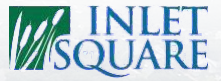
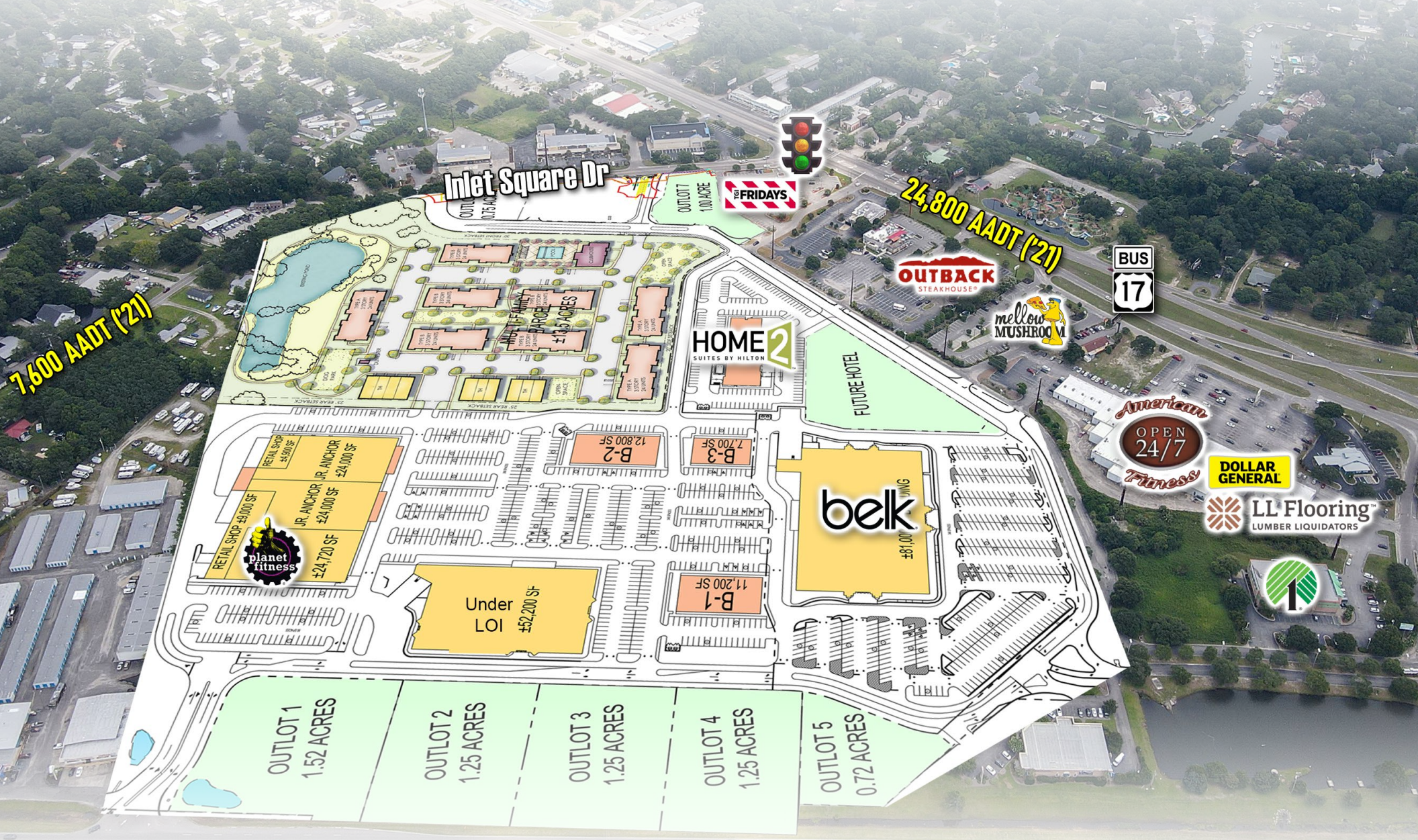


