

Discover
**SAYEBROOK
TOWN CENTER**

Lowcountry Architecture

A PLANNED COMMUNITY

The South Strand | Myrtle Beach, SC

Colliers
INTERNATIONAL

MYRTLE BEACH MSA FACTS

FEATURES AND ATTRACTIONS:

- > 13.5 million visitors per year
- > 60 miles of beaches
- > 105 golf courses
- > 2nd most popular beach in the U.S.
- > Restaurant Business Magazine ranks area No. 1 in the U.S. for growth potential
- > Home of Coastal Carolina University
- > "The Seaside Golf Capital of the World"
- > "Branson by the Sea"
- > "The Campground Capital of the World"

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

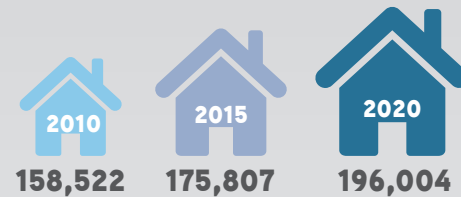
Coastal Carolina University is the area's major university. The 10,263 enrolled students have the option to choose from bachelors degrees in 70 major fields and 17 Masters degree programs. The university also has a graduate school offering eight master's degrees and the school's first doctoral program 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.

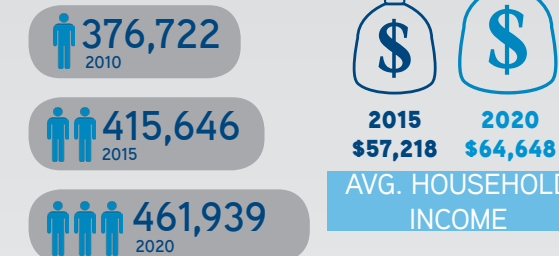
Horry-Georgetown Technical College has three campuses in the area and offers more than 80 associate degree diplomas and certificate programs.

