



**Tanger**  
MYRTLE BEACH HWY 501

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER MYRTLE BEACH HWY 501



# 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 501 and 17.

## ADDRESS

4635 Factory Stores  
Blvd., Myrtle Beach, SC  
29579

## 427K SF

Open-air shopping  
destination

## 75+ 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

POLO  RALPH LAUREN



COACH  
OUTLET



VICTORIA'S SECRET

  
OUTBACK  
STEAKHOUSE®

# Prime location

Positioned along U.S. Highway 501, a major thoroughfare connecting Myrtle Beach to the greater region.



**79,000+** cars  
pass by per day on  
surrounding roadways<sup>1</sup>



**Nearest Major Airport**  
Myrtle Beach International Airport  
5 miles south 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)

**+3.3K** Multi-Family Units

**+8** Hotels

**+933** Hotel Rooms

Source: CoStar

Demographics

TRADE AREA

3.7M  
2024 Population

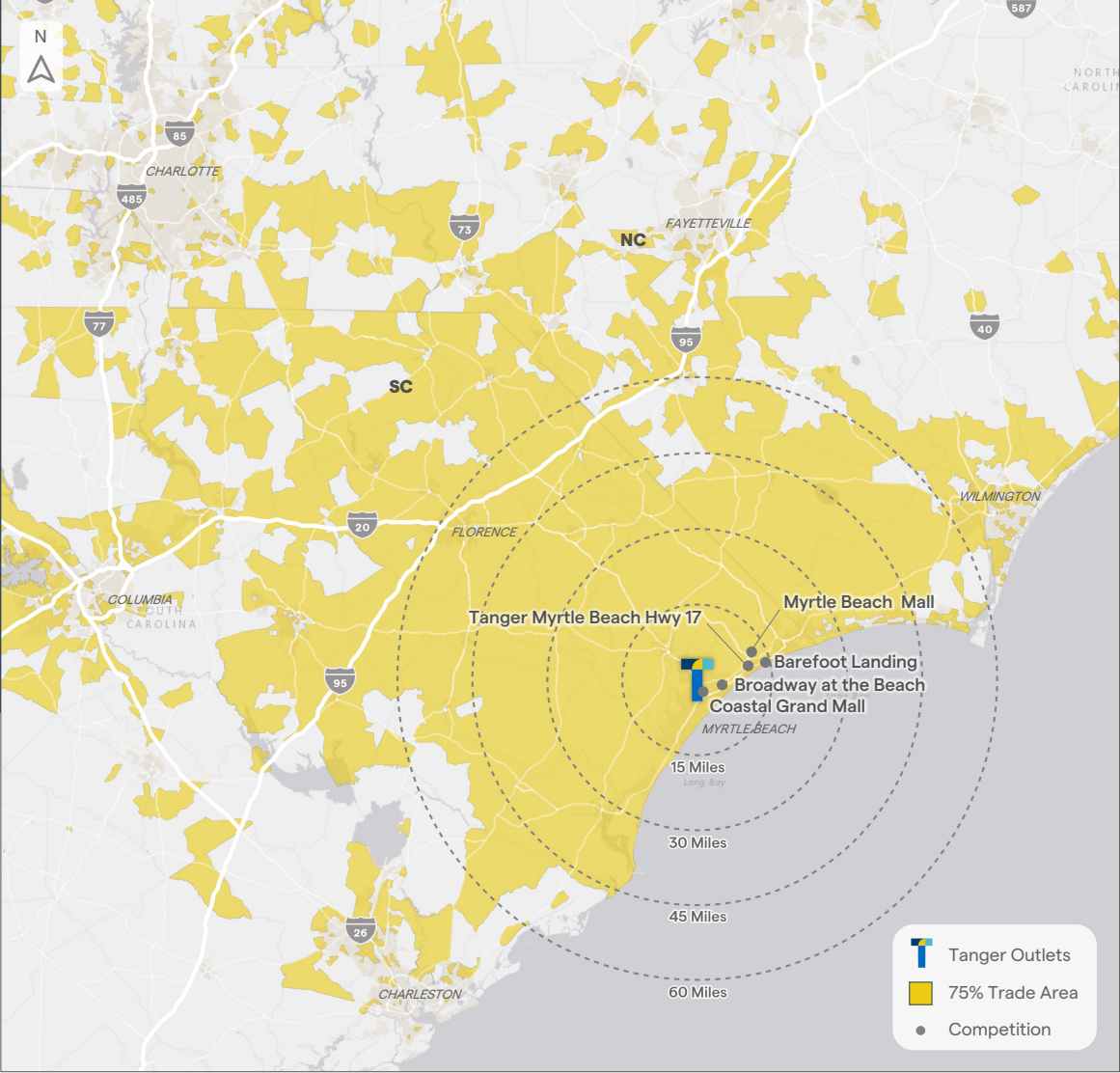
4.6%  
2024-2029 Population Growth Rate  
U.S. 1.9%

