



PRINCE CREEK TOWN CENTER



S.C. Hwy. 707 & TPC Blvd.
Murrells Inlet, Horry County, SC 29576
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Prince Creek Town Center
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Executive Summary

Prince Creek Town Center is located at the intersection of SC Hwy 707 and TPC Blvd. in Murrells Inlet, SC. Prince Creek Town Center will be a 63,600 square foot Publix anchored shopping center, well located with access from both Hwy. 707 and TPC Blvd. The property is well situated to serve the surrounding area which has over 20,000 homes within a five mile radius. Murrells Inlet, a seaside town, is approximately 10 miles south of Myrtle Beach in Horry County, South Carolina. Murrells Inlet is considered to be the "Seafood Capital of South Carolina" and also home to some of the nation's finest golf courses.

Density – **4,408** people (2,049 homes) within a **1 mile radius** and **24,685** people (11,438 homes) within a **3 mile radius**

Demographics – The average household income within a **1 mile radius** is **\$66,998** and the average household income within a **3 mile radius** is **\$64,615**.

Economic

Development - The Myrtle Beach/Murrells Inlet area contains a wealth of strategic benefits that often allow anyone looking to open a business strong advantages. Including the area's business-friendly tax environment; a diverse workforce that is over 117,000 strong in Horry County alone; an award-winning school district boasting 51 schools, including two academies with concentrations in technology, science and arts; higher education opportunities at Coastal Carolina University and Horry-Georgetown Technical College, which offer degrees and certifications in more than 140 programs combined; outstanding healthcare options and a strong healthcare network boasting several quality medical centers with over 500 beds; and many others. And South Carolina is one of the top states for growth in self-employment, growth in exports, job placement efficiency and business-friendly state-and-local tax climate.

Quick Facts:

How many annual visitors?

16.1 million (2013 estimate)

How many golf courses?

102

How many rounds of golf played annually?

Approximately 3.4 million (2011 estimate)

How many miniature golf courses?

30

How many full-service restaurants?

Approximately 1,700

(in Horry & Georgetown counties)

How many live entertainment theaters?

8, with a total of over 11,577 seats

How many hotels?

Approximately 425

How many rooms?

Approximately 98,600 accommodations
(approx. 53,000 represent hotel/motel only)

How many outlet stores?

Over 300

Population of Horry County?

2012 estimate 282,285

Population of Myrtle Beach?

2012 estimate 28,292

Population of the Grand Strand?

Approximately 293,000

Square miles in Horry County?

1,134

(largest in South Carolina)



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Awards and Accolades:

The Grand Strand holds records ranging from "World's Tallest Sandcastle," to "Favorite Destination for a Family Vacation" and more

The Myrtle Beach area of South Carolina continually proves that it is worthy of the moniker "The Grand Strand" year-after-year, garnering prestigious awards and designations ranging from the "World's Best Beach" by Yahoo! Travel, "Overall Value for Money Destination" and seven of the "Top 100 Public Golf Courses in America" by Golf Digest. Whether seeking an exciting sporting event or recreational vacation, the perfect family beach, the ideal retirement location, or the best place to host a meeting, visitors to the Myrtle Beach area will find award-winning offerings in every lifestyle category.

TRIP ADVISOR

TOP SUMMER DESTINATIONS (2014)

Myrtle Beach ranked No. 1 on TripAdvisor's top summer destinations, according to the results of its annual summer travel survey.

FAMILY VACATION CRITIC

BEST BEACHES FOR FAMILIES (2014)

The editors at FamilyVacationCritic.com chose Myrtle Beach as one of its 2014 top 10 best beaches for families.

MOVOTO REAL ESTATE

TOP 10 BEST PLACES TO RETIRE IN SOUTH CAROLINA (2014)

Movoto Real Estate chose Myrtle Beach and Conway as two of the top 10 best places to retire in South Carolina.



Awards and Accolades:

CONVENTIONSOUTH

TOP SOUTHERN HOT SPOT FOR WINTER MEETINGS & EVENTS (2013)

ConventionSouth magazine, a national multimedia resource for planning events that are held within the South, asked readers and Facebook fans to vote for the cities they felt were the best places to hold a meeting or event during the winter months. Voters were directed to a Facebook ballot and were given a selection of 50 destinations across the Southeast and the Caribbean Seas region to select from. Myrtle Beach ranked no. 11 on the list.

FLIPKEY

TOP EAST COAST BEACHES (2013)

FlipKey is the vacation rental company of leading travel website, TripAdvisor.com. Through traveler feedback and industry research, Myrtle Beach was recognized as one of the Top East Coast Beaches based on a variety of factors, including access to restaurants, attractions, lifestyle and of course scenery.