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

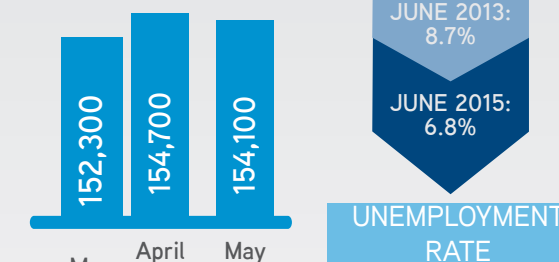
HOUSEHOLDS



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

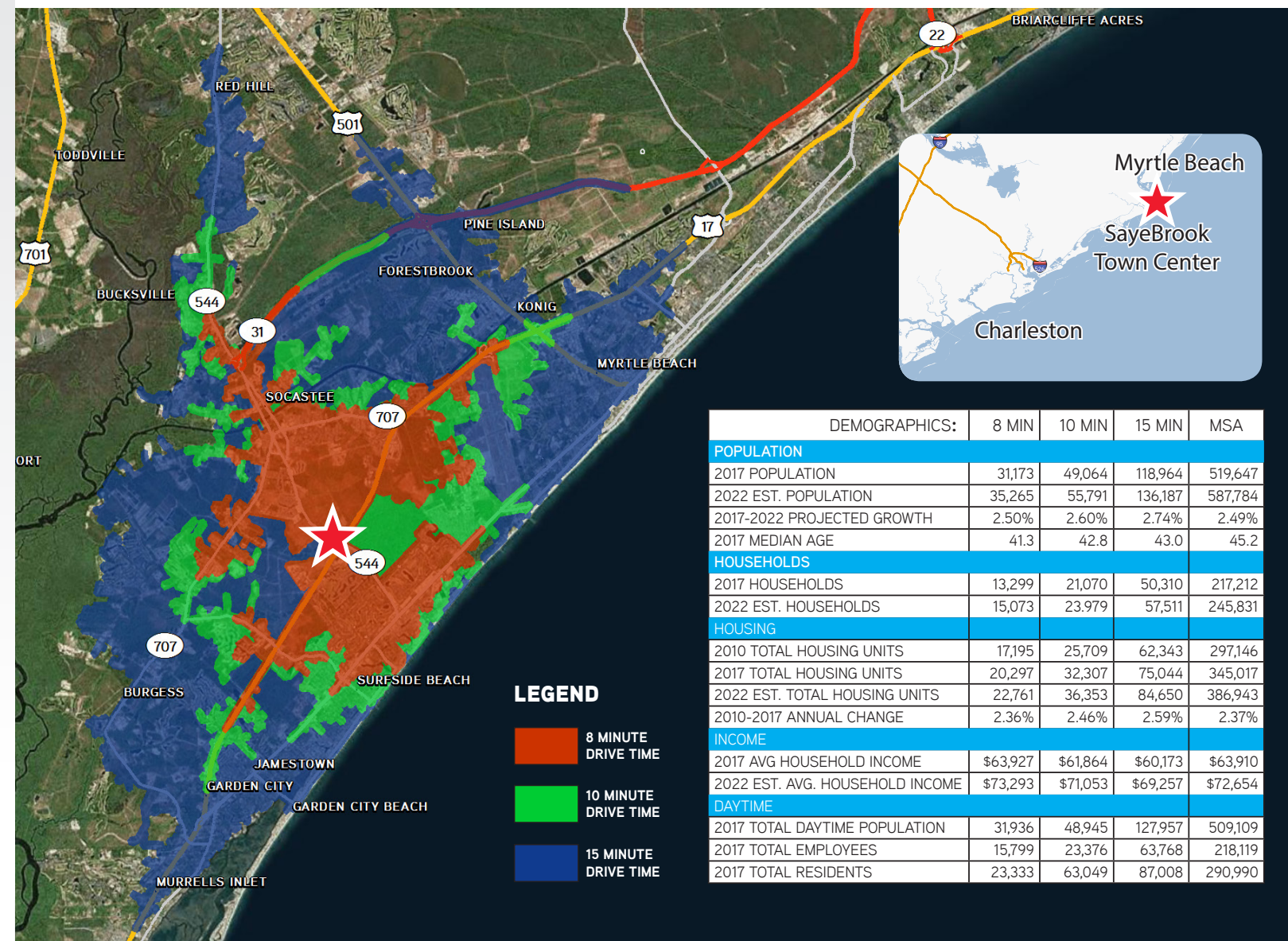


GRAND STRAND, MYRTLE BEACH

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 13.5 million visitors per year. Approximately 72% 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.



SOUTH STRAND RETAIL MAP



SAYEBROOK TOWN CENTER

SayeBrook Town Center is a welcome addition to a multitude of existing commercial developments located in the heart of Myrtle Beach's South Strand at the intersection of Highway 17 Bypass and Highway 544. The center has excellent visibility from both highways.

Major retailers at this intersection include: Target, Marshalls, Petco, Kirkland's, Ulta, PetSmart, Walmart Super Center, Lowe's, Kohl's, Ross, Office Depot, Hamrick's, Lowes Foods, and many others.



SAYEBROOK COMMUNITY MASTER PLAN

A PLANNED COMMUNITY

The SayeBrook project will be the new residential and commercial center for the South Strand of Myrtle Beach. Located in the most dense and fastest growing area of the Grand Strand, the center will offer the best of destination necessity retail, with Target as the main anchor. Existing anchors also include Marshalls and Petco. The SayeBrook Main Street Shops will be the gateway to the planned 1,800 unit neo-traditional style SayeBrook Residential Community located on over 740 acres of land. A hybrid lifestyle center, the Town Center will bring new customers, as well as repeat visitors, from all of the South Strand for decades to come. Features which set SayeBrook apart from other commercial centers include excellent visibility and access, ample parking, and a beautiful Lowcountry village architectural style.



EXISTING SAYEBROOK TOWN CENTER RETAILERS



SAYEBROOK TOWN CENTER



SayeBrook Middle School (Opening Fall 2017)



SayeBrook Residential



SayeBrook Residential



SayeBrook Residential

SAYEBROOK TOWN CENTER CHARACTER

- Within a short walk, golf cart or bicycle ride of every home
- Pedestrian friendly promenades with comfortable outdoor places
- Neighborhood market village scale, massing and proportions
- Simple and understated building character
- Influenced by the beauty and practicality of traditional Lowcountry Architecture
- Thoughtfully interpreted with a fresh sense of style, and casual



The *“heart & soul”*
gathering space of the
Sayebrook community...

SAYEBROOK TOWN CENTER OVERVIEW



SAYEBROOK TOWN CENTER



PROPERTY PHOTOS



SAYEBROOK WEST SHOPS OVERVIEW



Shop Space

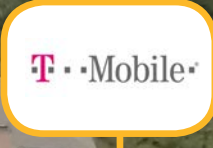
FULLY LEASED

CURRENT TENANTS:

Franklin Financial, T-Mobile, Professional Rehabilitation, Pure Compounding and Music Store Sound Systems, Inc., and Nails, Spa and Beyond



Sayebrook Town Center



HWY 544 (33,600 VPD)

THE SITE PLAN



SAYEBROOK TOWN CENTER

Shop Space

AVAILABLE: ±2,429 TOTAL SF

Future Development

AVAILABLE: ±115,750 TOTAL SF

EXISTING RETAILERS





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