INLET SQUARE REDEVELOPMENT



12125 US Highway 17 Bypass South | Murrells Inlet, SC 29576



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DEVELOPMENT CORPORATION

K. Neal Bowers, CCIM

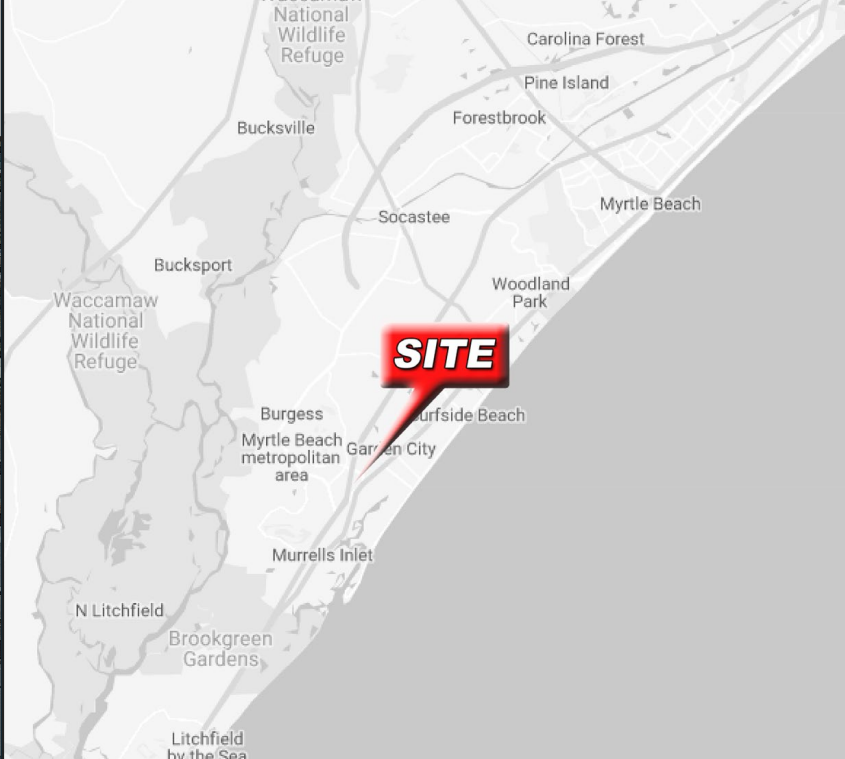
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INLET SQUARE REDEVELOPMENT

12125 US Highway 17 Bypass South | Murrells Inlet, SC 29576



SIZE

- 1,600 – 30,000 SF and up available
- 0.75 – 2.5 acre outparcels for lease, sale or BTS

HIGHLIGHTS

- Inlet Square is being redeveloped from a 500K enclosed mall to a 250K SF mixed use development complete with retail, medical, hotels and multifamily
- Anticipated completion date: Spring 2025
- Easy access to US-Hwy 17 & US-Bus Hwy 17
- Near major retailers - Home Depot, Walmart Neighborhood Market, Walmart, Kroger
- Huntington Beach State Park: This nearby state park features pristine beaches, hiking trails, a birdwatching boardwalk, and Atalaya Castle
- Many people choose to live in the area for its coastal charm, outdoor recreational opportunities, and proximity to Myrtle Beach, which is about 10 miles to the north.

INLET SQUARE REDEVELOPMENT

12125 US Highway 17 Bypass South | Murrells Inlet, SC 29576

| | |
|------------------|---|
| Property Name | SC Murrells Inlet - Mall Redevelopment |
| Property Address | 10125 Hwy 17 Bypass, Murrells Inlet, SC 29576 |
| County | Horry |
| Property Type | Mixed-Use, Retail, Office, Medical, Hotel, Multi-Family |
| Lot Size | 60 AC |
| Building Size | 225,000 SF |
| Zoning | Highway Commercial (HC) |
| Traffic Count | 36,000 AADT |
| Traffic Street | US-17 |

PROPERTY OVERVIEW

The Inlet Square redevelopment is located in Murrells Inlet, a high growth community that is part of the Myrtle Beach metropolitan statistical area. The Myrtle Beach area attracts over 19 million visitors annually. The metro area population of Myrtle Beach in 2021 was 393,000, a 9.74% increase from 2019 – placing this coastal South Carolina MSA in the top 3rd fastest growing mid-sized areas in the country for the 5th consecutive year.