41.7  
Median Age  
U.S. 39.3

\$99K  
Average Household Income  
U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Myrtle Beach, SC MSA
2024 Population	3,650,744	317,539	478,467	619,636	400,542
2024-2029 Pop. Growth Rate	4.6%	11.0%	9.9%	8.0%	11.1%
Households	1,443,174	134,866	207,509	266,814	171,236
Avg. HH Income	\$98,630	\$92,283	\$91,779	\$87,223	\$90,376
Median Age	41.7	48.2	51	50.2	49.2

Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics

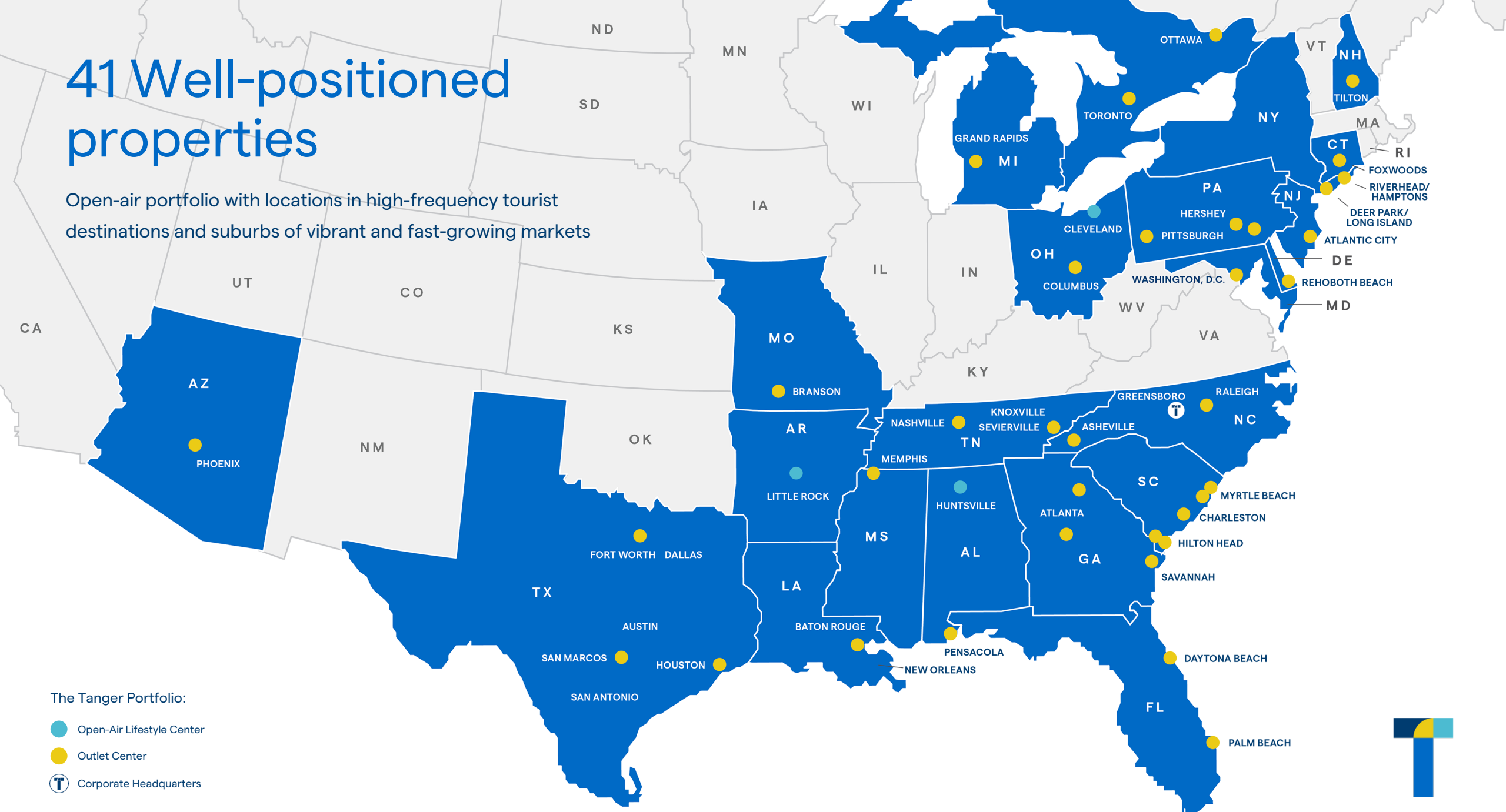


Market Retail

	DISTANCE (Miles)	DRIVE TIME (Minutes)
Coastal Grand Mall	4	7
Broadway at the Beach	5	8
Coastal Centre	9	15
Tanger Outlets Myrtle Beach Hwy 17	11	16
Myrtle Beach Mall	11	17
Barefoot Landing	13	19

# 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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[leasing.tanger.com](http://leasing.tanger.com)

**Tanger**<sup>®</sup>