



RETAIL & OUTPARCEL OPPORTUNITIES

AVAILABLE AT PINE ISLAND POINT

SEABOARD ST & SEA PINE BLVD, MYRTLE BEACH, SC, 29577

PROPERTY OVERVIEW

Strategically located at the intersection of Highway 17 & Highway 501, Pine Island Point is a premier retail development in the heart of Myrtle Beach. Situated directly behind Coastal Grand Mall, adjacent to the brand-new The Grove at Coastal Grand (a 194-unit 55+ community), and just minutes from the Myrtle Beach International Airport, this development is perfectly positioned to capture a diverse and growing customer base. Surrounded by leading retailers like Walmart, Home Depot, and Costco, it attracts both local and visiting consumers.

Building B has been delivered, with Unit 401 (1,753 SF) as the only vacancy and ready for tenant's upfit. Pre-leasing opportunities are available for Buildings A, C & D. Outparcels are pad-ready and offered for ground lease, build-to-suit, or sale.



ADDRESS

Seaboard Street & Sea Pine Boulevard, Myrtle Beach, SC, 29577



RETAIL BUILDING SIZES

Building A - 4,966 SF Building B - 8,024 SF
Building C - 6,256 SF Building D - 2,628 SF



LEASE RATE

\$25.00/SF, NNN



OUTPARCEL SIZES - 6.35 AC TOTAL

***PAD READY FOR DEVELOPMENT AND CAN BE DIVISIBLE**

****MASTER STORM WATER POND IS IN PLACE FOR OUTPARCELS**

Outparcel 2 - 0.87 AC Outparcel 3 - 0.91 AC
Outparcel 4 - 1.76 AC Outparcel 5 - 2.81 AC



FOR SALE, BUILD-TO-SUIT & GROUND LEASE

PRICING: Contact Agent to Discuss



PARKING & ACCESS

Ample Parking Available and Built Out



RETAIL BUILDING B - EXISTING



OUTPARCELS 2 & 3

SITE PLAN

OUTPARCELS:

