

COASTAL CENTRE

CONWAY, SOUTH CAROLINA





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THE VISION

Coastal Centre is a newly repositioned neighborhood retail destination strategically located along Highway 501, the primary commercial corridor connecting Conway to Myrtle Beach. The center is currently undergoing a transformation anchored by a new Walmart Neighborhood Center, with additional national retailers scheduled to open beginning March 2026.

Designed to serve both local demand and the significant coastal traffic flowing toward Myrtle Beach, Coastal Centre offers a curated mix of necessity retail, service, and dining at a highly visible, easily accessible location.

With refreshed positioning, strong anchor tenancy, and convenient access, Coastal Centre functions as a reliable, community-serving retail node designed to meet the everyday needs of local residents while also capturing demand from the 18.1 million visitors traveling into Myrtle Beach each year.

1610 Church Street | Conway, South Carolina





CONWAY OVERVIEW

Conway is a historic coastal Carolina community located just inland from Myrtle Beach, serving as a primary gateway between year-round residential neighborhoods and the Grand Strand. Rooted as a hub for a county seeing exponential growth in one of the fastest growing states, Conway blends small-town character with fast-growing regional importance as both a home base and a pass-through destination for coastal travel.

The area is defined by its connection to water, movement, and everyday livability. From the Riverwalk along the Waccamaw River to established neighborhoods and civic anchors, Conway attracts residents who value convenience, familiarity, and access to the coast without the congestion of beachfront living. Its role as a feeder market positions it uniquely to serve both local routines and the steady flow of visitors traveling toward Myrtle Beach.

Conway's identity reflects an authentic South Carolina heritage paired with practical expectations for retail, service, and dining. The community values places that are reliable, accessible, and easy to navigate, supporting daily needs while also accommodating the scale and traffic patterns driven by one of the Southeast's most visited coastal destinations.



Conway & Horry County Stats

2.5%

As of mid-2025, the **retail vacancy rate for the Myrtle Beach-Conway market reached a historic low of 2.5%**. This reflects a highly stabilized market where demand for storefronts has significantly outpaced new construction

Source: Eastern Carolinas Commercial Real Estate (Market Report, July 2025)

13.9%

In a single year (2022 to 2023), the median **household income in Conway increased by a staggering 13.9%**. This is significantly higher than the typical national year-over-year growth, which often hovers between 3–5%.

Data USA: Conway, SC Profile

6.1%

Personal income in South Carolina **grew at an annualized rate of 6.1% in early 2025**, exceeding the U.S. national growth rate of 5.5%. Much of this state-level growth is driven by high-activity hubs like Horry County.

Source: SC Department of Employment and Workforce (Q2 2025 Report)

24,700

The Myrtle Beach-Conway-North Myrtle Beach MSA **employs approximately 27,400** people specifically in the retail trade sector as of late 2025, highlighting the industry's role as a primary economic engine for the region.

Source: Federal Reserve Bank of St. Louis (FRED, Jan 2026)

34TH

Horry County was recently ranked as the **34th fastest-growing county** in the entire United States (out of over 3,000 counties). It is currently the 2nd largest county in South Carolina, with an estimated 2026 population of 443,425.

Source: SC Department of Employment and Workforce (2025 Analysis)

34,400

Daily Traffic (VPD) As the primary artery connecting York and Clover to the Charlotte interstate system, Highway 161 (Old York Rd) delivers high-frequency exposure to the site's 5 prime outparcels.

Source: SCDOT Traffic Data (York County)

41.7%

Population Growth Outpacing the Nation: Horry County's **population grew by 41.7%** between 2010 and 2022, and as of 2026, it maintains an annualized growth rate of roughly 3.51% to 3.84%. In contrast, the United States average annual population growth is typically below 0.7%.

Source: USAFacts / World Population Review (2026 Projections)

ACCESS & LOCATION

Primary corridor feeding directly into Myrtle Beach and the Grand Strand. Positioned to capture both daily local traffic and steady coastal inflow, the center benefits from consistent year round movement from inland communities traveling east toward the coast, as well as fast growing residential growth in the Conway market.

As one of the most heavily traveled routes in the region, Highway 501 functions as a critical access point for residents, workers, and visitors entering the Myrtle Beach market. Coastal Centre is located to intercept this flow at a highly visible, easily accessible point, making it a natural stop for shopping, dining, and essential services.

With strong anchor tenancy, refreshed positioning, and immediate access along the corridor, Coastal Centre captures demand from everyday users as well as the millions of travelers moving toward Myrtle Beach each year.

1 Downtown Myrtle Beach

Hospitality, Retail, and Entertainment Core.

