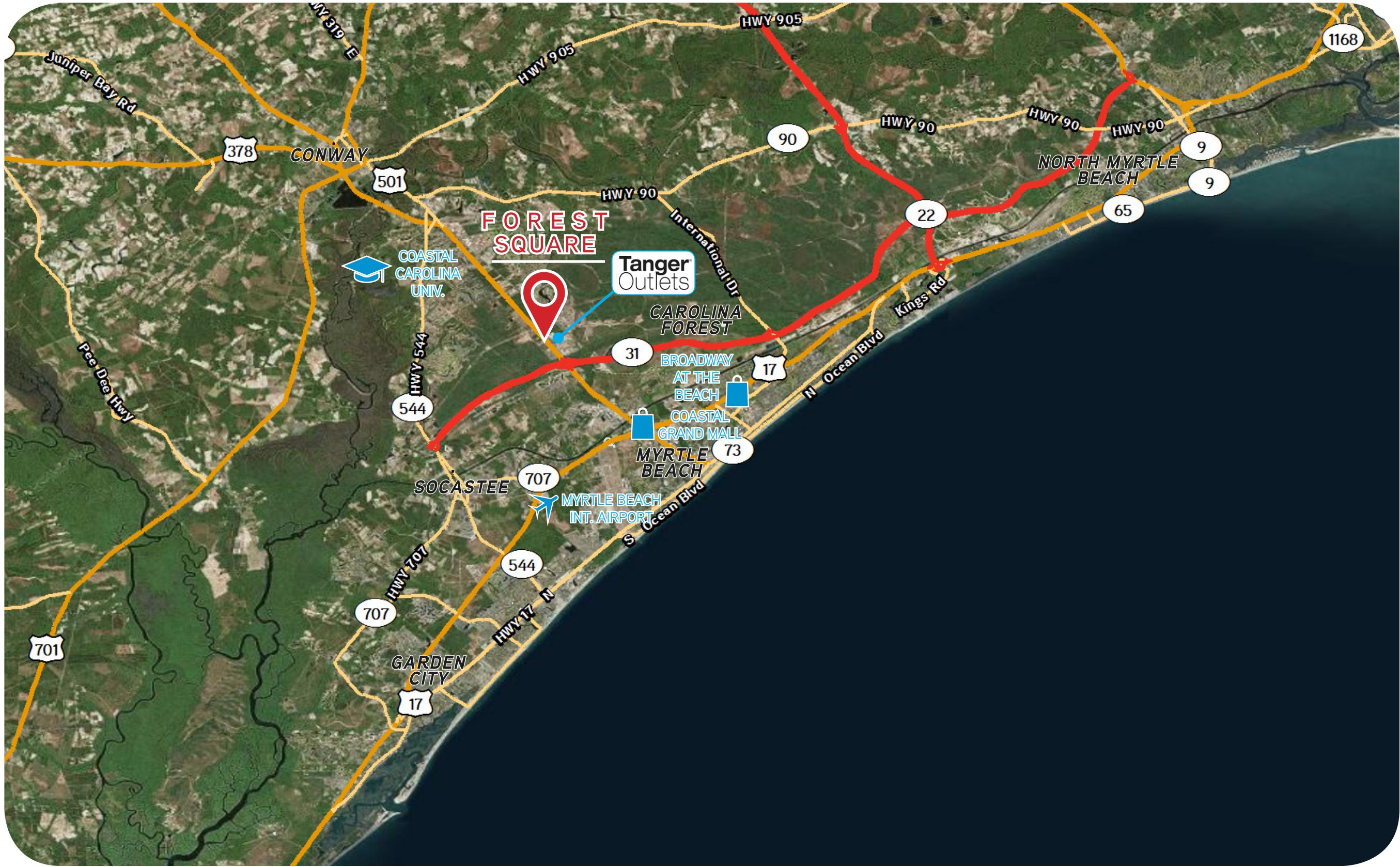


Property Information

Forest Square is a master planned retail project situated at the intersection of Hwy 501 and Carolina Forest Boulevard adjacent to Tanger Outlets. Carolina Forest is the fastest growing residential area in the Grand Strand and Forest Square is situated at the gateway to that growth. This location affords Forest Square retailers with great access and exposure to Hwy 501 which is Myrtle Beach's busiest road plus the communities of Carolina Forest. In addition to the neighboring Tanger Outlets, Forest Square includes retailers such as Publix, Ollie's, Chili's, Taco Bell, Bank of America, Buffalo Wild Wings, Taco Bell, Goodwill, TD Bank, KFC, Chili's, Famous Toastery, Sam Snead's, Old Chicago (Early 2018) and many others.

