

# THE DISTRICT AT MYRTLE BEACH

MYRTLE BEACH, SOUTH CAROLINA

## GERALD DIVARIS

Chairman/CEO  
757.497.2113  
gdivaris@divaris.com

## CHARLES NEIL

Principal  
980.819.0119  
charles.neil@divaris.com

## SEZIN CORTINAS

Vice President  
757.497.2113  
scortinas@divaris.com

## KAYLA OLSON

Associate  
757.333.4301  
kayla.olson@divaris.com

## HUTCH FARRIS

Associate  
980.819.0096  
hutch.farris@divaris.com



**THE DISTRICT IS THE  
PLACE TO EXPERIENCE  
THE EXCITEMENT OF  
MYRTLE BEACH.**



The District at Myrtle Beach



# PROPERTY OVERVIEW

## The District at Myrtle Beach

The District at Myrtle Beach is the proposed addition of a lifestyle component to the well-established regional shopping center located in coastal South Carolina. The trade area extends more than 30 miles and the property features strong successful anchors including Belk, JC Penney and South Carolina's first Bass Pro Shops Outdoor World. The District at Myrtle Beach will offer waterfront opportunities in the restaurant district along the Atlantic Intracoastal Waterway and exciting new entertainment and shopping for the enjoyment of the area visitors and residents. Day or night, The District is the place to experience the excitement of Myrtle Beach.





**Restaurant District**

**Entertainment District**

**Fashion District**

**Anchor Tenant**  
48,000 sf - 240x200

**EXISTING THEATER**  
(50k)

**Major Tenant**  
(35k)

**EXISTING BELK**  
(57k)

**EXISTING BASS PRO SHOPS**  
(96k)

**EXISTING JCPENNEY**  
(50.8k)

**MAJOR TENANT**  
(35k)

**EXISTING ENCLOSED MALL**

**EXISTING BELK**  
(61k)

**New Restaurant**  
5,800 SF  
109 sp.





# THE MARKET

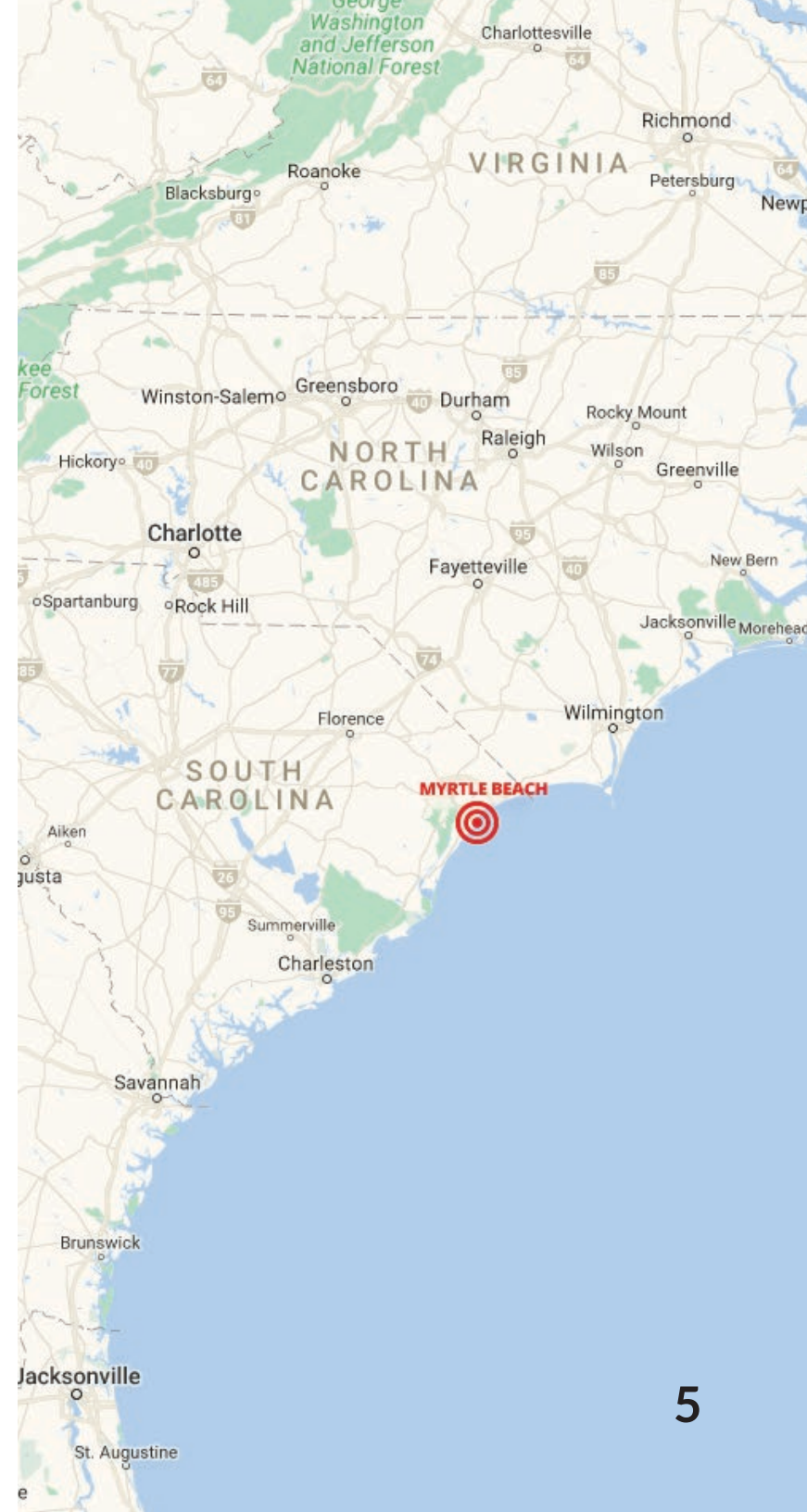
## *A Thriving Market with Continued Growth.*

The Myrtle Beach area attracts over 17 million visitors between two distinct tourist seasons annually and continually reaffirms the moniker “The Grand Strand”. Year after year, Myrtle Beach earns prestigious awards and designations for its highly acclaimed beaches, golf and family destinations. TripAdvisor has listed Myrtle Beach in its Traveler’s Choice Awards; naming Myrtle

Beach the “#1 Best Beach in the United States, a Top 10 Best in the World” and a “Top 25 Destinations in the United States” in recent years.

**The Myrtle Beach MSA was one of the fastest growing metro areas in the nation between July 2015 – July 2017, according to the U.S. Census Bureau**

The District at Myrtle Beach





# LOCAL RETAIL & ATTRACTIONS

- Tourism accounts for a \$7 Billion economic impact each year.
- Approximately 90 golf courses and 2.7 million rounds of golf have been played in the Myrtle Beach area.
- 1,800 full service restaurants with \$1 Billion generated in food and beverage sales at Grand Strand.
- Myrtle Beach is one of the most popular family beach destinations on the east coast, with 60 miles of beachfront with 100,000 rental units









## The District at Myrtle Beach





District at Myrtle Beach





**GERALD DIVARIS**

Chairman/CEO  
757.497.2113  
gdivaris@divaris.com

**CHARLES NEIL**

Principal  
980.819.0119  
charles.neil@divaris.com

**SEZIN CORTINAS**

Vice President  
757.497.2113  
scortinas@divaris.com

**KAYLA OLSON**

Associate  
757.333.4301  
kayla.olson@divaris.com

**HUTCH FARRIS**

Associate  
980.819.0096  
hutch.farris@divaris.com