2 Grand Strand Medical Facilities

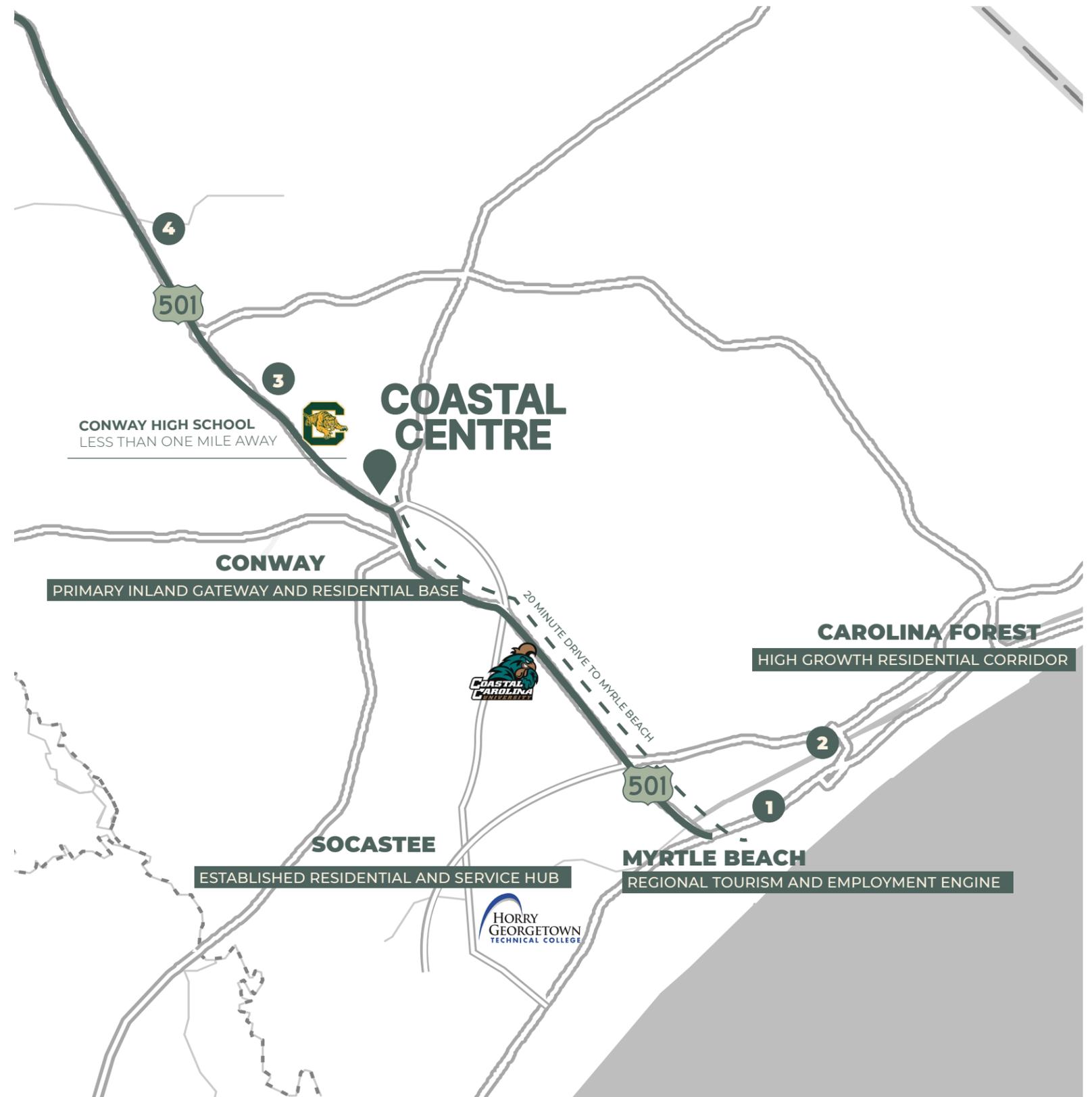
Regional Healthcare Employment Base.

3 Rivertown ER

10,000 SF, \$17M hospital under development less than 1 mile from the Centre.

