

# RESTAURANT / ENTERTAINMENT SPACE AVAILABLE



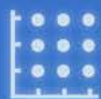


# South Carolina's **MOST VISITED** ATTRACTION

Broadway at the Beach is South Carolina's number one tourist destination, attracting more than 12 million visitors annually. Broadway is set on 350 acres in the heart of Myrtle Beach and features world-class shopping, dining, attractions and entertainment in a series of magical, interconnected villages, surrounding the 23-acre Lake Broadway.

Day or night, Broadway at the Beach is a must-see shopping, dining and entertainment destination for visitors of all ages. The center is one of Myrtle Beach's most energized experiences, joining together a distinguished collection of specialty shops featuring national and local brands, more than 20 restaurants and eateries, the area's most popular attractions, world-class entertainment and hotels.

On the heels of celebrating its 25th anniversary in 2020, Broadway at the Beach embarked on its largest, most comprehensive reinvestment plan to date, ensuring it continues to be a vibrant destination for residents and visitors to shop, dine, and be entertained for years to come.



**620,000**

Square Feet



**#1 Most Visited  
Shopping Center**  
in South Carolina

Source: Placer.ai



**12 Million**

Annual Visitors



Myrtle Beach

## WITHIN A DAY'S DRIVE OF MOST EASTERN U.S. CITIES

ATLANTA	364 miles	INDIANAPOLIS	749 miles
BOSTON	888 miles	NASHVILLE	593 miles
CHARLOTTE	171 miles	NEW YORK	685 miles
CHICAGO	943 miles	PHILADELPHIA	596 miles
CINCINNATI	642 miles	RALEIGH	193 miles
COLUMBIA	138 miles	ST. LOUIS	898 miles
DETROIT	838 miles	WASHINGTON	450 miles

Source: Myrtle Beach Chamber

The Grand Strand's ease of access, 180,000 rental units, temperate climate and 60+ miles of beachfront attracts a growing number of residents and tourists.

# MARKET HIGHLIGHTS

## ANNUAL VISITORS (in Millions)



Source: Myrtle Beach Chamber

## REASONS TO VISIT THE GRAND STRAND

### One of the Most Popular Family Beach Destinations on the East Coast

- TripAdvisor TOP 25 Beach in the World
- US News & World Report TOP 10 Best Family Beach Vacations
- Travel Channel TOP 10 Vacation Spots

### World-Class Golf

- 86 golf courses host more than 2.7 million golf rounds/year

### Sports Tourism

- Outdoor sports complexes
- 100,000 Sq. Ft. indoor sports facility
- The Ripken Experience

## % POPULATION GROWTH FROM 2012-2022

METROPOLITAN STATISTICAL AREA	POPULATION		% CHANGE	RANK
	2012	2022		
The Villages, FL	93,420	129,752	38.9%	1
Austin-Round Rock-Georgetown, TX	1,716,323	2,283,371	33%	2
St. George, UT	138,115	180,279	30.5%	3
Greeley, CO	252,827	328,981	30.1%	4
<b>Myrtle Beach-Conway-N. Myrtle Beach, SC</b>	<b>376,722</b>	<b>487,722</b>	<b>29.5%</b>	<b>5</b>
Provo-Orem, UT	526,810	671,185	27.4%	6
Daphne-Fairhope-Foley, AL	182,265	231,767	27.2%	7
Bend, OR	157,733	198,253	25.7%	8
Orlando-Kissimmee-Sanford, FL	2,134,411	2,673,376	25.3%	9
Raleigh-Cary, NC	1,130,490	1,412,982	25.1%	10

**Myrtle Beach is the #1 fastest growing metro area in the United States for the past three years in a row according to the U.S. Census Bureau**



# ANNUAL VISITATION TO BROADWAY

## TENANTS AT BROADWAY RANK AS SOME OF THE MOST PRODUCTIVE IN THE INDUSTRY

- **Build-A-Bear Workshop**  
Top 5 out of 350+ locations worldwide
- **Joe's Crab Shack**  
Ranked #2 out of 26 locations worldwide
- **Jimmy Buffett's Margaritaville**  
Ranks #103 out of 66,010 restaurants nationwide (Top 1%) and #3 out of 1,210 restaurants in SC (Top 1%)
- **Ripley's Aquarium**  
Ranked #21 out of 8,268 attractions nationwide (Top .3%)

