



Tanger
MYRTLE BEACH HWY 17

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER MYRTLE BEACH HWY 17



A fashion oasis on South Carolina's coast

The Grand Strand area is a paradise for beach goers, but also offers exceptional dining, golfing, live entertainment and unparalleled outlet shopping at Tanger Myrtle Beach Hwy 17 and 501.

ADDRESS

10835 Kings Rd., Myrtle Beach, SC 29572

405K SF

Open-air shopping destination

95+ BRANDS

Top fashion and lifestyle retailers

MAJOR CITIES

Wilmington, NC (55 mi)
Charleston, SC (95 mi)
Columbia, SC (130 mi)

MSA POPULATION

534,564 – Myrtle Beach, SC

TOURIST HUB

20 million visitors to Myrtle Beach, SC



AMERICAN EAGLE®
OUTFITTERS



Prime location

Located along U.S. Highway 17, also known as the Coastal Highway, a major roadway that runs parallel to the coast and is a central route for visitor to Myrtle Beach.



80,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Myrtle Beach International Airport
11 miles southwest of the center

¹Includes surrounding roadways that may not be visible on aerial



MYRTLE BEACH, SC RANKINGS

#1 Fastest Growing Places in U.S.
U.S. News & World Report

#4 U.S. Travel Destinations
TripAdvisor

#18 Best Places to Live in the U.S.
U.S. News & World Report

#7 Best Places to Visit in South
Carolina
U.S. News & World Report



QUINTESSENTIAL VACATION DESTINATION

The **jewel of South Carolina**
located along the mid-Atlantic
region of the U.S.

2K+ Restaurants

90+ Golf Courses

60 Miles of Beaches

425 Hotels and **180K**
accommodation units in the
Myrtle Beach area



PRO-BUSINESS ENVIRONMENT

South Carolina offers
**numerous tax incentives and
a business-friendly
environment**

- ✓ No state property tax
- ✓ No inventory tax
- ✓ No sales tax on manufacturing machinery, industrial power or materials for finished products
- ✓ No wholesale tax
- ✓ No unitary tax on worldwide profits
- ✓ Favorable corporate income tax structure
- ✓ No local income tax



A GROWING COMMUNITY

(proposed, planned or under
construction within 10 miles)

+1.9K Multi-Family Units

+7 Hotels

+838 Hotel Rooms

Source: CoStar

Demographics

TRADE AREA

1.7M
2023 Population

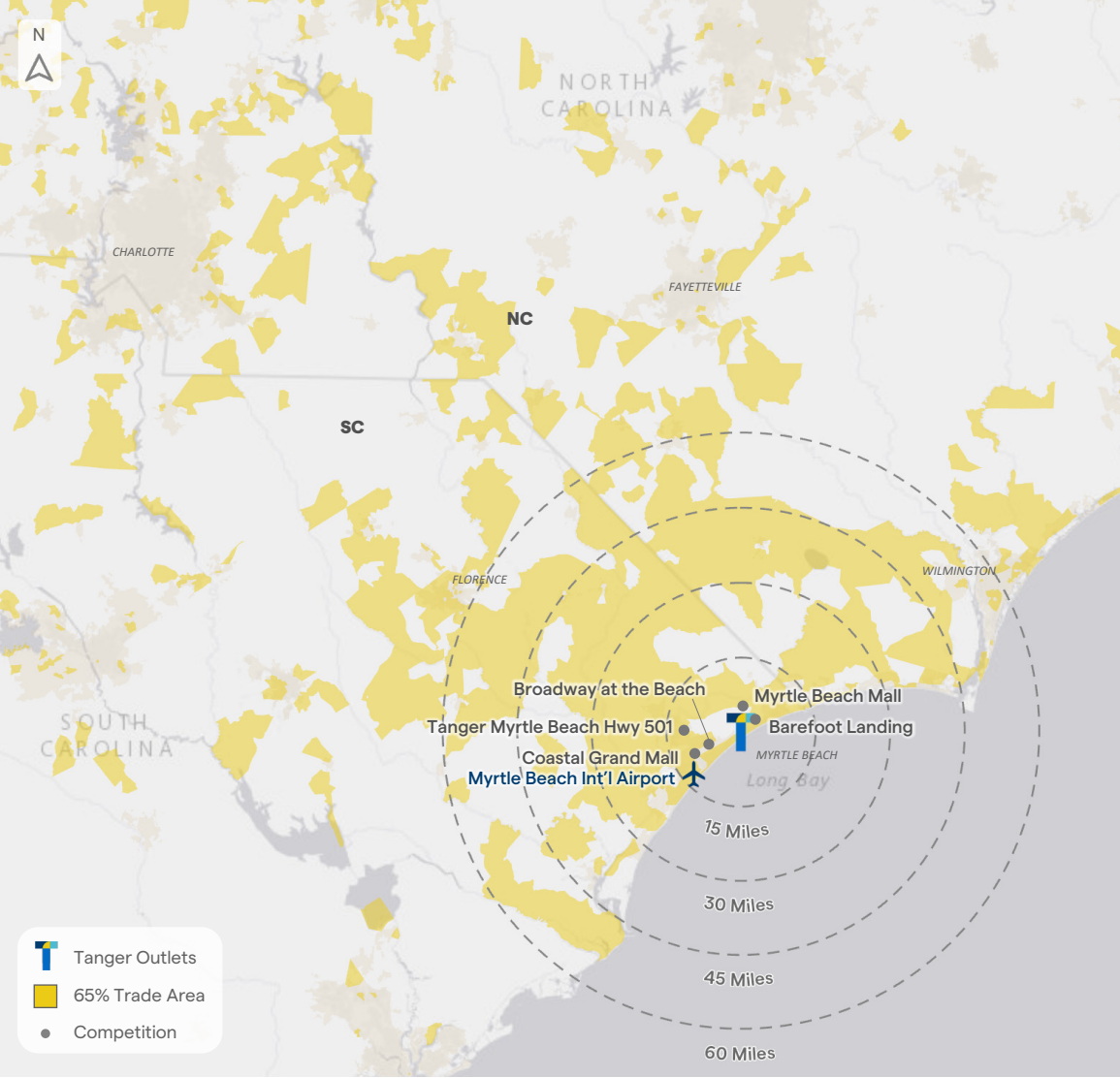
3.1%
2023-2028 Population Growth Rate
U.S. 1.5%