*PAD READY FOR DEVELOPMENT
AND CAN BE DIVISIBLE

**MASTER STORM WATER POND IS
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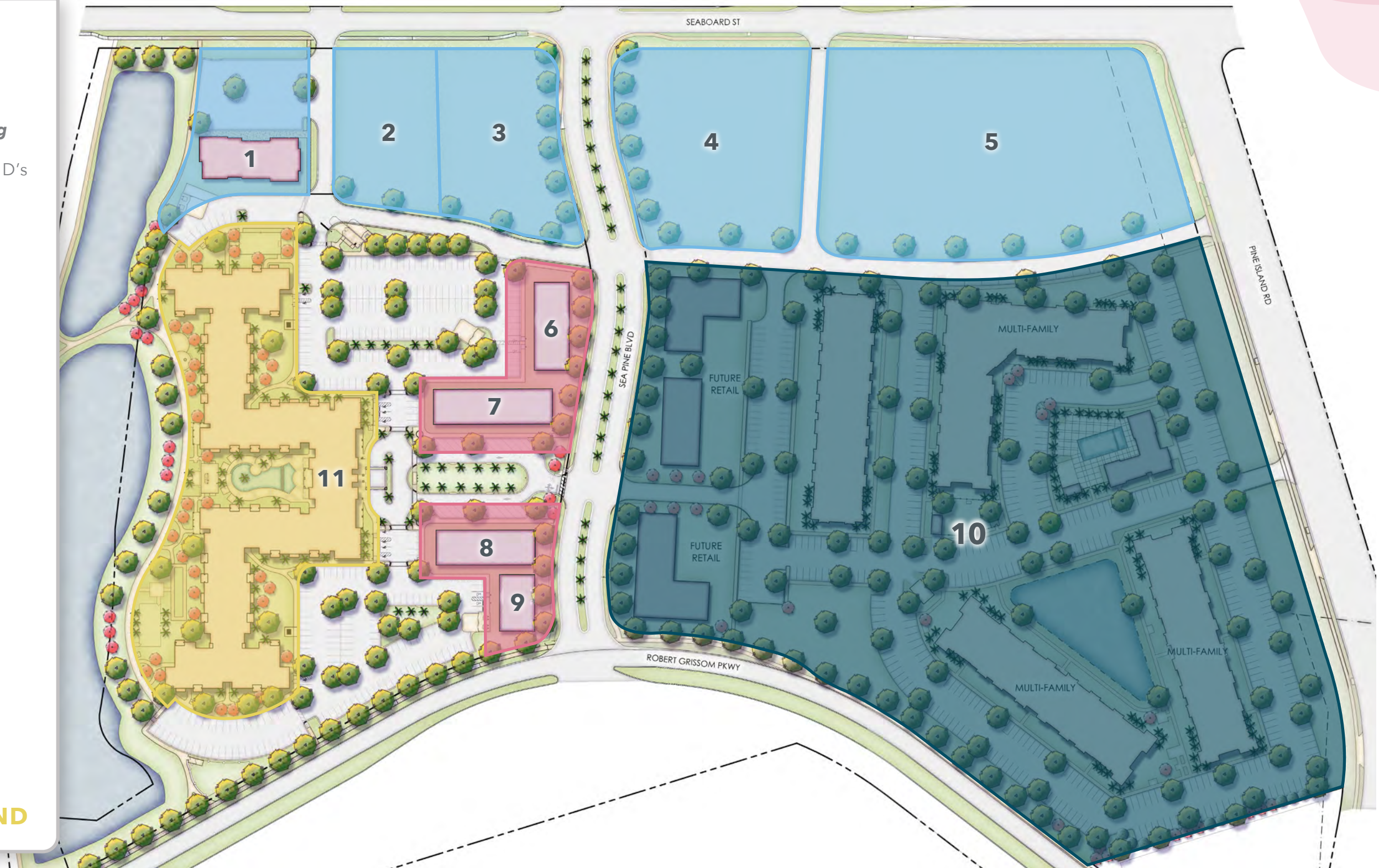
- 1 Outparcel 1 - Existing**
Tenants: State Farm,
Edward Jones, Maggi D's
and Mochinut
- 2 Outparcel 2**
0.87 Acres
- 3 Outparcel 3**
0.91 Acres
- 4 Outparcel 4**
1.76 Acres
- 5 Outparcel 5**
2.81 Acres

RETAIL BUILDINGS:

- 6 Building A**
4,966 SF
- 7 Building B - Existing**
8,024 SF
- 8 Building C**
6,256 SF
- 9 Building D**
2,628 SF