DESTINATION	LOCATION	ANNUAL VISITS (MILLION)
Disney Springs	Lake Buena Vista, FL	32.1
Magic Kingdom Park	Lake Buena Vista, FL	14.4
Westfield World Trade Center	New York, NY	13.7
Epcot Center	Lake Buena Vista, FL	12.5
<b>Broadway at the Beach</b>	<b>Myrtle Beach, SC</b>	<b>12.1</b>
Universal Studios	Orlando, FL	11.0
Pier Park	Panama City Beach, FL	10.6
The Battery	Atlanta, GA	10.2
Americana at Brand	Glendale, CA	10.1
The Grove	Los Angeles, CA	8.4
North Hills	Raleigh, NC	7.8
SouthPark Mall	Charlotte, NC	7.6
Avalon	Alpharetta, GA	7.4
Lenox Square Mall	Atlanta, GA	6.3

**Broadway's  
12.1 million  
annual visits  
over the trailing  
twelve-month  
period places it  
among the top  
destinations in  
the country.**

# A+ LOCATION

## GREAT VISIBILITY

Located on US Highway 17 Bypass, which is the major corridor through the Myrtle Beach area, connecting Myrtle Beach to Wilmington, NC to the north and Charleston, SC to the south.

## ROBUST TRAFFIC COUNTS

- Hwy 17 61,540 AADT
- Grissom Pkwy 27,000 AADT
- 21st Ave 23,462 AADT
- 29th Ave 19,400 AADT

## DYNAMIC TRADE AREA

- Located within 2 miles of other major shopping centers.
- Close proximity to the largest concentration of hotels along the Grand Strand.







**SEABOARD COMMONS**  
420,000 SF

**CONVENTION CENTER**

**501 COMMONS**  
625,000 SF

**COASTAL GRAND MALL**  
1,093,200 SF

**HOTEL DISTRICT**  
100,000+ ROOMS  
WITHIN A  
30 MINUTE DRIVE

ATLANTIC OCEAN



# MERCHANDISING MIX

Merchandising Mix by Category (a)



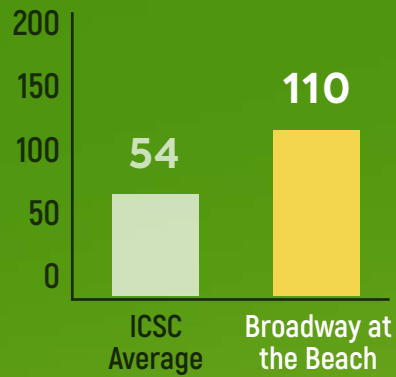
Broadway at the Beach appeals to a broad demographic, produces attractive shopping behaviors and generates strong sales per square foot.

(a) Percentage of total square feet

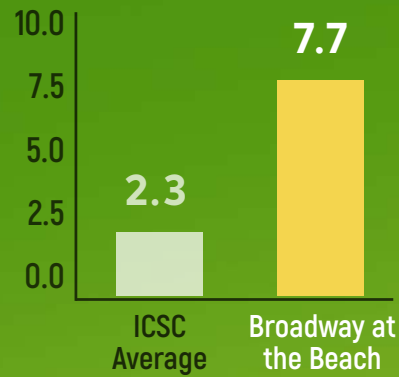


# CONSUMER BEHAVIOR

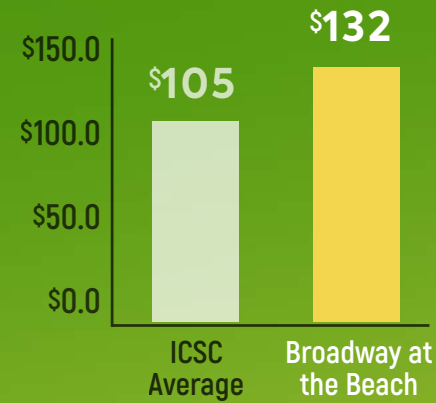
**Average Duration of Visit**  
(in minutes)



**Average Number of Stores Entered**



**Average Expenditure**



**CUSTOMERS  
ARE STAYING LONGER**

**VISITING  
MORE STORES**

**& SPENDING MORE  
THAN ICSC AVERAGES**

“Maintaining high traffic using a variety of visit motivations ultimately assures strong retail sales performance because patrons exposed to retail goods tend to make purchases regardless of the motivation that initially brought them to the site.”