42.1
Median Age
U.S. 39.0

\$95K
Average Household Income
U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Myrtle Beach, SC MSA
2023 Population	1,710,752	240,670	461,461	609,574	534,564
2023-2028 Pop. Growth	3.1%	6.9%	7.0%	5.7%	7.9%
Households	680,723	105,010	201,152	265,207	233,289
Avg. HH Income	\$94,803	\$83,601	\$82,782	\$82,842	\$84,303
Median Age	42.1	43.5	45.8	46.3	45.7

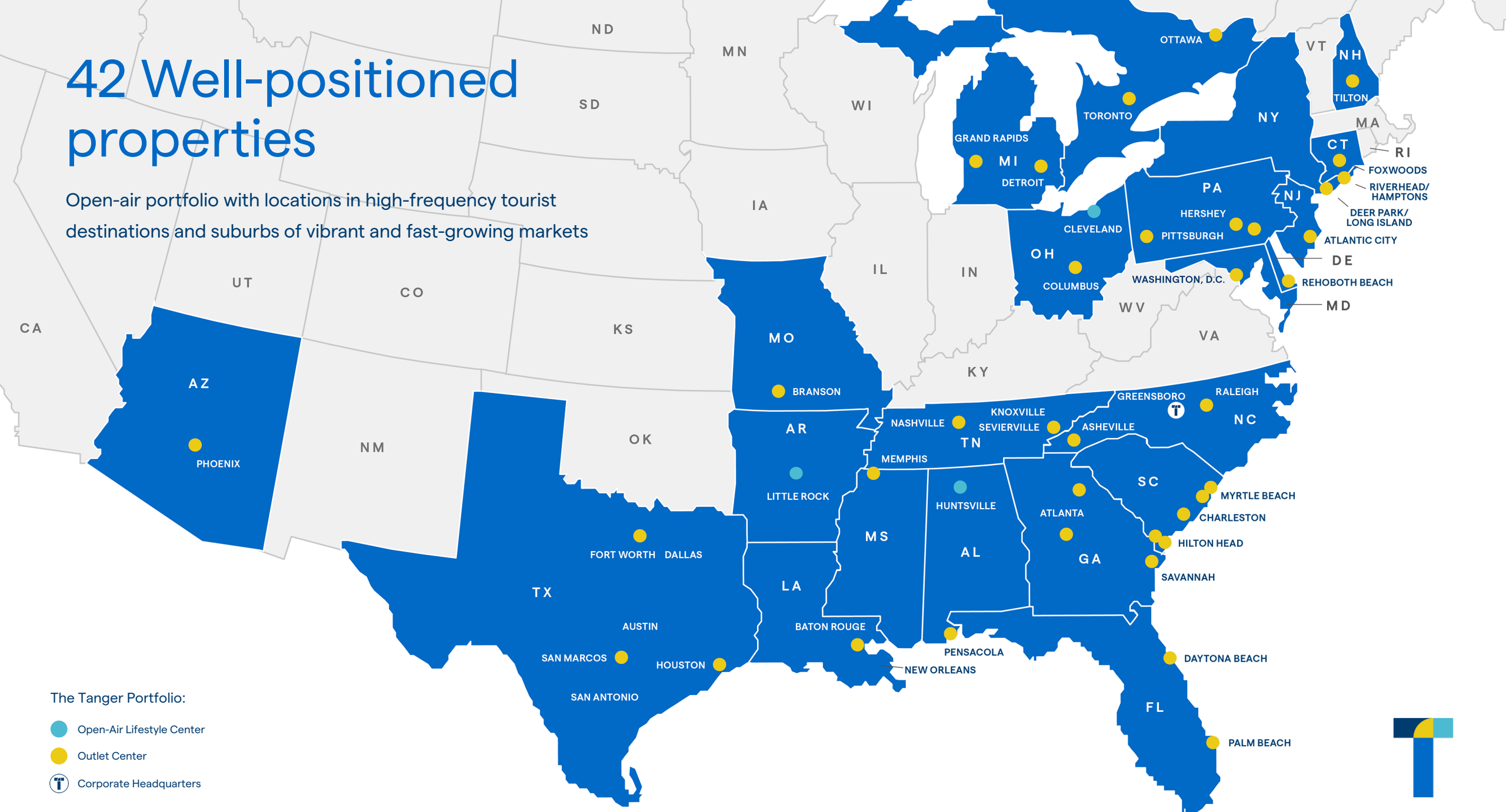
Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Myrtle Beach Mall	<1	4
Barefoot Landing	2	12
Broadway at the Beach	8	21
Coastal Grand Mall	10	25
Tanger Myrtle Beach Hwy 501	11	16

42 Well-positioned properties

Open-air portfolio with locations in high-frequency tourist destinations and suburbs of vibrant and fast-growing markets



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