Forest Square provides excellent visibility from both Hwy 501 and Carolina Forest Blvd with several full access, traffic signaled intersections. It also has very good interior connectivity with its interior road system.

Forest Square's newest retailers include Publix (Now Open) and Old Chicago (Early 2018). Forest Square offers a variety of additional retail solutions including Anchor tenant space, free standing outparcels as well as existing retail space and planned shop space adjacent to Publix.

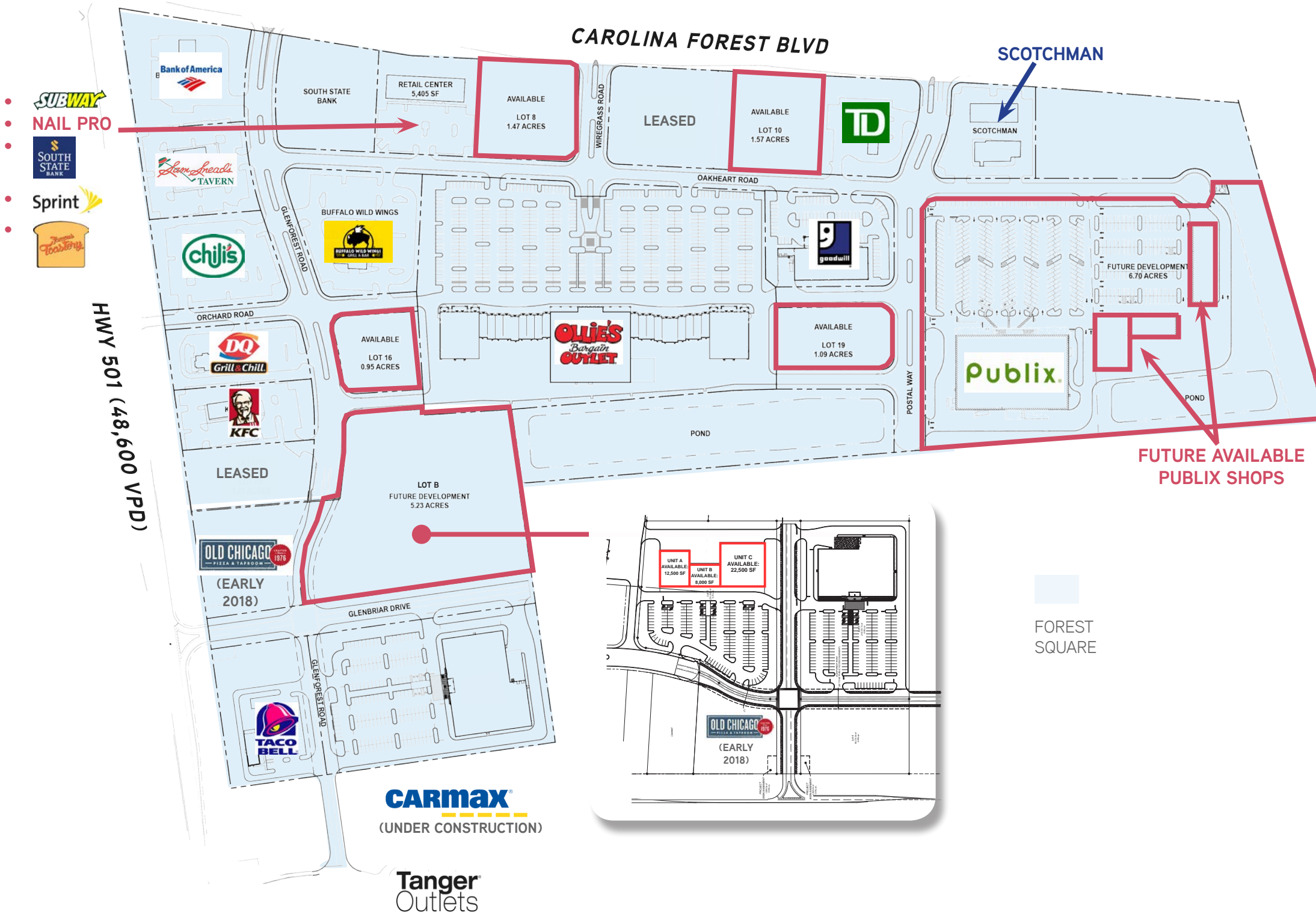