*H. Blount Hunter | Retail & Real Estate Research*



# PROPERTY SITE PLAN



The  
Avenue

Charleston  
Village

Heroes Harbor

Mediterranean  
Village

SPACE  
AVAILABLE

Paula Deen's  
FAMILY KITCHEN

Ripley's  
AQUARIUM  
MYRTLE BEACH

MARGARITAVILLE

Hampton  
by HILTON

Key West  
Village

New England  
Fishing Village





# LEASED AS ONE SPACE: UNITS 191 & 193

RESTAURANT / ENTERTAINMENT  
OPPORTUNITY



GROUND FLOOR SPACE

13,775<sup>SF</sup>

PATIO SPACE

1,891<sup>SF</sup>

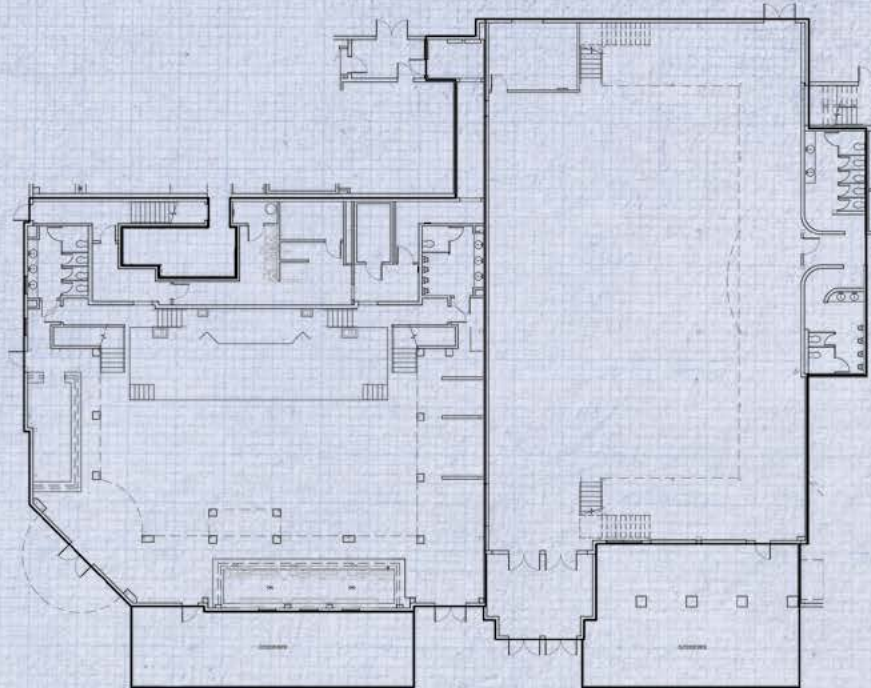
2ND FLOOR SPACE

8,090<sup>SF</sup>

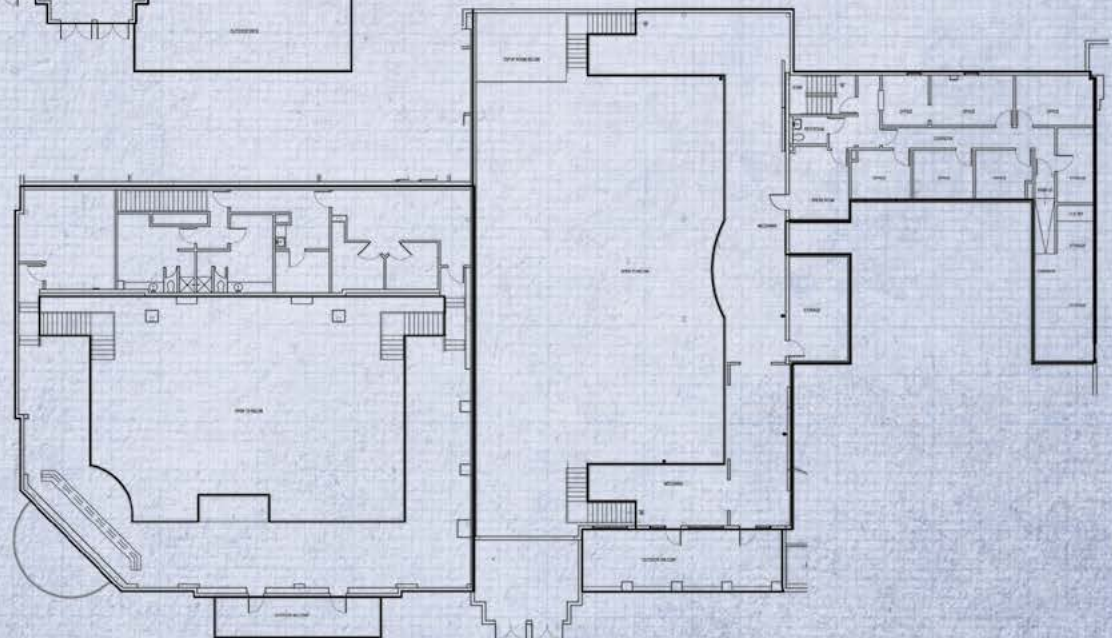
BALCONY SPACE

712<sup>SF</sup>

FIRST FLOOR



SECOND FLOOR





# LEASED AS TWO SPACES: UNIT 191

RESTAURANT / ENTERTAINMENT  
OPPORTUNITY



GROUND FLOOR SPACE

6,708<sup>SF</sup>

PATIO SPACE

795<sup>SF</sup>

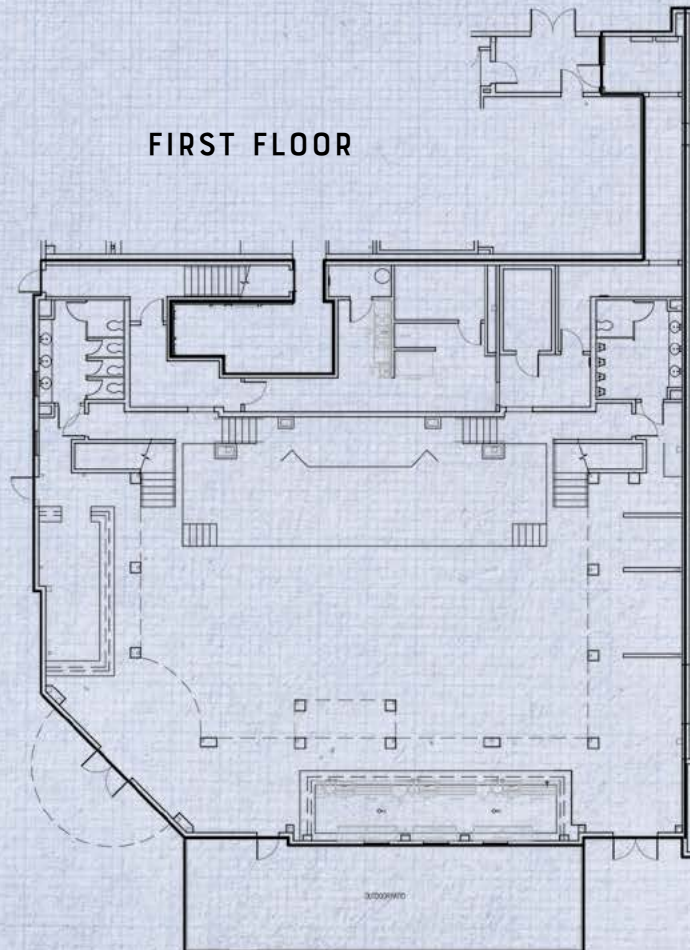
2ND FLOOR SPACE

4,095<sup>SF</sup>

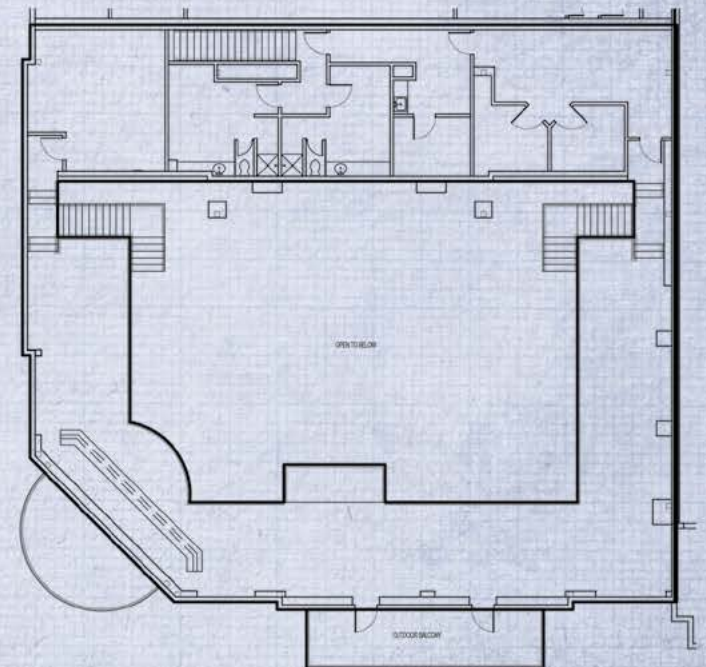
BALCONY SPACE

250<sup>SF</sup>

