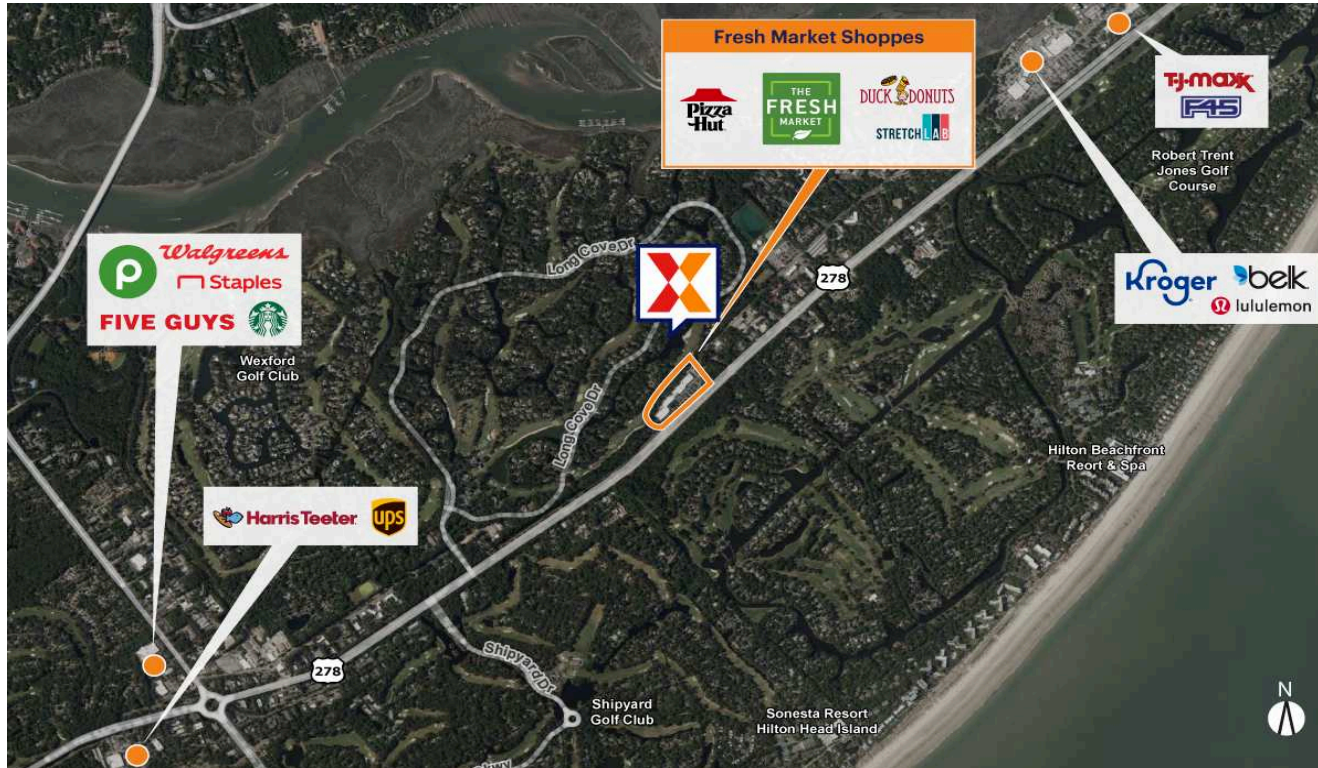


# Fresh Market Shoppes

Hilton Head Island-Bluffton, SC

32.1696, -80.7391

890 William Hilton Pkwy | Hilton Head Island, SC 29928



Center Size: 86,694 SF



Demographics	1 Mile	3 Mile	5 Mile
	1,718	16,078	33,671
	874	7,688	15,460
	\$186,589	\$146,962	\$132,041

Grocery-anchored neighborhood center with a high performing Fresh Market and a strong mix of national and regional tenants including JK Fine Interiors, Dollar Tree, StretchLab and Duck Donuts

In the heart of Hilton Head Island, with easy access to Coligny Beach Park and multiple resorts and golf courses that help attract an estimated 3.1M annual visitors

Located on William Hilton Parkway (U.S. 278 Bus.) with visibility to over 44K vehicles/day, the center is within 2 miles of U.S. 278, providing access to "up-island" communities, including Spanish Wells and Windmill Harbor

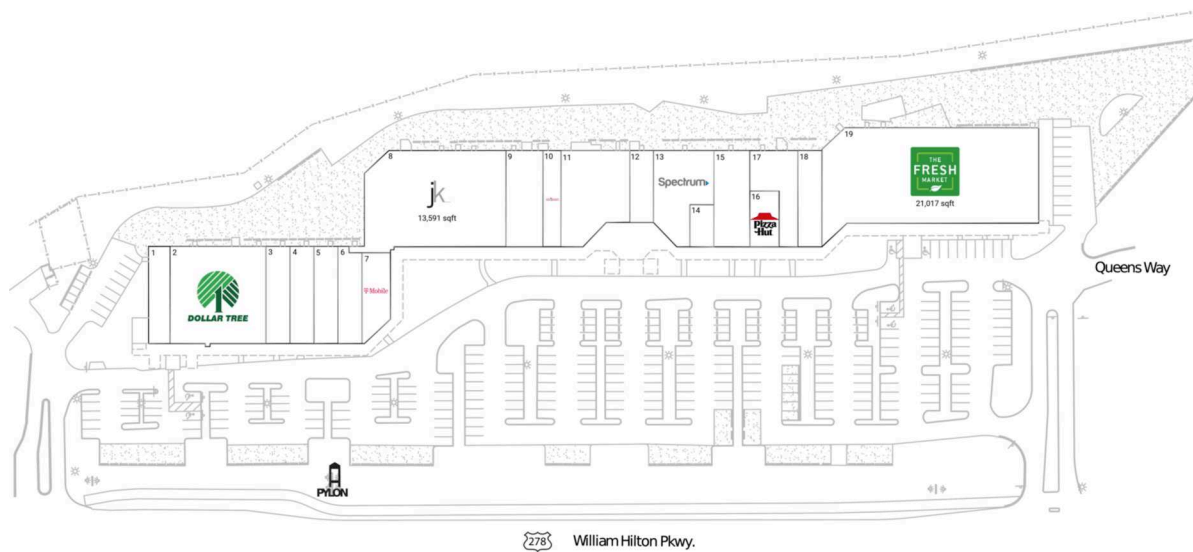
The Fresh Market Shoppes serves an affluent and highly educated trade area with average household incomes of \$147K (56% over national average) and % college-educated of 54% (62% over national average) within 3 miles

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## Current Retailers

1	Lulu Kitchen	2,091 SF
2	Dollar Tree	9,408 SF
3	Affordables Apparel	2,360 SF
4	Bonitz Flooring Group	2,360 SF
5	Phillips Shoes	2,360 SF
6	StretchLab	2,058 SF
7	T-Mobile	1,470 SF
8	John Kilmer Fine Interiors	13,591 SF
9	HHI Golf Shoppe	3,540 SF
10	Duck Donuts	1,660 SF
11	Madre and Mercado	6,856 SF
12	Gruber's New York Deli	1,770 SF
13	Spectrum	4,417 SF
14	Specs Hilton Head	1,160 SF
15	Hilton Head Shirt Company	3,568 SF
16	Pizza Hut	1,600 SF
17	Spectrum Paint	2,725 SF
18	Cora Physical Therapy	2,348 SF
19	The Fresh Market	21,017 SF

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