LOCATION OVERVIEW

Murrells Inlet is located just 8 miles south of Myrtle Beach and approximately 10 miles north of the Pawleys Island Community. Historically a fishing village, today Murrells Inlet is an “outdoorsman’s dream”, offering ample opportunities for anglers, golfers, nature lovers, beach goers, shoppers and those hungry for some of the best culinary experiences the South Carolina coastline has to offer.



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HIGHLIGHTS

- The Myrtle Beach area attracts over 19 million visitors annually
- Myrtle Beach's area population grew by roughly 9.74% from 2019 to 2021, making the coastal South Carolina metropolitan area the 3rd fastest-growing market
- Myrtle Beach is one of the most popular family beach destinations on the East Coast, with 60 miles of beach-front and 100,000 rental units
- Approximately 90 golf courses and 2.7 million rounds of golf have been played in the Myrtle Beach area
- Around 8 miles South of Myrtle Beach and 10 miles North of Pawley's Island
- Proximity to Myrtle Beach International Airport

TOP 10 FASTEST GROWING MID-SIZE METRO AREAS

| METRO AREA | PROJECTED POPULATION GROWTH RATE (2023-2028) | POPULATION (2023) | PROJECTED POPULATION (2023) |
|---|--|-------------------|-----------------------------|
| PROVO-OREM, UT | 14.09% | 710,895 | 811,060 |
| BOISE CITY, ID | 11.41% | 806,834 | 898,894 |
| MYRTLE BEACH-CONWAY-NORTH MYRTLE BEACH, SC-NC | 10.91% | 522,256 | 579,234 |
| MCALLEN-EDINBURG-MISSION, TX | 9.27% | 902,031 | 985,649 |
| FAYETTEVILLE-SPRINGDALE-ROGERS, AR | 9.18% | 566,617 | 618,632 |
| CHARLESTON-NORTH CHARLESTON, SC | 8.66% | 814,950 | 885,525 |
| DES MOINES-WEST DES MOINES, IA | 8.30% | 726,069 | 786,333 |
| OGDEN-CLEARFIELD, UT | 7.92% | 708,823 | 764,962 |
| NORTH PORT-SARASOTA-BRADENTON, FL | 7.48% | 858,260 | 922,458 |
| RENO, NV | 7.14% | 506,384 | 542,540 |