HUFFINGTONPOST.COM

BEST RESTAURANT CITIES (2013)

The Huffington Post ranked the Myrtle Beach/Florence market as number 6 of 15 restaurant crazy cities based on the number of restaurants per capita in the area. HuffPost Food used data from The NPD Group's annual ReCount survey, which takes a yearly census of the number of restaurants in the country, to rank United States metropolitan areas by the number of restaurants per capita. The group sites the area having over 1700 restaurants and 24 restaurants per 10,000 restaurants.

STADIUM JOURNEY MAGAZINE

101 BEST STADIUM EXPERIENCES IN SPORTS (2013)

Stadium Journey Magazine ranked TicketReturn.com Field at Pelicans Ballpark 19th on its annual list of the 101 best stadium experiences in sports in 2013. The list ranked the Myrtle Beach Pelicans home ballpark among, and ahead of, some of the most famous venues in all of sports such as Wrigley Field and the Cowboys Stadium. The list also ranked the Pelicans as the third-best stadium experience in Minor League Baseball, and the best in the state of South Carolina.

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Aerial View



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Shopping Center Details

Location

Prince Creek Town Center is located at the intersection of Hwy. 707 and TPC Blvd. in Murrells Inlet, SC, just 10 miles South of Myrtle Beach, SC.

Land Area

12.06 AC

Zoning

PDD (Planned Development District)

Completion Date

First Quarter 2017

Space Available

- 18,000 SF of in-line retail
- Outlot 1 – 1.31 AC
- Outlot 2 – 1 AC

Shopping Center Signage

- 1 pylon sign on Hwy. 707
- 1 pylon sign on TPC Blvd.

Shopping Center Parking

318 **Total Spaces**

Access

Two full access drives on Hwy. 707. Two full access drives on TPC Blvd. Hwy. 707 & TPC Blvd is a signalized intersection.

Building

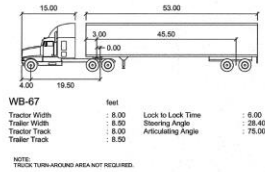
High-end architecture and finishes will identify this center as a high-end destination catering to the surrounding demographic.

Tenant Roster

<u>Building</u>	<u>Tenant</u>	<u>SF</u>
Anchor	PUBLIX	45,600
<u>Shops 1</u>		
9,100 SF		
<u>Shops 2</u>		
8,900 SF		
TOTAL S.F.		63,500 SF
OUTLOTS	1 AVAILABLE	1.31 AC
	2 AVAILABLE	1 AC

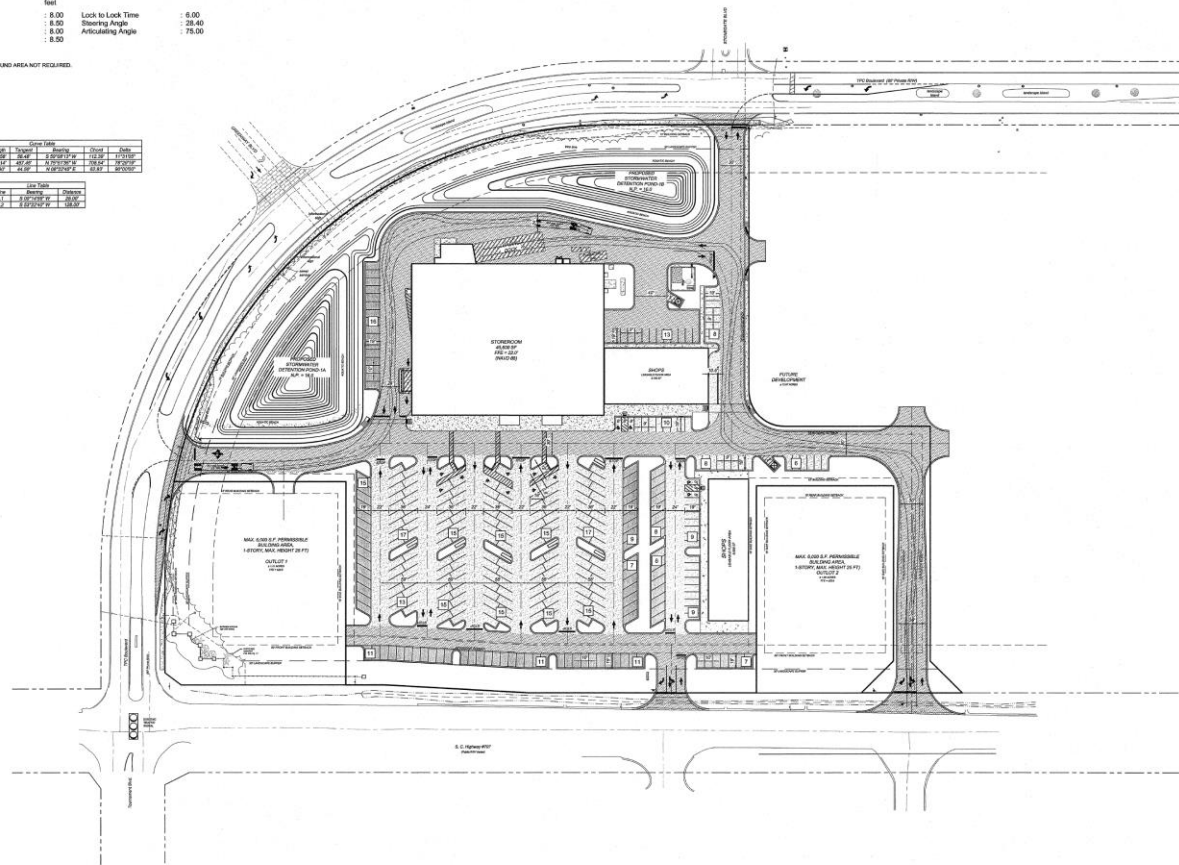
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Overall Site Plan