10 PHASE 2

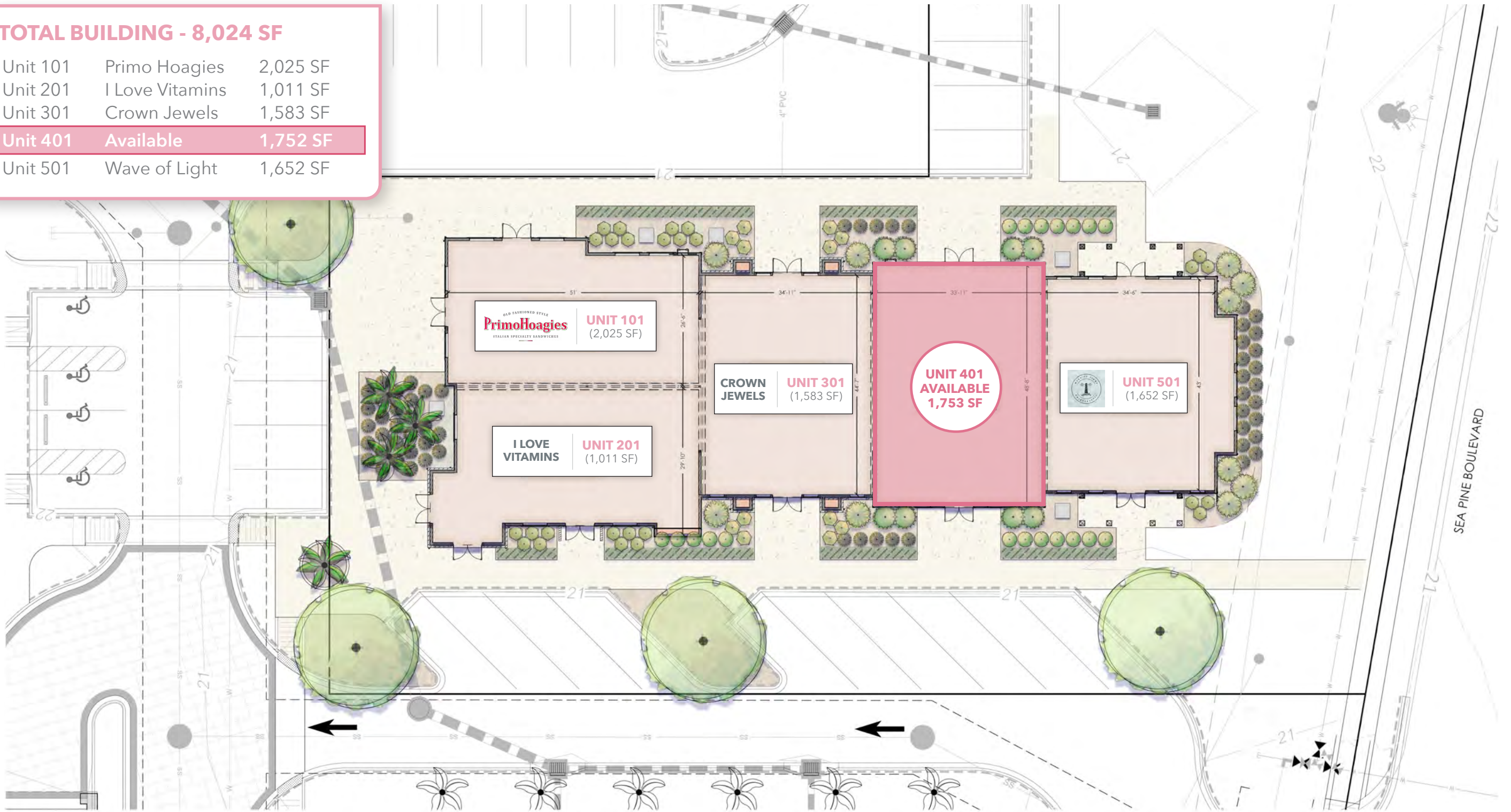
11 THE GROVE AT COASTAL GRAND



BUILDING B - SITE PLAN

TOTAL BUILDING - 8,024 SF

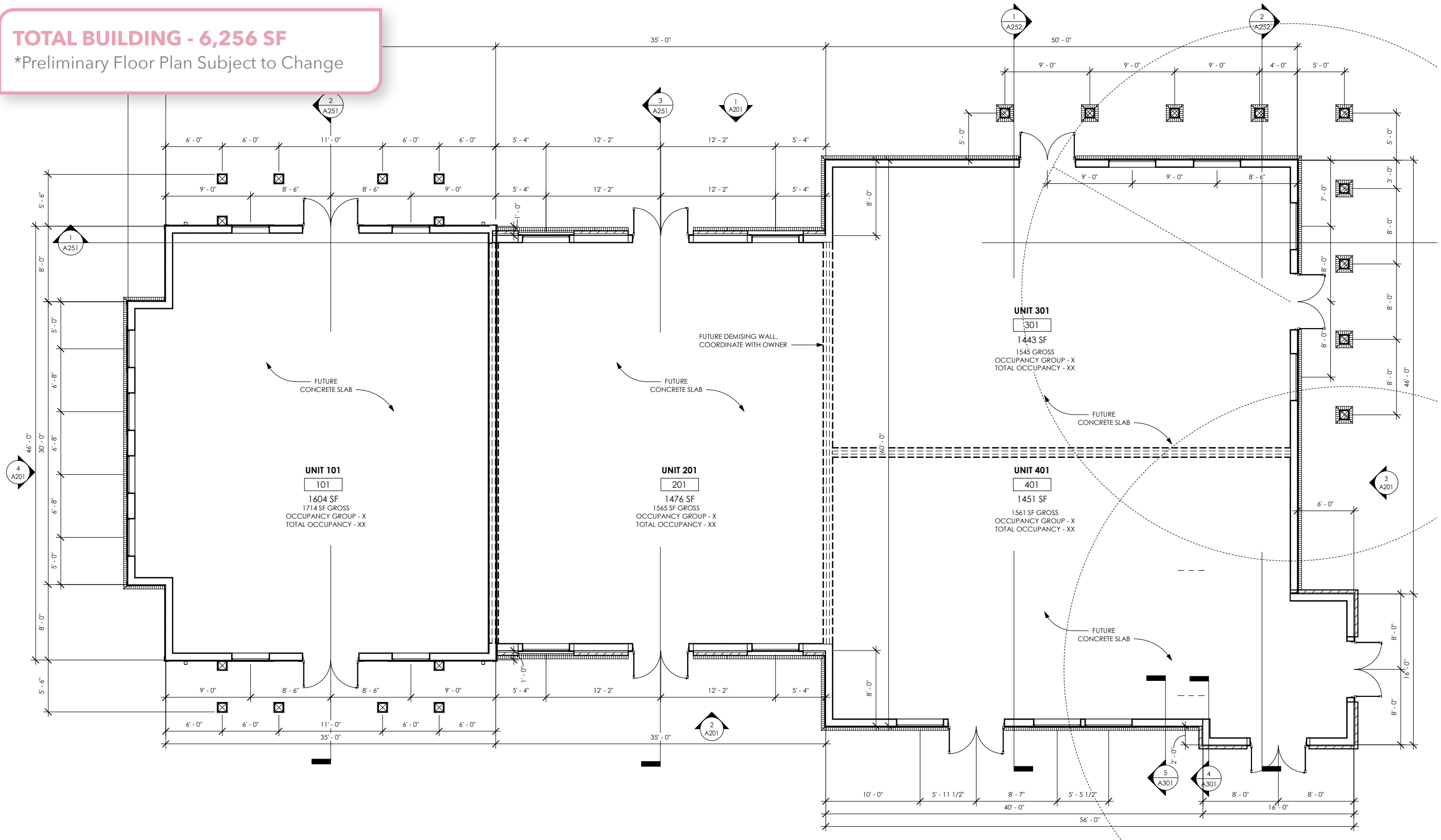
| | | |
|----------|-----------------|----------|
| Unit 101 | Primo Hoagies | 2,025 SF |
| Unit 201 | I Love Vitamins | 1,011 SF |
| Unit 301 | Crown Jewels | 1,583 SF |
| Unit 401 | Available | 1,752 SF |
| Unit 501 | Wave of Light | 1,652 SF |