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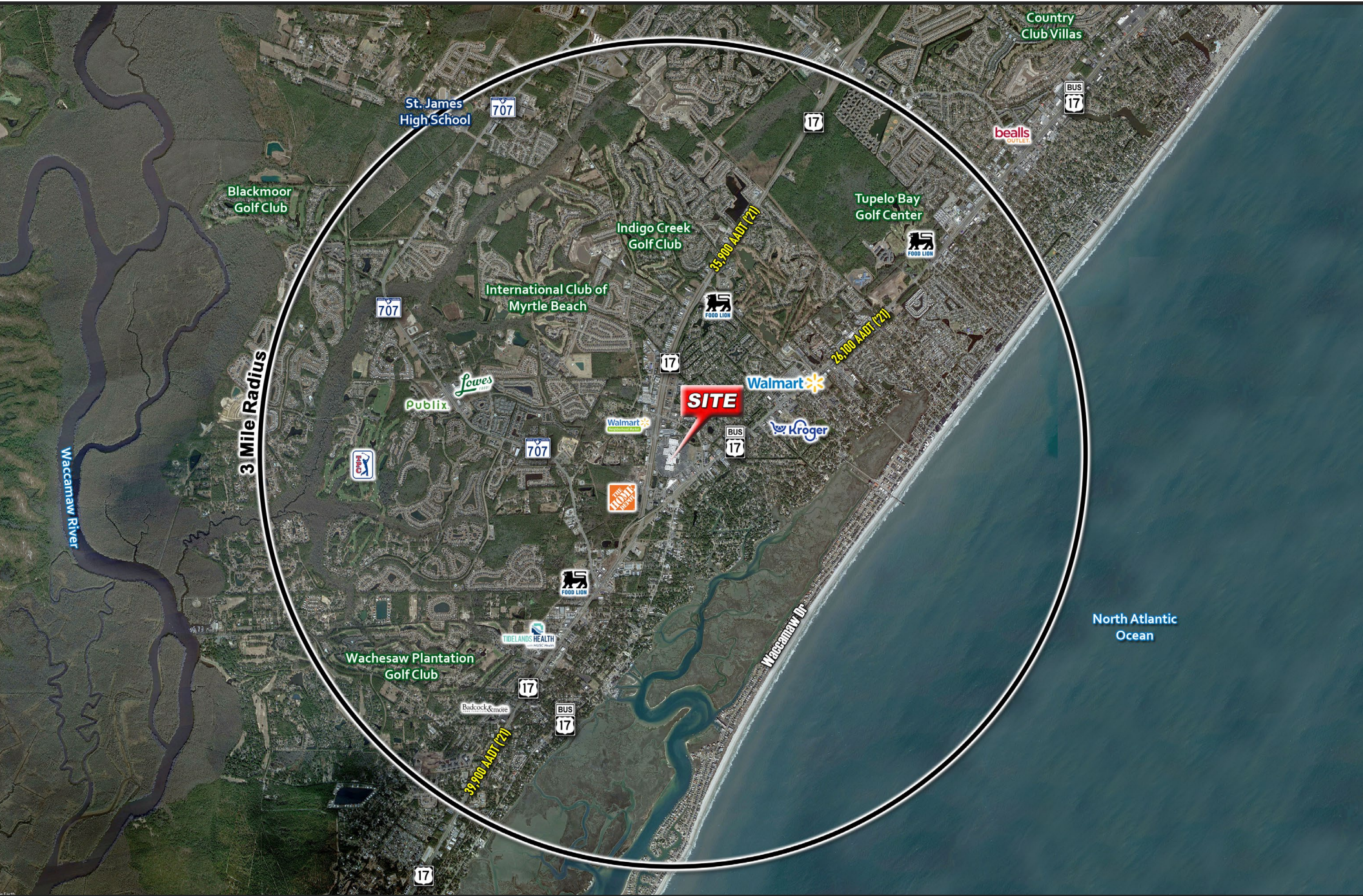
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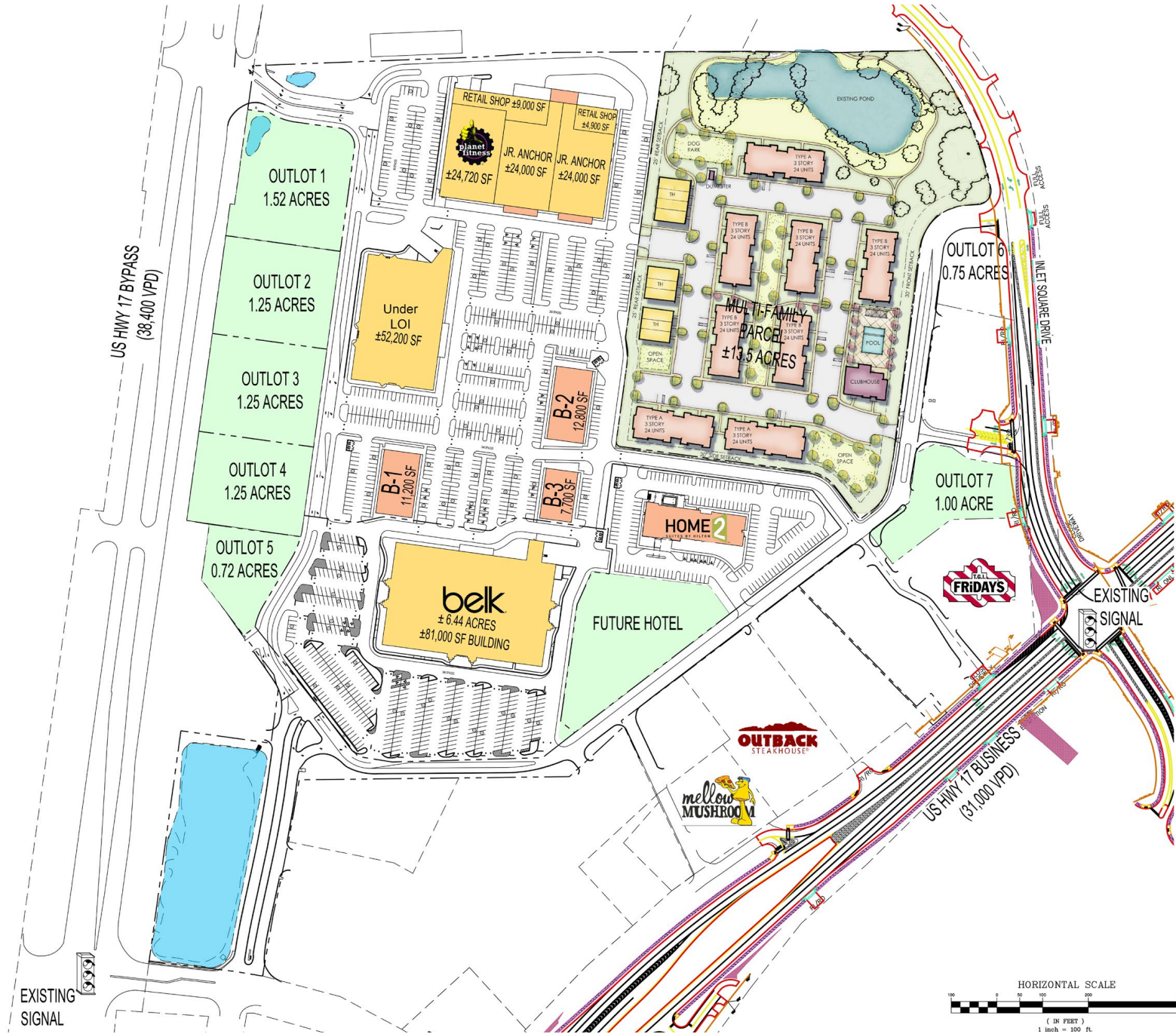