FIRST FLOOR



SECOND FLOOR





# LEASED AS TWO SPACES: UNIT 193

RESTAURANT / ENTERTAINMENT  
OPPORTUNITY



GROUND FLOOR SPACE

7,067<sup>SF</sup>

PATIO SPACE

1,096<sup>SF</sup>

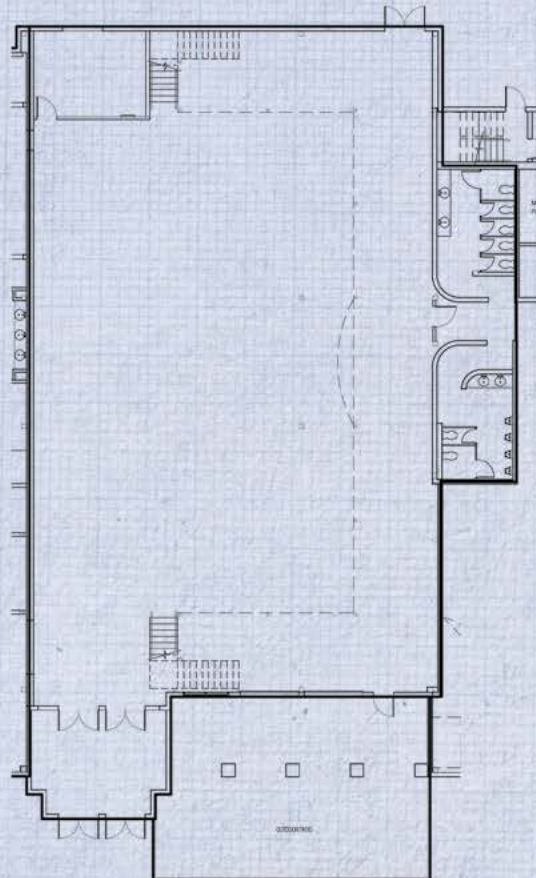
2ND FLOOR SPACE

3,995<sup>SF</sup>

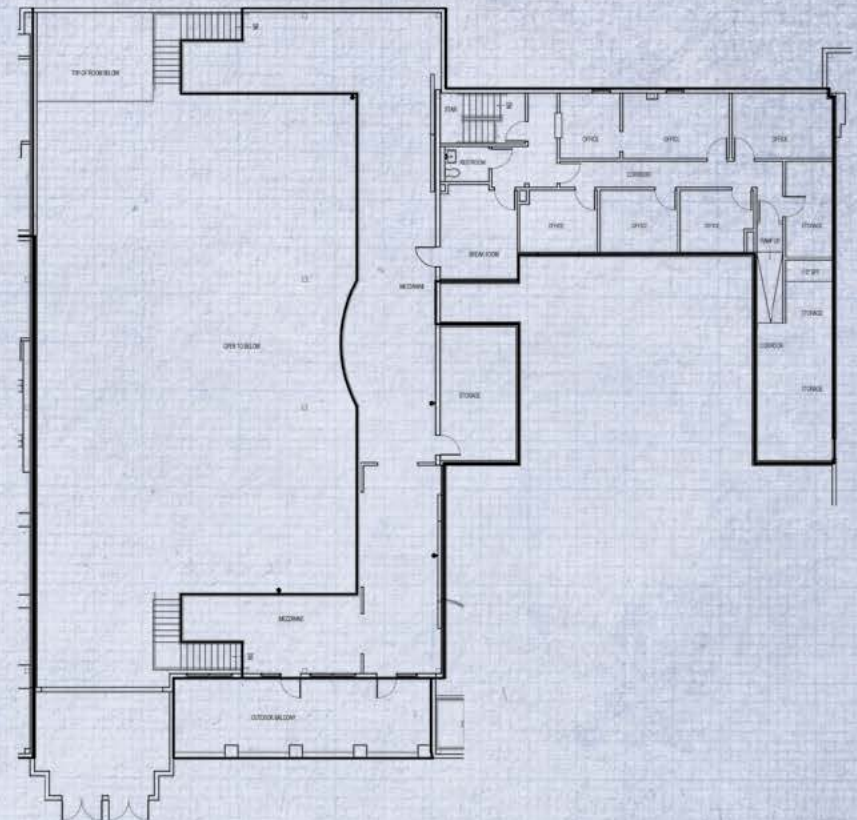
BALCONY SPACE

462<sup>SF</sup>

FIRST FLOOR



SECOND FLOOR











## NEIGHBORING TRAFFIC GENERATORS









# CONTACT

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