



Premier Retail Development

Retail and Outparcel Opportunities Available at Pine Island Point

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

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PINE ISLAND POINT

Property Overview

Pine Island Point is a prime retail development located at the intersection of Highway 17 and Highway 501 in the heart of Myrtle Beach. It is situated directly behind Coastal Grand Mall and next to the brand-new Grove at Coastal Grand, a 194-unit community for residents aged 55 and over. Additionally, it is minutes away from Myrtle Beach International Airport, making it an ideal location to attract a diverse and growing customer base. The development is surrounded by major retailers such as Walmart, Home Depot and Costco, drawing in both local residents and visitors.



ADDRESS

Seaboard Street & Sea Pine Boulevard
Myrtle Beach, SC 29577



RETAIL BUILDINGS

Building B ±1,753 SF suite available <i>*Available immediately</i>	Building A - ±4,966 SF Building C - ±6,256 SF Building D - ±2,628 SF
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LEASE RATE

\$25.00/SF NNN



OUTPARCEL SIZES - ±6.35 ACRES TOTAL

**Pad ready for development and can be divisible*
**Master storm water pond is in place for outparcels*

Outparcel 2 - ±0.87 acres Outparcel 3 - ±0.91 acres
Outparcel 4 - ±1.76 acres Outparcel 5 - ±2.81 acres



FOR SALE - BUILD-TO-SUIT & GROUND LEASE

Pricing: Contact broker for details



PARKING & ACCESS

Ample parking available with multiple access points



Property Overview

AVAILABLE OUTPARCELS

- 1** Outparcel 1 ±0.87 acres
- 2** Outparcel 2 ±0.91 acres
- 3** Outparcel 3 ±1.76 acres
- 4** Outparcel 4 ±2.81 Acres

*Pad ready for development and can be divisible
*Master storm water pond is in place

RETAIL BUILDINGS

- A** Building A ±4,966 SF
- B** Building B Available immediately - Unit 401 ±1,753 SF
- C** Building C ±6,256 SF
- D** Building D ±2,628 SF

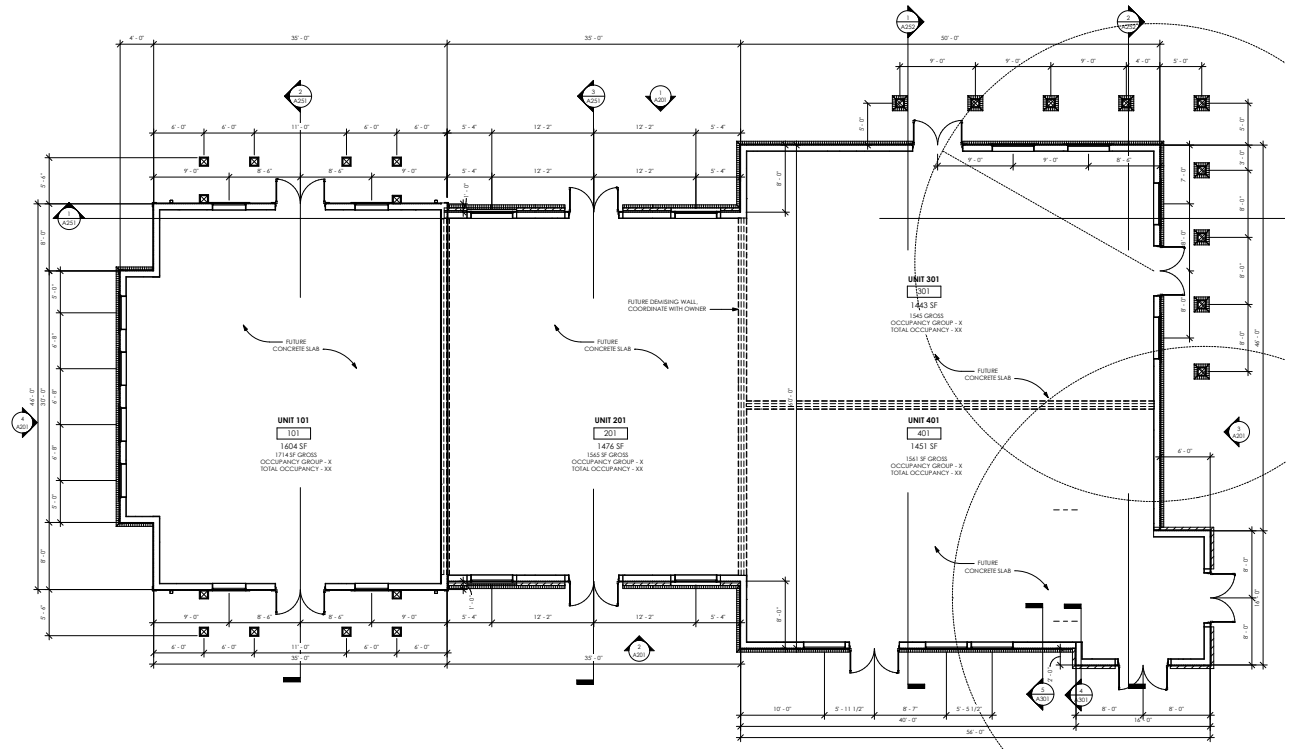


Site Plan - Building B



Floor Plan - Building C

*Preliminary floor plan subject to change



Area Overview



PINE ISLAND POINT Location Overview

Demographics 2025 est.	1 mile	3 miles	5 miles
Population	4,347	41,906	107,924
Daytime Population	9,772	60,559	116,807
Households	1,667	18,426	46,563



PINE ISLAND POINT

Market Overview

Myrtle Beach is a major tourist destination nationally known for its wide beaches and its large selection of golf courses, seafood restaurants and excellent shopping opportunities. Myrtle Beach is situated along a 60-mile stretch of gorgeous, sandy beaches known as the Grand Strand. Its central location between other tourist destinations, such as Charleston, SC and Wilmington, NC, make it the ideal vacation spot on the Atlantic Coast. The Myrtle Beach area has consistently been ranked as one of the top tourist destinations in the country, attracting over 18.2 million visitors per year.

TOURISM

A thriving tourism industry contributes significantly to maintaining high gross retail sales across the region. In 2024, Horry County's gross retail sales totaled \$16.6 billion, while Myrtle Beach saw \$13.2 billion in direct visitor spending.

MSA FAST FACTS

Myrtle Beach, Conway, North Myrtle Beach



Population *est*

269,315	401,568	460,014
2010	2025	2030



Households *est*

112,234	175,128	203,424
2010	2025	2030

Retail sales *est*



Food

2025 - \$1,703,248,529
2030 - \$2,226,652,236



Apparel & Services

2025 - \$343,552,261
2030 - \$449,106,882



Entertainment

2025 - \$618,086,382
2030 - \$808,354,259



2024 U-Haul Growth State: South Carolina Tops List For First Time

UHaul.com

#1 U.S. Beach Destination for Summer Travel and #3 Overall U.S. City to Visit

TripAdvisor's 2025 Summer Travel

#1 Fastest-Growing place in the United States Based on Population Migration

U.S News & World Report

Best Family Beach — Consistently recognized as one of America's best family beaches

*Travel Channel, U.S. News & World
Report and Parents.com*

FEATURES AND ATTRACTIONS

- 18.2 million visitors (2024)
- 60 miles of beaches
- 90 golf courses
- 425 hotels
- 2,000+ restaurants
- Home of Coastal Carolina University
- "Seafood Capital of South Carolina"
- "Golf Capital of the World"
- "The Camping Capital of the World"



AVAILABLE
Unit 401
±1,753 SF



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