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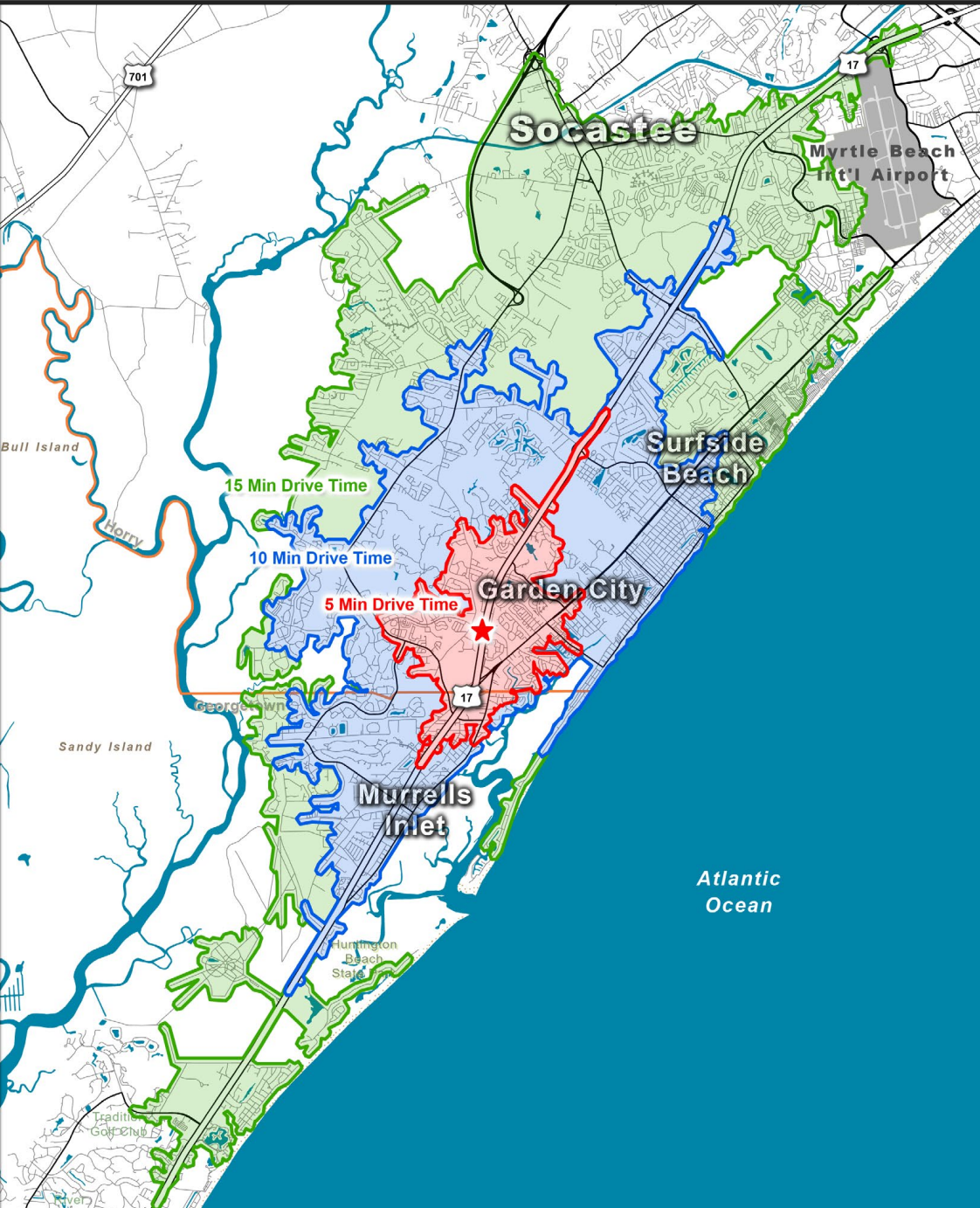
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2023 DEMOGRAPHICS

