

THE FRESH MARKET COMMONS

PAWLEYS ISLAND, SC



SIZE

32,325 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
2,257	14,559	17,692
Households		
1,037	6,792	8,170
Median HH Income (\$)		
57,592	77,183	79,565

MAJOR TENANT(S)

The Fresh Market
Chico's



LOCATION

11421 Ocean Highway | Pawleys Island, SC 29585

PROPERTY HIGHLIGHTS

- Anchored by Fresh Market, a leading grocer in the high-growth, fresh market format
- Additional tenants include Chico's, Litchfield Books and Pawleys Island Swimwear which are an effective tenant mix for the vacationing consumer
- Located in Pawleys Island, a beach community which is 25 miles south of Myrtle Beach, with a population exceeding 14,500 in a three-mile radius with an average household income greater than \$111,700
- The center is located on Highway 17, a highly trafficked thoroughfare along the Atlantic Ocean, which benefits from over 31,900 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



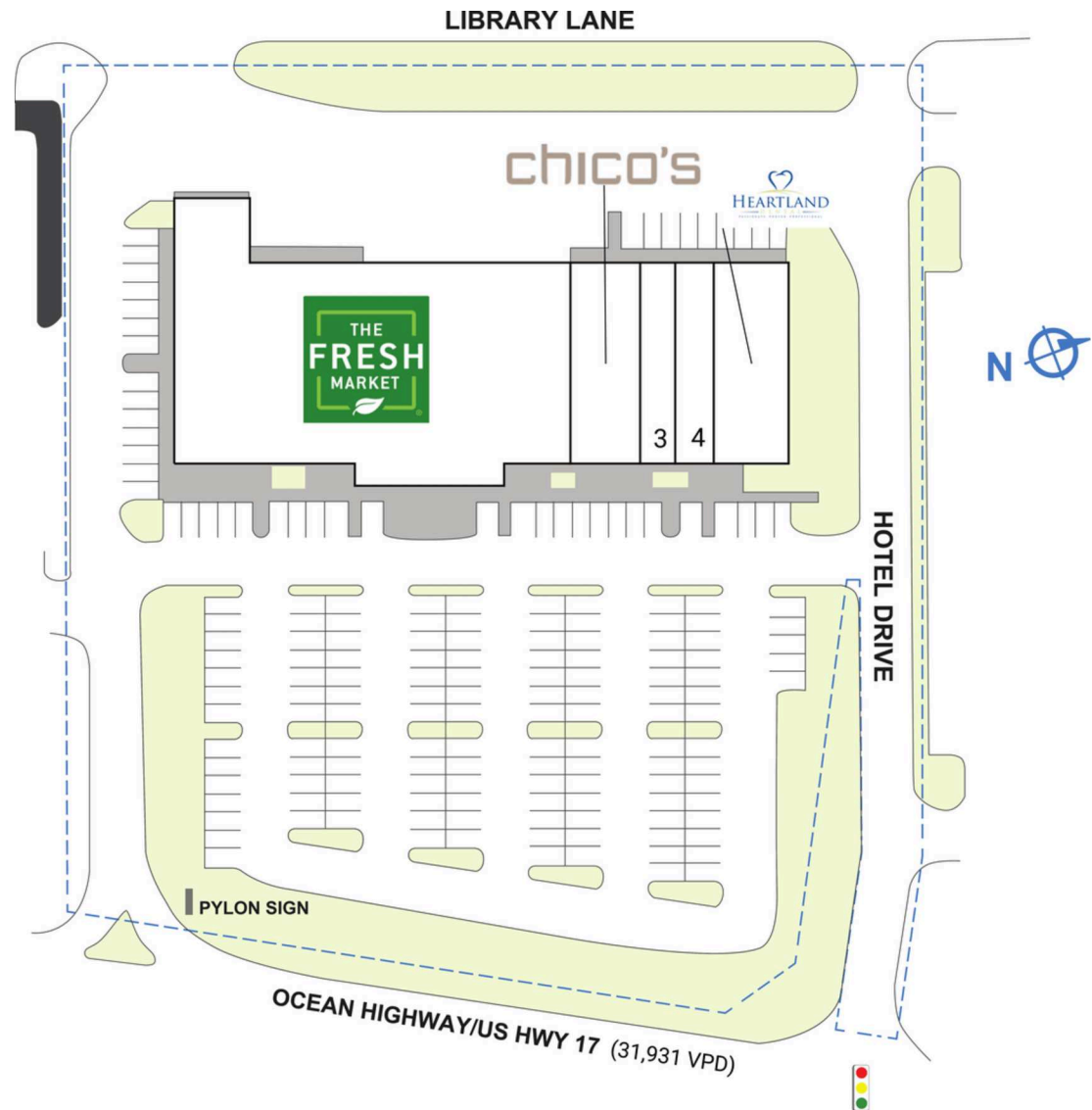
PHILLIPS EDISON & COMPANY®

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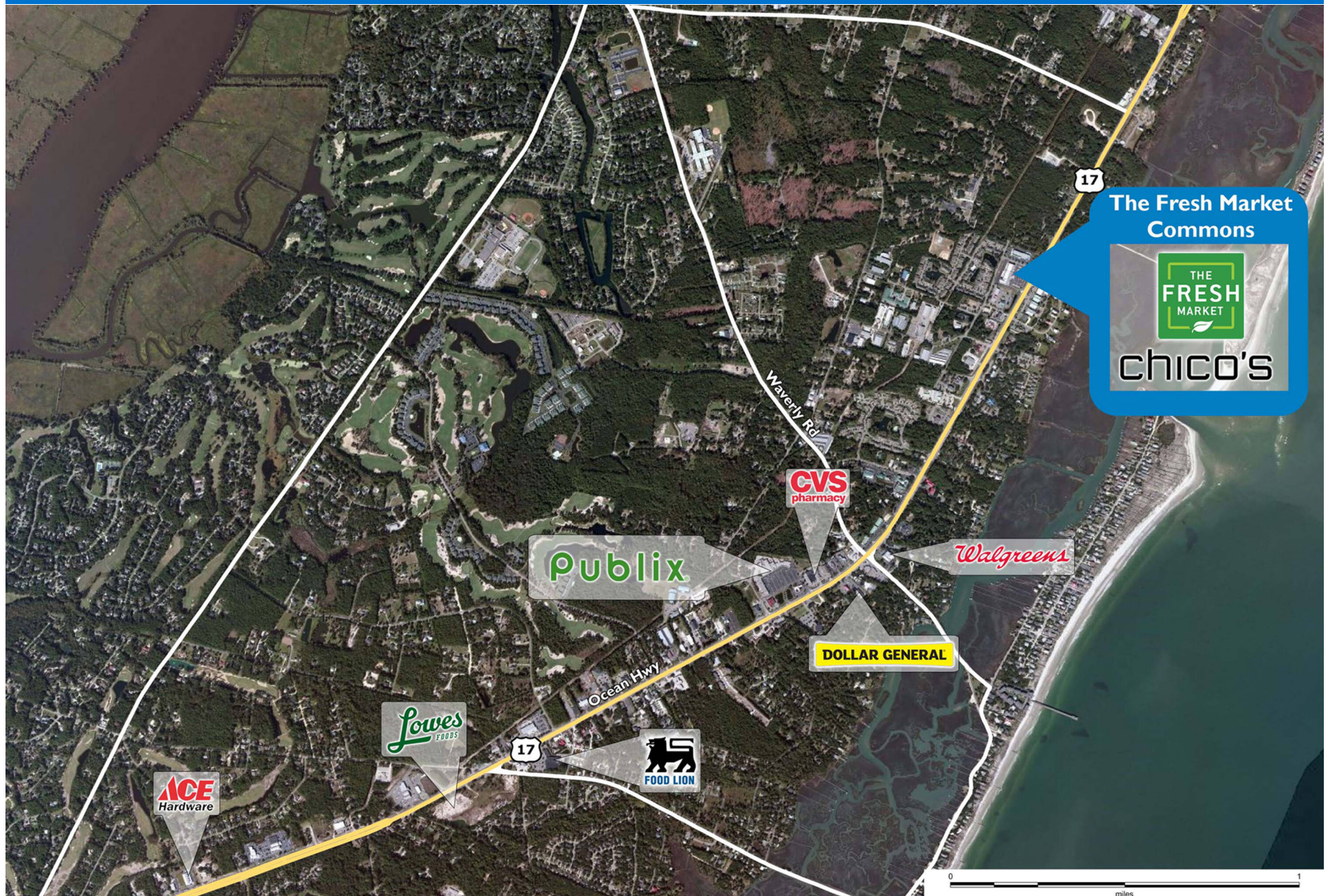
SPACE	TENANT	SQ. FT.
1	The Fresh Market	21,081 SF
2	Chico's	3,478 SF
3	Pawleys Island Swimwear	2,077 SF
4	Litchfield Books	2,314 SF
5	Heartland Dental	3,375 SF
TOTAL SQ. FT.		32,325