BUILDING C - FLOOR PLAN

TOTAL BUILDING - 6,256 SF

*Preliminary Floor Plan Subject to Change

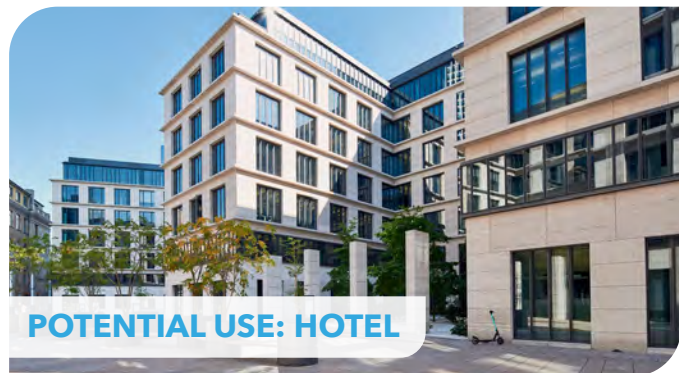


OUTPARCEL OPPORTUNITIES

**PAD READY FOR DEVELOPMENT AND CAN BE DIVISIBLE*
***MASTER STORM WATER POND IS IN PLACE FOR OUTPARCELS*

TOTAL SIZE - 6.35 ACRES

| | |
|-------------|------------------|
| Outparcel 2 | Acreage: 0.87 AC |
| Outparcel 3 | Acreage: 0.91 AC |
| Outparcel 4 | Acreage: 1.76 AC |
| Outparcel 5 | Acreage: 2.81 AC |