CUT TABLE					
Cut	Area	Length	Depth	Volume	Notes
1	1.00	10.00	1.00	10.00	
2	1.00	10.00	1.00	10.00	
3	1.00	10.00	1.00	10.00	
4	1.00	10.00	1.00	10.00	
5	1.00	10.00	1.00	10.00	

FILL TABLE			
Fill	Area	Length	Depth
1	1.00	10.00	1.00
2	1.00	10.00	1.00
3	1.00	10.00	1.00
4	1.00	10.00	1.00
5	1.00	10.00	1.00



Site Data	
CURRENT ZONING	- P20 PLANNED DEVELOPMENT DISTRICT
PLANNED ZONING	- P 488-09-00-003
PLANNED ZONE	- VENUESSE (L&M)
OVERLAY DISTRICT	- S.C. TOWNHAWK TOWN OVERLAY ZONE
SP CODE	- 280W
LOT	- 8.76 AC
STORING CENTER	- 1.19 AC
OUTLET 1	- 1.19 AC
OUTLET 2	- 1.19 AC
TOTAL RETAIL AREA	- 12.36 AC
MIN. S. PERVIOUS	- 30% OF 8.76 AC = 2.62 AC
PERVIOUS PROVIDED	- 3.54 AC - 36.3% (INCLUDES PONDS)
STREET	- S.C. TOWNHAWK TOWN OVERLAY DISTRICT
FRONT	- 10'
REAR	- 10'
MAX. BUILD HEIGHT	- 30'
UTILITIES	- HOWRY COUNTY STORMWATER/SEWER
WATER / SEWER	- GRAND STRAND WATER & SEWER AUTHORITY
CABLE / PHONE	- Santee Cooper
FIRE	- HOWRY COUNTY FIRE RESCUE
BUILDING	- 45,000
STOREROOM	- 45,000
SHOPS - 1	- 8,000
SHOPS - 2	- 8,000
TOTAL BUILDING AREA	- 61,000
Parking Area Calculations	
Total Parking Area	= 30,204 SF (0.71 AC)
81% (2%) Impervious Surface Parking Area	= 24,500 SF (0.56 AC)
(18.8%) PerVIOUS Surface Parking Area	= 5,704 SF (0.13 AC)
Parking Requirements	
Total Parking Required	= 1 Space Per 200 SF of Building Area
24,500 SF / 200 = 122.5 Spaces Required	
Total Parking Provided	= 310 Spaces (0.5 SPACES / 1,000 SF)
Handicap Spaces Required	= 301 TO 400 = 8
Handicap Spaces Provided	= 12

SITE LEGEND	
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Pattern]	HEAVY DUTY ASPHALT PAVEMENT
[Pattern]	CONCRETE SIDEWALK
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Pattern]	PERVIOUS CONCRETE



Anchor Highlights

Facts & Figures

Here are a few facts about our Publix:

- Founded in 1930 in Winter Haven, Florida, by George W. Jenkins.
- The largest employee-owned grocery chain in the United States.
- One of the 10 largest-volume supermarket chains in the country.
- Retail sales in 2014 reached \$30.6 billion.
- Currently, Publix employs over 168,500 people.
- Have received numerous awards for being a great place to shop and work.
- . . . and these are our Southeast locations.

1,097 Store Locations

- Alabama (58 stores)
- Florida (760 stores)
- Georgia (182 stores)
- North Carolina (8 stores)
- South Carolina (51 stores)
- Tennessee (38 stores)

8 Distribution Centers

- Boynton Beach, Florida
- Miami, Florida
- Deerfield Beach, Florida
- Orlando, Florida
- Jacksonville, Florida
- Sarasota, Florida
- Lakeland, Florida
- Lawrenceville, Georgia

10 Manufacturing Facilities

- Atlanta, Georgia (bakery plant)
- Deerfield Beach, Florida (dairy plant, fresh foods)
- Jacksonville, Florida (fresh foods)
- Lakeland, Florida (bakery plant, dairy plant, deli kitchen, fresh foods, printing services)
- Lawrenceville, Georgia (dairy plant)



Source:
www.Publix.com