| | | |
|-------------------|-------------------|-----------|
| TOTAL POPULATION | 5 MIN DRIVE TIME | 14,352 |
| | 10 MIN DRIVE TIME | 44,693 |
| | 15 MIN DRIVE TIME | 72,978 |
| 2028 POPULATION | 5 MIN DRIVE TIME | 15,200 |
| | 10 MIN DRIVE TIME | 47,153 |
| | 15 MIN DRIVE TIME | 77,256 |
| TOTAL EMPLOYEES | 5 MIN DRIVE TIME | 4,400 |
| | 10 MIN DRIVE TIME | 11,431 |
| | 15 MIN DRIVE TIME | 16,690 |
| MEDIAN AGE | 5 MIN DRIVE TIME | 59.6 |
| | 10 MIN DRIVE TIME | 56.7 |
| | 15 MIN DRIVE TIME | 54.5 |
| AVG HH INCOME | 5 MIN DRIVE TIME | \$80,900 |
| | 10 MIN DRIVE TIME | \$82,360 |
| | 15 MIN DRIVE TIME | \$84,077 |
| MEDIAN HOME VALUE | 5 MIN DRIVE TIME | \$249,579 |
| | 10 MIN DRIVE TIME | \$257,295 |
| | 15 MIN DRIVE TIME | \$259,477 |