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 33.450134

Longitude: -79.12043

The Fresh Market Commons Pawleys Island, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	2,257	14,559	17,692
	2028 Projected Population	2,449	15,494	18,806
	2010 Census Population	1,586	11,287	13,764
	2000 Census Population	1,200	8,748	10,407
	1990 Census Population	929	4,069	5,047
	Historical Annual Growth 1990 to 2000	2.60%	7.95%	7.50%
	Historical Annual Growth 2000 to 2010	2.82%	2.58%	2.84%
	Estimated Annual Growth 2010 to 2023	2.60%	1.87%	1.84%
	Projected Annual Growth 2023 to 2028	1.65%	1.25%	1.23%
	Median Age	53.3	60.9	61.2
Households	Q4 2023 Estimated Households	1,037	6,792	8,170
	2028 Projected Households	1,125	7,230	8,690
	2010 Census Households	719	5,157	6,242
	2000 Census Households	493	3,853	4,569
	1990 Census Households	333	1,643	2,042
	Historical Annual Growth 1990 to 2000	3.98%	8.90%	8.38%
	Historical Annual Growth 2000 to 2010	3.85%	2.96%	3.17%
	Estimated Annual Growth 2010 to 2023	2.70%	2.02%	1.98%
	Projected Annual Growth 2023 to 2028	1.65%	1.26%	1.24%
	Population per Household	2.18	2.14	2.15
Population by Race	White	70.4%	86.7%	87.7%
	Black or African American	22.2%	7.6%	6.9%
	Asian & Pacific Islander	0.5%	0.6%	0.6%
	Other Races	2.5%	2.1%	2.1%
	Hispanic Population	4.4%	2.9%	2.8%
Income	Average Household Income	\$77,818	\$111,716	\$114,422
	Median Household Income	\$57,592	\$77,183	\$79,565
	Per Capita Income	\$35,741	\$52,289	\$53,126
Education (Age 25+)	Elementary	0.1%	1.0%	0.9%
	Some High School	3.2%	2.9%	2.5%
	High School Graduate	19.7%	18.7%	19.1%
	Some College	34.0%	20.9%	19.9%
	Associates Degree Only	11.3%	7.8%	7.3%
	Bachelors Degree Only	19.7%	30.7%	31.5%
	Graduate Degree	11.9%	18.0%	18.8%
Business	Number of Businesses	142	504	575
	Total Number of Employees	1,112	3,929	4,504
	Employees per Business	7.85	7.80	7.84
	Residential Population per Business	15.93	28.89	30.78

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.