



**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

## 404K 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

400,542 – Myrtle Beach, SC

## TOURIST HUB

20 Million to Myrtle Beach, SC

TORY  BURCH

  
UNDER ARMOUR

 lululemon

AMERICAN EAGLE®  
OUTFITTERS

  
vineyard vines

  
ULTA  
BEAUTY



# 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.



**82,000+ cars**  
pass by per day on  
surrounding roadways<sup>1</sup>



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

<sup>1</sup> Includes surrounding roadways that may not be visible on aerial; Source: Inrix 2023 AADT





### MYRTLE BEACH, SC RANKINGS

**#1** U.S. Summer Travel Spots  
Booking.com

**#1** Best Beach in South Carolina  
USA Today

**#51** Best Places to Live  
U.S. News & World Report

**#121** Best Places to Retire  
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
- ✓ Favorable corporate income tax structure
- ✓ No local income tax



### A GROWING COMMUNITY

(proposed, planned or under  
construction within 10 miles)

**+2.7K** Multi-Family Units

**+5** Hotels

**+694** Hotel Rooms

Source: CoStar



Demographics

TRADE AREA

3.8M  
2024 Population

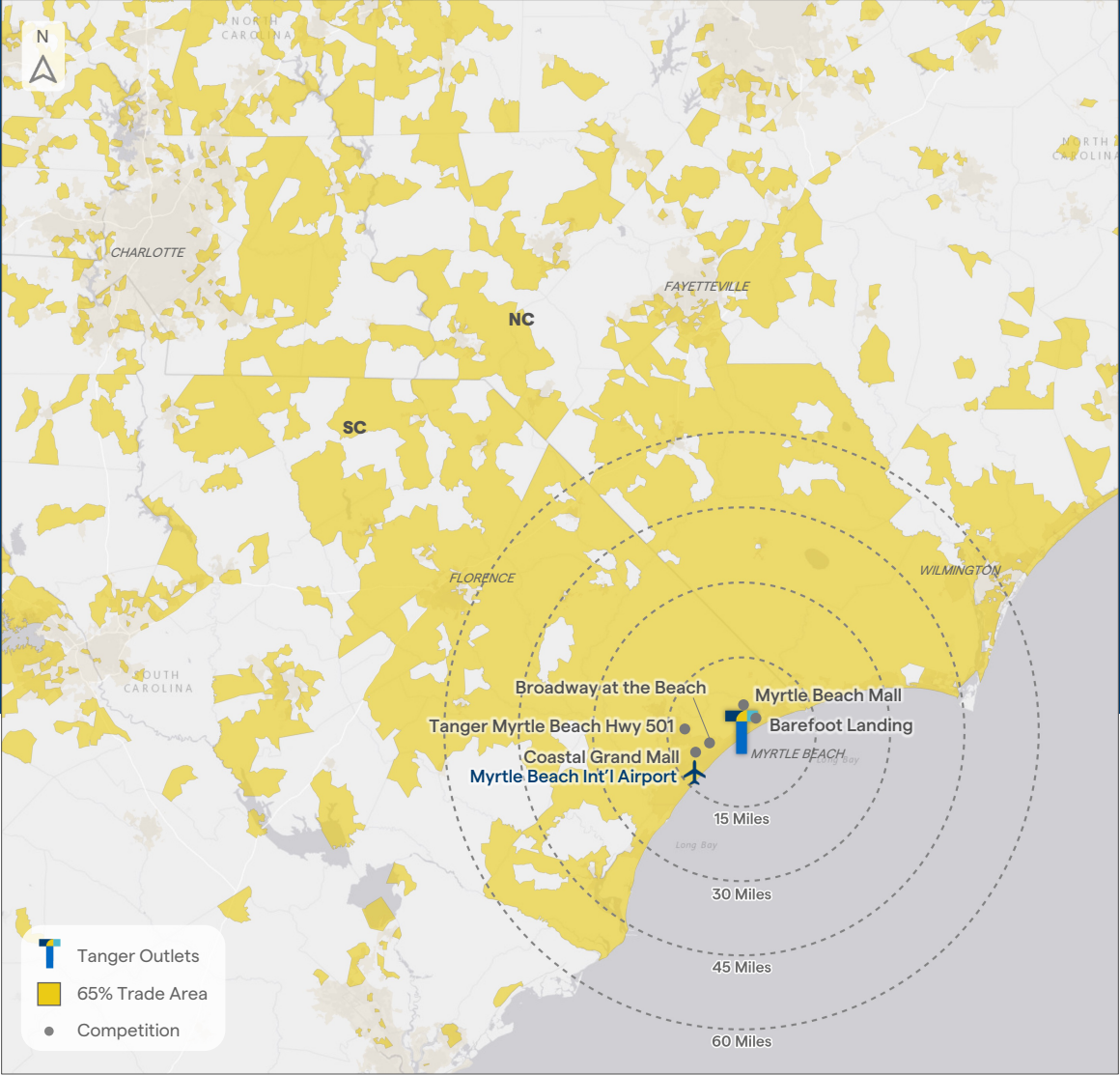
5.1%  
2024-2029 Population Growth Rate  
U.S. 1.9%