 GRAND STRAND AERIAL MAP

FOREST SQUARE

HIGHWAY 501 | MYRTLE BEACH, SC

AVAILABILITY/PRICING



FOREST SQUARE			
LOT	Tenant	AC/SF	Rate
B	Up to 50,000 SF Available	5.23	
8	AVAILABLE	±1.47	\$75,000/YR
10	AVAILABLE	±1.00	\$75,000/YR
16	AVAILABLE	±0.95	\$60,000/YR
19	AVAILABLE	±1.09	\$60,000/YR
	Publix Shops	1,500 to 12,500 SF	\$24/SF

HIGHWAY 501 | MYRTLE BEACH, SC



SITE PLAN

FOREST SQUARE

HIGHWAY 501 | MYRTLE BEACH, SC

PROPERTY PHOTOS



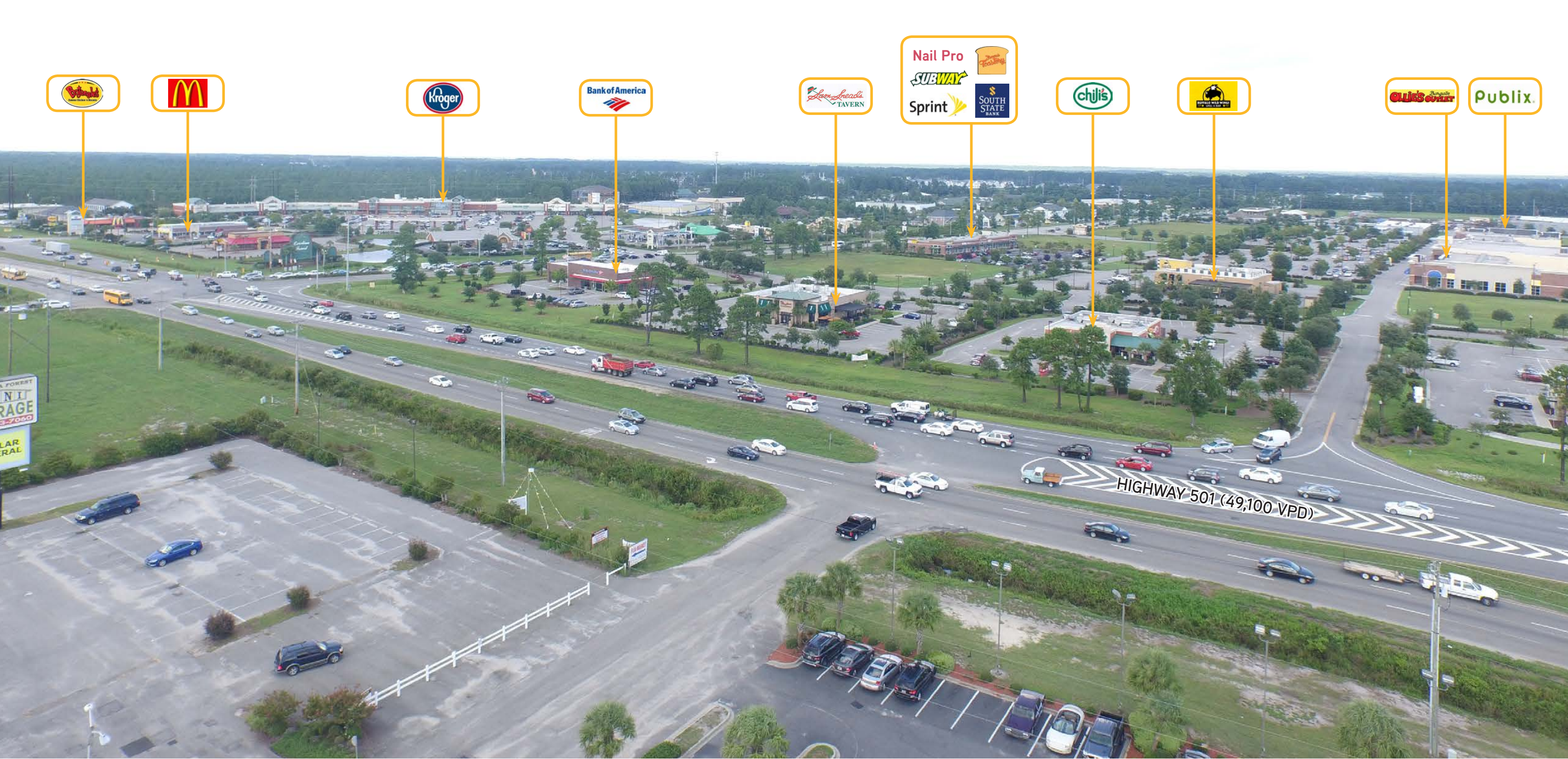
PUBLIX
(NOW OPEN)