4 Industrial and Logistics Nodes along Highway 501

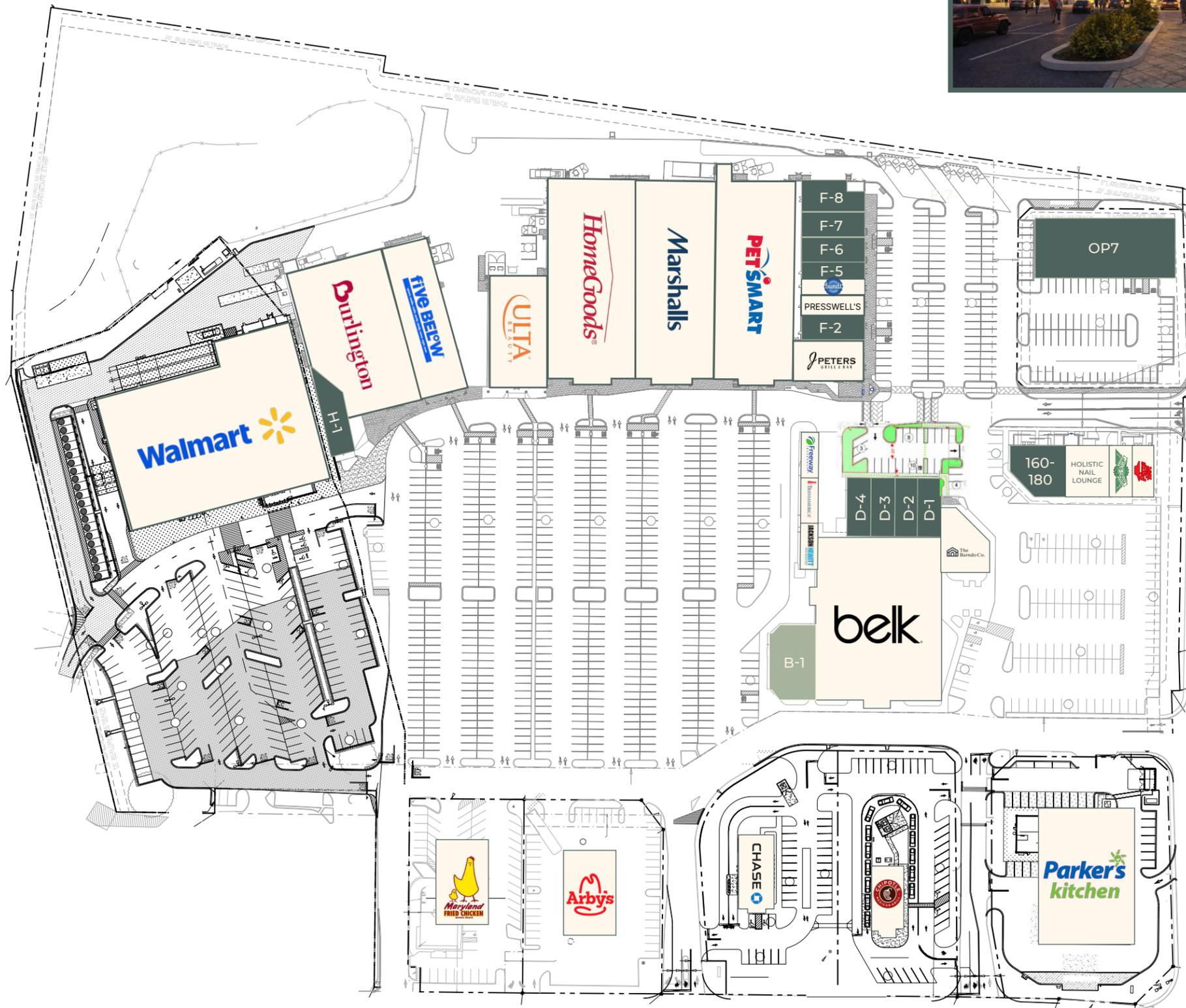
Regional Employment and Distribution Corridor.



CLOSE UP SITE PLAN



AVAILABILITY



Suite	SF	Tenant Type
WNM	41,000	Walmart
Bur	21,054	Burlington
FB	10,322	Five Below
Ulta	9,547	Ulta
HMG	23,968	HomeGoods
MAR	24,116	Marshalls
PET	22,768	PetSmart
BELK	30,000	Belk
220	1,536	Pizza Hut
210	1,708	Wingstop
190-200	2,867	Holistic Nails Lounge
160-180	4,132	Available
B1	4,814	LOI
100	982	Confie
110	1,407	Jackson Hewitt
120	1,111	Transamerica
D1	1,655	Available
D2	1,787	Available
D3	1,787	Available
D4	1,770	Available
F1	4,222	J Peter's
F2	2,339	Available
F3	1,755	Presswell's Sandwich Co
F4	1,441	At Lease
F5	1,563	Available
F6	2,183	Available
F7	2,546	Available
F8	2,248	Available
H1	2,604	Available
OP7	5,950	Available - Outparcel

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