42.3  
Median Age  
U.S. 39.3

\$105K  
Average Household Income  
U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Myrtle Beach, SC MSA
2024 Population	3,771,475	252,610	481,343	633,123	400,542
2024-2029 Pop. Growth Rate	5.1%	10.4%	10.4%	8.7%	11.1%
Households	1,484,046	109,497	208,651	274,912	171,236
Avg. HH Income	\$104,912	\$93,796	\$91,619	\$90,860	\$90,376
Median Age	42.3	49.8	51	51.3	49.2

Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics

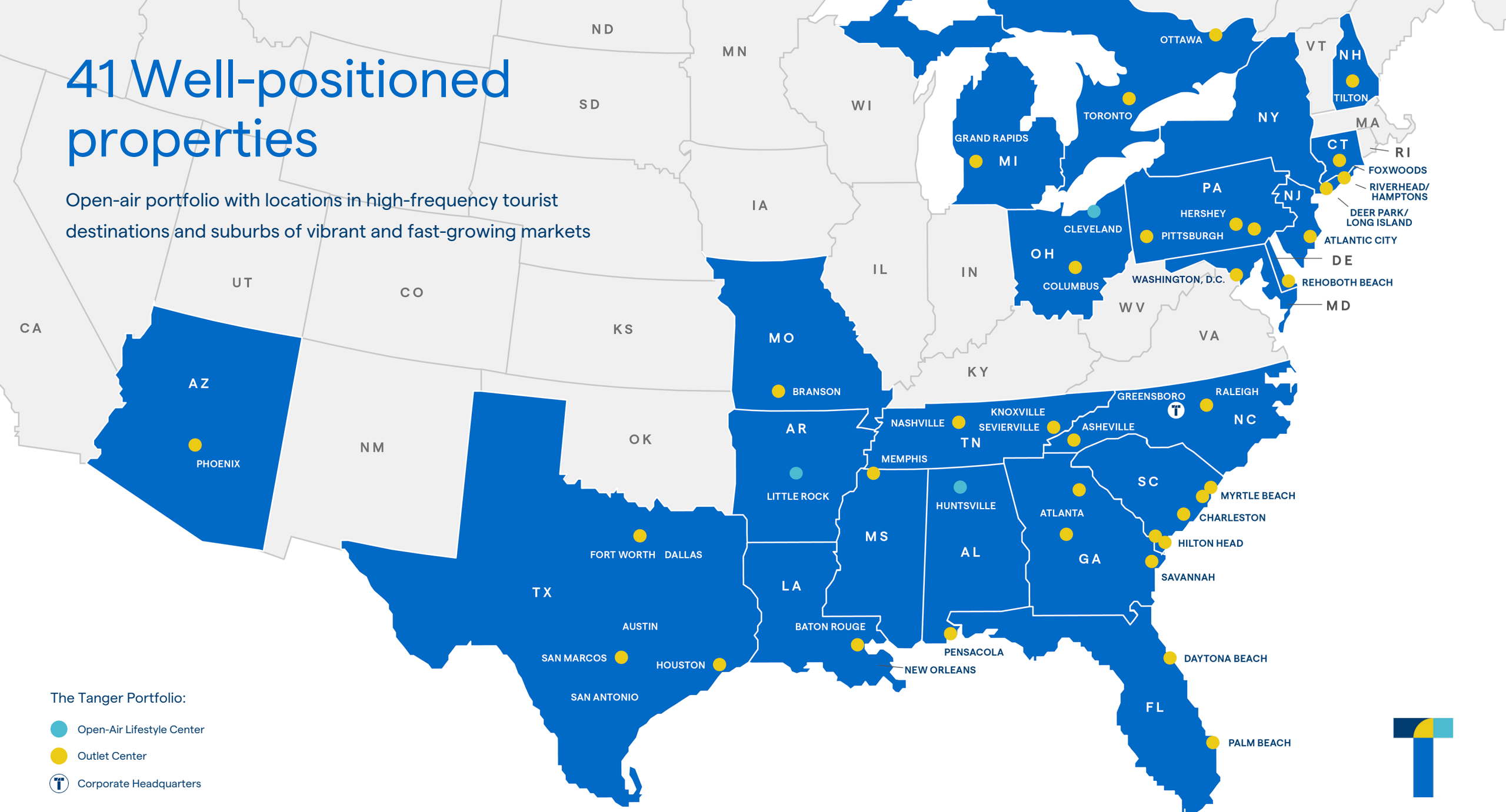


Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Myrtle Beach Mall	<1	4
Barefoot Landing	2	12
Broadway at the Beach	8	21
Coastal Grand Mall	10	25
Tanger Myrtle Beach Hwy 501	11	16
Coastal Centre	17	35



# 41 Well-positioned properties

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





CONTACT US



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**Tanger**<sup>®</sup>