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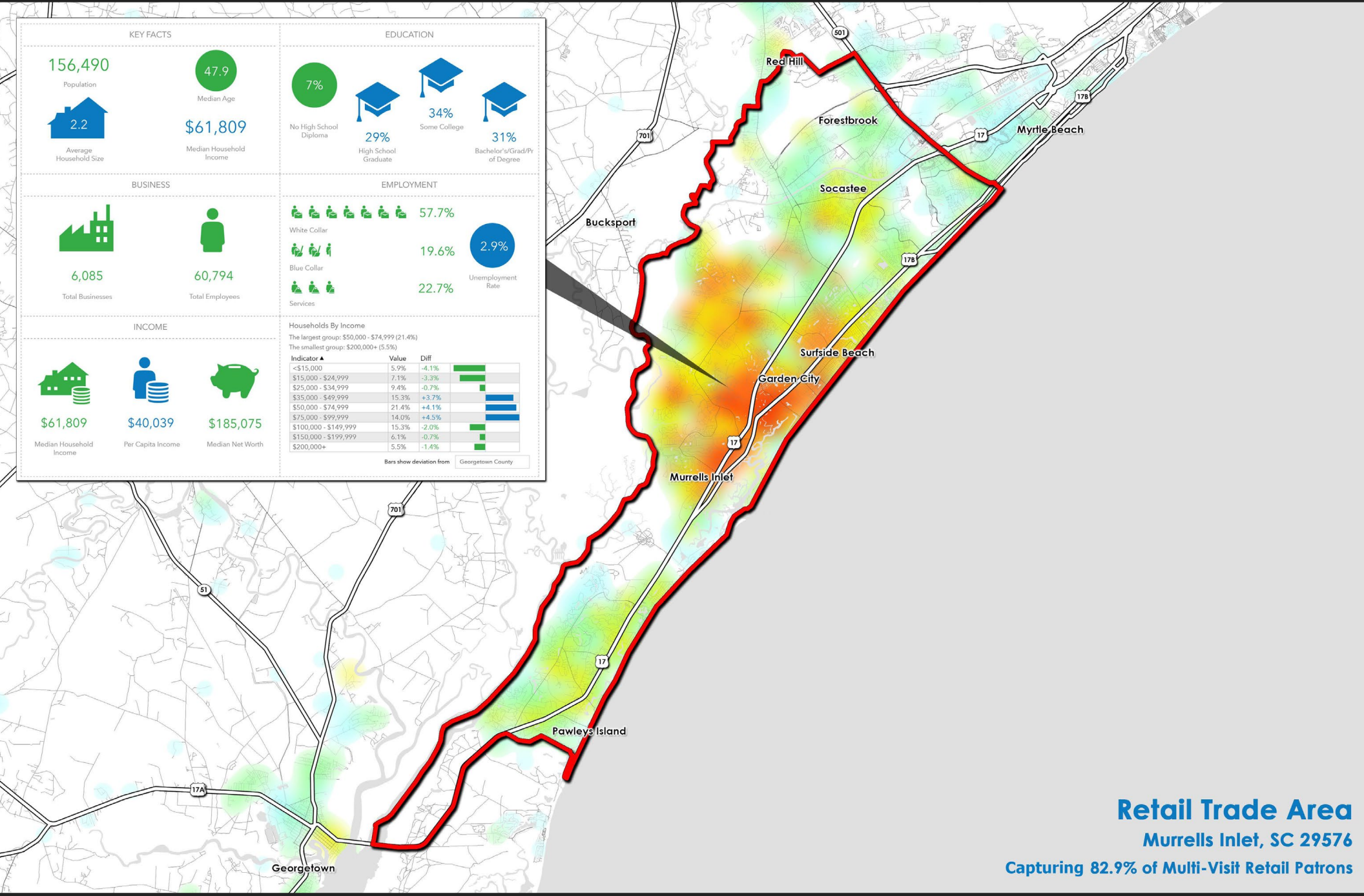
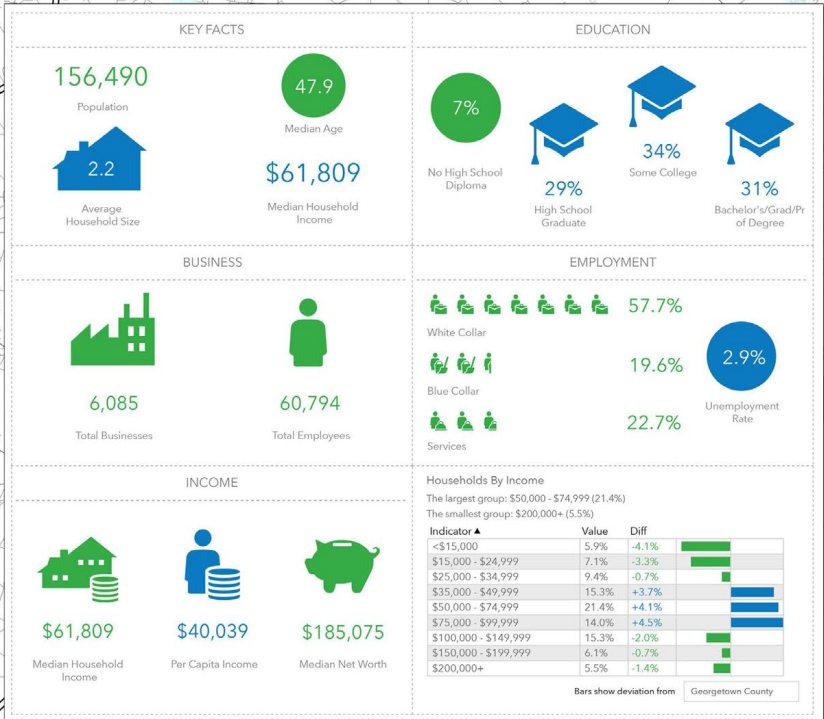
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Retail Trade Area
 Murrells Inlet, SC 29576
 Capturing 82.9% of Multi-Visit Retail Patrons



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