SHOP SPACE
(CURRENTLY LEASED)



CARMAX
(UNDER CONSTRUCTION)



PROPERTY AERIAL

FOREST SQUARE

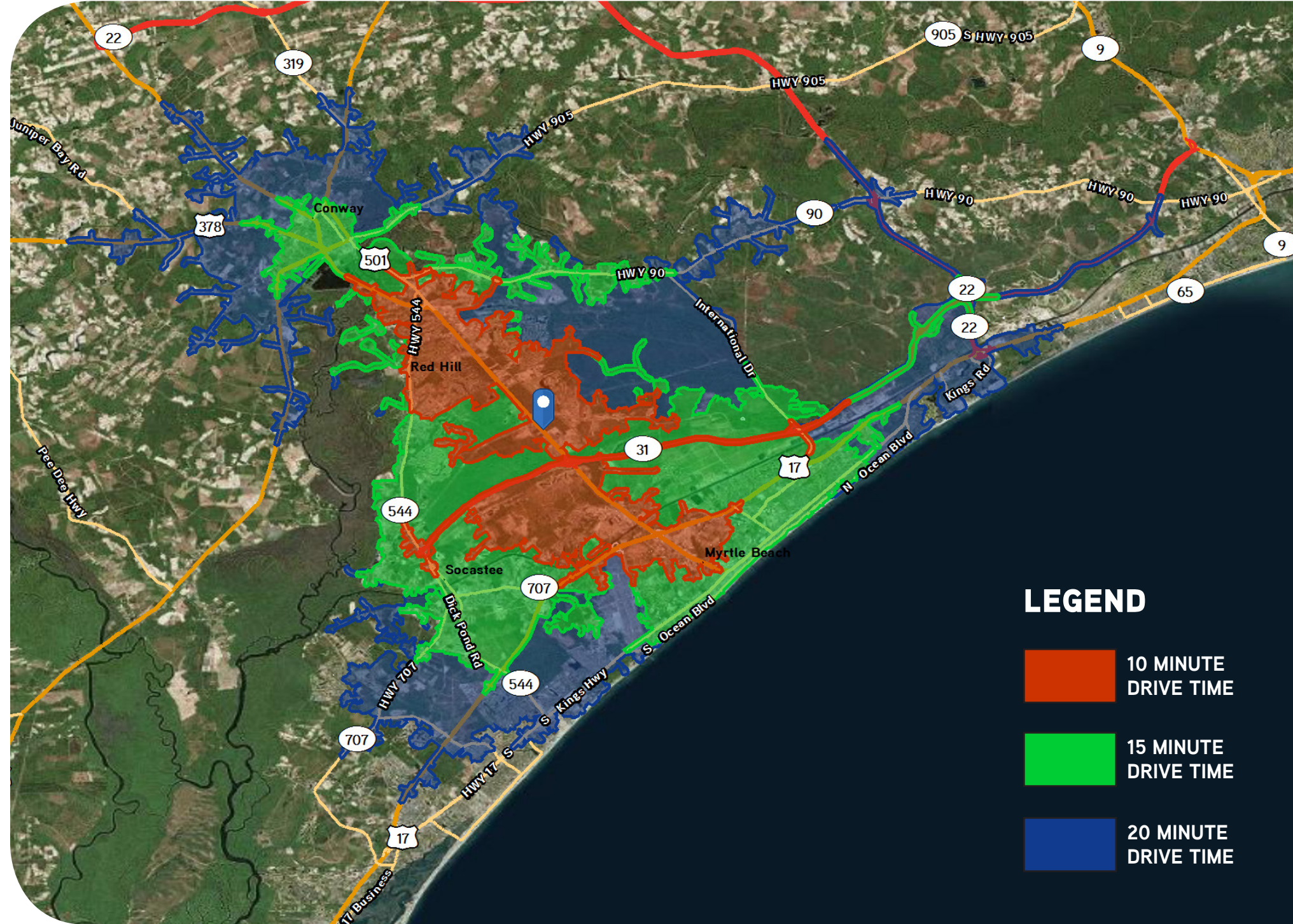
HIGHWAY 501 | MYRTLE BEACH, SC

FOREST SQUARE

10, 15, 20 MINUTE DRIVE TIME MAP

DEMOGRAPHICS

	10 MIN	15 MIN	20 MIN	MSA
POPULATION				
2017 POPULATION	45,315	122,698	166,844	519,647
2022 EST. POPULATION	51,903	140,226	191,030	587,784
2017-2022 PROJECTED GROWTH	2.75%	2.71%	2.74%	2.49%
2017 MEDIAN AGE	34.4	36.7	38.6	45.2
HOUSEHOLDS				
2017 HOUSEHOLDS	17,413	49,614	68,427	217,212
2022 EST. HOUSEHOLDS	19,981	56,698	78,363	245,831
HOUSING				
2010 TOTAL HOUSING UNITS	17,343	54,779	83,068	297,146
2017 TOTAL HOUSING UNITS	20,597	65,045	98,042	345,017
2022 EST. TOTAL HOUSING UNITS	23,296	73,369	110,835	386,943
2010-2017 ANNUAL CHANGE	2.75%	2.71%	2.74%	2.51%
INCOME				
2017 AVG HOUSEHOLD INCOME	\$69,190	\$63,209	\$64,700	\$63,910
2022 EST. AVG. HOUSEHOLD INCOME	\$79,820	\$72,907	\$74,353	\$72,654
2017-2022 ANNUAL CHANGE	2.41%	2.77%	2.65%	2.50%
DAYTIME				
2017 TOTAL DAYTIME POPULATION	50,760	135,393	190,060	509,109
2017 TOTAL EMPLOYEES	27,427	72,344	103,052	218,119
2017 TOTAL RESIDENTS	23,333	63,049	87,008	290,990



LEGEND

- 10 MINUTE DRIVE TIME
- 15 MINUTE DRIVE TIME
- 20 MINUTE DRIVE TIME

Access

INTERSTATE: I-95 (66.8 Miles)
 US 501 (Directly on US 501)
 US 701 (57.5 Miles)
 SC 22 (23.0 Miles)

AIRPORTS: Myrtle Beach International Airport (MYR) (7.9 Miles)

HIGHWAY 501 | MYRTLE BEACH, SC

MYRTLE BEACH, SC

Region 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 approximately 16.2 million visitors in 2013, the greatest visitation number in over 7 years. Approximately 72% of the visitors to Myrtle Beach are repeat visitors to the area.

Myrtle Beach is home to 101 golf courses featuring challenging layouts, stunning vistas and well maintained fairways and greens. In 2013, approximately 3.2 million total rounds of golf were played across the Grand Strand. Area golf courses host well known amateur tournaments and serves as the host for The Hootie and The Blowfish Monday After the Masters Celebrity Pro-Am, an event that has raised more than \$3 million for charity.

Sports tourism is increasing as new sports facilities are being developed in the area. The Grand Park Athletic Complex features seven large multipurpose fields and two youth fields. In 2012, the complex hosted a total of 8,628 games. A new sporting complex, North Myrtle Beach Park and Sports Complex, opened early in 2014 and contains four regulation youth baseball fields, two regulation high school and collegiate baseball fields, eight regulation soccer and lacrosse fields, and eight batting tunnels. The recently opened Myrtle Beach Sports Center features a 100,000 square foot indoor sports complex, is expected to complete early in 2015.

The Myrtle Beach Convention Center, a 249,100 square foot facility, is one of the largest on the East Coast.



