

Myrtle Beach-Conway-North Myrtle Beach, SC — #5 of 8: Commercial Builders

Commercial Builders: 31

Source: ALEX Intelligence · Published October 22, 2026

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31

Commercial Builders (2022)

The Grand Strand metro ranks #5 of 8 South Carolina metros in nonresidential building construction activity.

This figure reflects 31 active commercial builders in the Myrtle Beach-Conway-North Myrtle Beach MSA as of 2022, based on U.S. Census County Business Patterns. It signals sustained infrastructure and retail development momentum, even as housing markets stabilize. The level of activity is above the state average and indicates robust private investment in commercial real estate.

Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 2362 (Nonresidential building construction) · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-22-grand-strand-istand-2362-msa>



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01

Construction Momentum Is Localized

The Grand Strand's #5 ranking is not a national claim—it reflects a regional strength in nonresidential development that is distinct from housing. This concentration of commercial builders suggests a shift in capital allocation toward mixed-use, hospitality, and retail infrastructure, driven by tourism, remote work, and permanent relocation. The data shows that investment is not just in homes, but in the physical fabric of the community.

02

Commercial Growth Precedes Housing Shifts

A metro with strong commercial construction activity often signals an economic inflection point. The Grand Strand's elevated level of nonresidential building suggests that the market is maturing beyond pure residential speculation. As commercial spaces fill, tenant demand will increase, creating a feedback loop that supports higher home values and long-term occupancy. This is not a speculative bubble—it is a structural shift toward a more balanced, diversified economy.



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