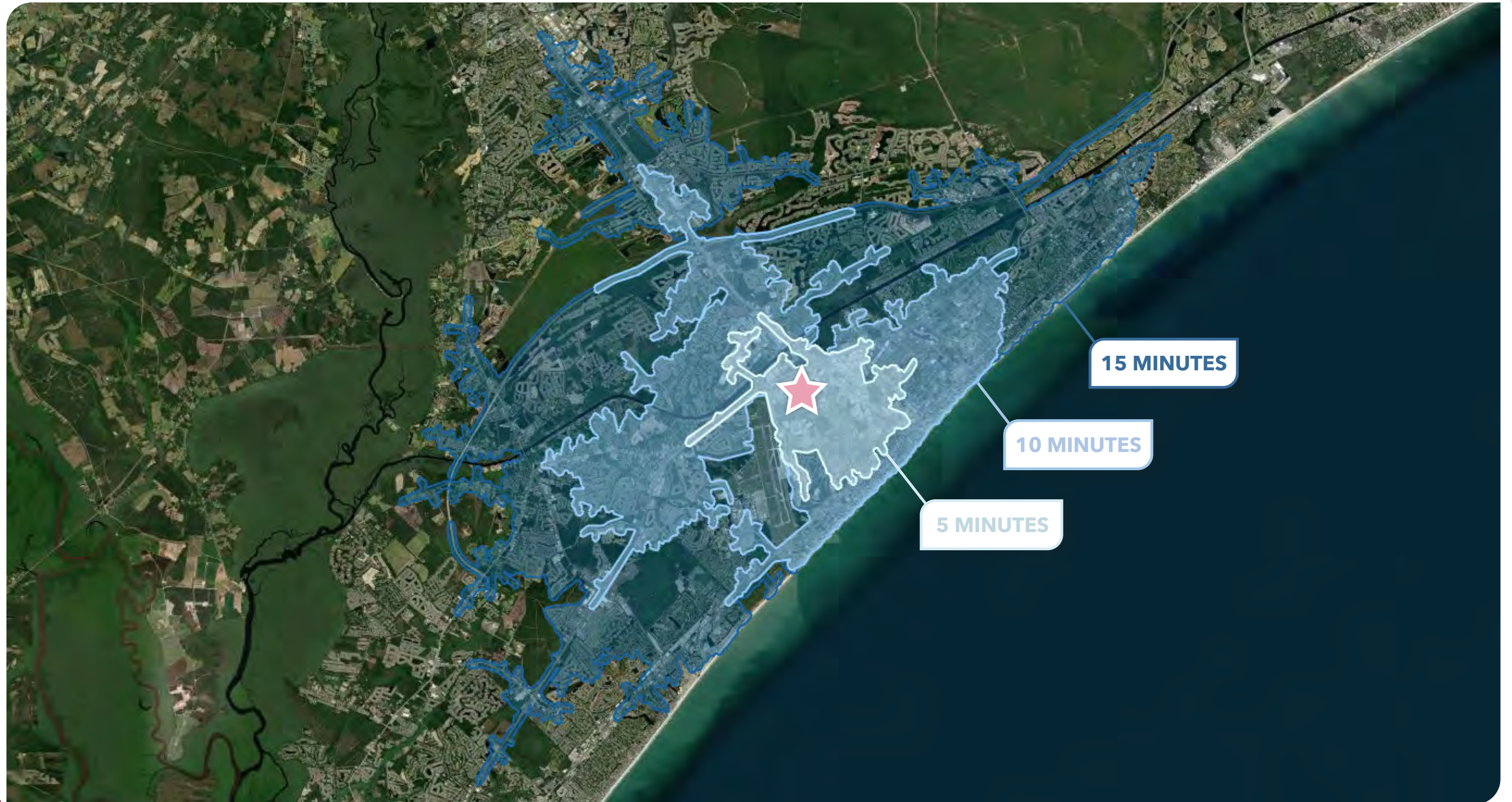
AREA OVERVIEW



LOCATION OVERVIEW



DRIVE TIMES



MARKET OVERVIEW

60 MILES
OF SANDY BEACHES

145,335
TOTAL HOUSEHOLDS

351,029
TOTAL POPULATION

COST OF LIVING IS
6% ↓
THAN NATIONAL AVG.

HOUSING IS
28% ↓
THAN NATIONAL AVG.

Source: myrtlebeachareachamber.com, 2025



UNBEATABLE GROWTH IN HORRY COUNTY

"The sheer number of people moving to the county is impressive - the area experienced a **29% population increase** from 2013 to 2022, according to census data cited in the CCAR study.

More current data from the U.S. Census Bureau shows that trend has continued more recently. The county experienced the **10th highest level** in the nation of net domestic migration in 2023 with 15,061 new residents."

Source: myhorrynews.com, 2024

MYRTLE BEACH RANKED #1 FASTEST GROWING CITY IN AMERICA FOR THE THIRD YEAR IN A ROW

"This coastal city witnessed a remarkable **4.46% population growth** from 2020 to 2021, outpacing every other major metropolitan area among the nation's 150 most populous cities. The growth trend is part of a larger pattern seen in Horry County, where Myrtle Beach is located, which has observed its population nearly double from about 198,000 residents in 2000 to over 380,000 by 2022, demonstrating the area's increasing appeal and burgeoning popularity."

Source: wickedlyawesome.com, 2024



U-HAUL GROWTH STATES OF 2024: SOUTH CAROLINA TOPS LIST FOR FIRST TIME

States are ranked by their net gain or loss of one-way movers last year

2024 U-Haul Growth States

1. SOUTH CAROLINA (4)
2. TEXAS (1)
3. NORTH CAROLINA (3)
4. FLORIDA (2)
5. TENNESSEE (5)

Source: uhaul.com, 2025



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VIEW LISTING



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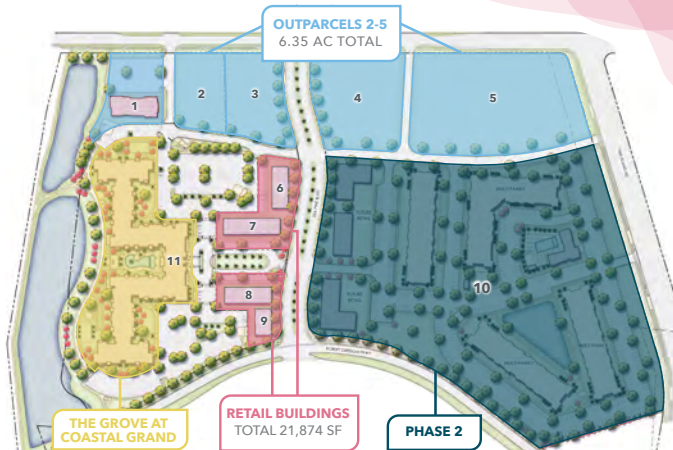


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