“Top Summer Destinations”
Trip Advisor, 2014

“Best Beaches for Families”
Family Vacation Critic, 2014

“Top 10 Best Places to Retire in South Carolina”
Movoto Real Estate, 2014

“Top 50 Races and Marathons Worth Traveling For”
Flipkey, 2014

“Top 25 Travel Destinations”
Trip Advisor, 2014

“Best Budget Vacations for Spring”
Budget Travel, 2014

“Best of Samantha Brown”
Samantha Brown, Travel Channel, 2013

“Best Boardwalks for Food Across the USA”
USA Today, 2013

“Silver Magellan Award for Family Destinations”
Travel Weekly, 2013

Economy & Employment

The Myrtle Beach economy is largely fueled by tourism with leisure, hospitality and retail trade being among the greatest employment sectors. In May 2015, these two sectors made up 43% of total non-agricultural employment. The Myrtle Beach-Conway-North Myrtle Beach MSA, consisting of Horry County and Brunswick County, employed a total of 154,100 individuals in May 2015. Retail trade employed 28,000 workers and leisure and hospitality reported 39,300 jobs in June 2015.

Tourism

Myrtle Beach continues to attract families and couples, which collectively made up 89% of all visitors in 2013. Occupancy of vacation rentals, timeshares, campgrounds and hotels and motels averaged 53.8% in 2013, with the highest occupancy of 87.7% in July. Hotels, condotels and campsites were 83.5% occupied between June 1 and August 31, 2013. 71% of visitors spend 4-7 nights in the area. The top 10 states of visitation are Pennsylvania, Ohio, North Carolina, Virginia, New York, Georgia, Illinois, Tennessee and Michigan.

Two Tanger Outlet Centers are located in Myrtle Beach, along Highway 17 and Highway 501. Shopping and dining contributed to the gross retail sales of \$2.03 billion in 2012. Accommodations tax totaled approximately \$19.8 million in the 2011-2012 fiscal year.

Retail Sales

A thriving tourism industry helps keep gross retail sales high throughout the region. Gross retail sales in 2013 totaled \$2.2 billion in Myrtle Beach, up from \$2.0 billion in 2012 and \$1.9 billion in 2011. Gross retail sales in North Myrtle Beach and Surfside Beach were \$783 million and \$169 million, respectively, in 2013.

Education

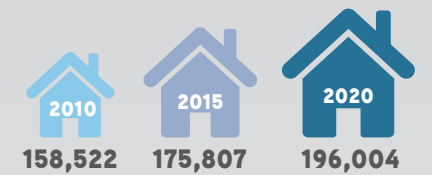
Coastal Carolina University is the area’s major university. The 9,400 enrolled students have the option to choose from bachelors degrees in 67 major fields. The university also has a graduate school offering eight master’s degrees and the school’s first doctoral program in the fall of 2014.

The University is undergoing several construction projects, which include expansion and renovations to existing facilities. Construction includes renovations to provide an alumni facility, dining halls, student housing and new classroom space.

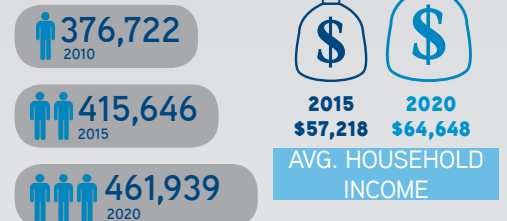
Horry-Georgetown Technical College has three campuses in the area and offers more than 80 associate degree diplomas and certificate programs.

Myrtle Beach-Conway-N. Myrtle Beach, SC-NC MSA Fast Facts

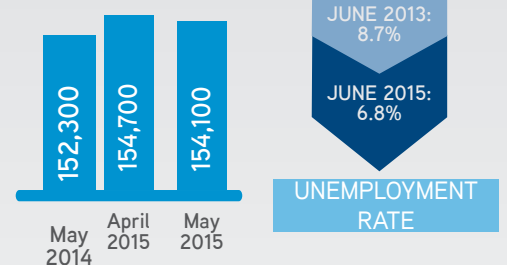
HOUSEHOLDS



POPULATION



EMPLOYMENT



MAJOR PRIVATE EMPLOYERS

Grand Strand Regional Medical Center	1,280
Conway Medical Center	1,100
McLeod Loris Seacoast	916
Blue Cross Blueshield of SC	825
New South Companies	700
HTC Communications	664
Santee Cooper	530
Conbraco Industries	330

HIGHER EDUCATION



HIGHWAY 501 | MYRTLE BEACH, SC



FAST FACTS

FOREST SQUARE

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