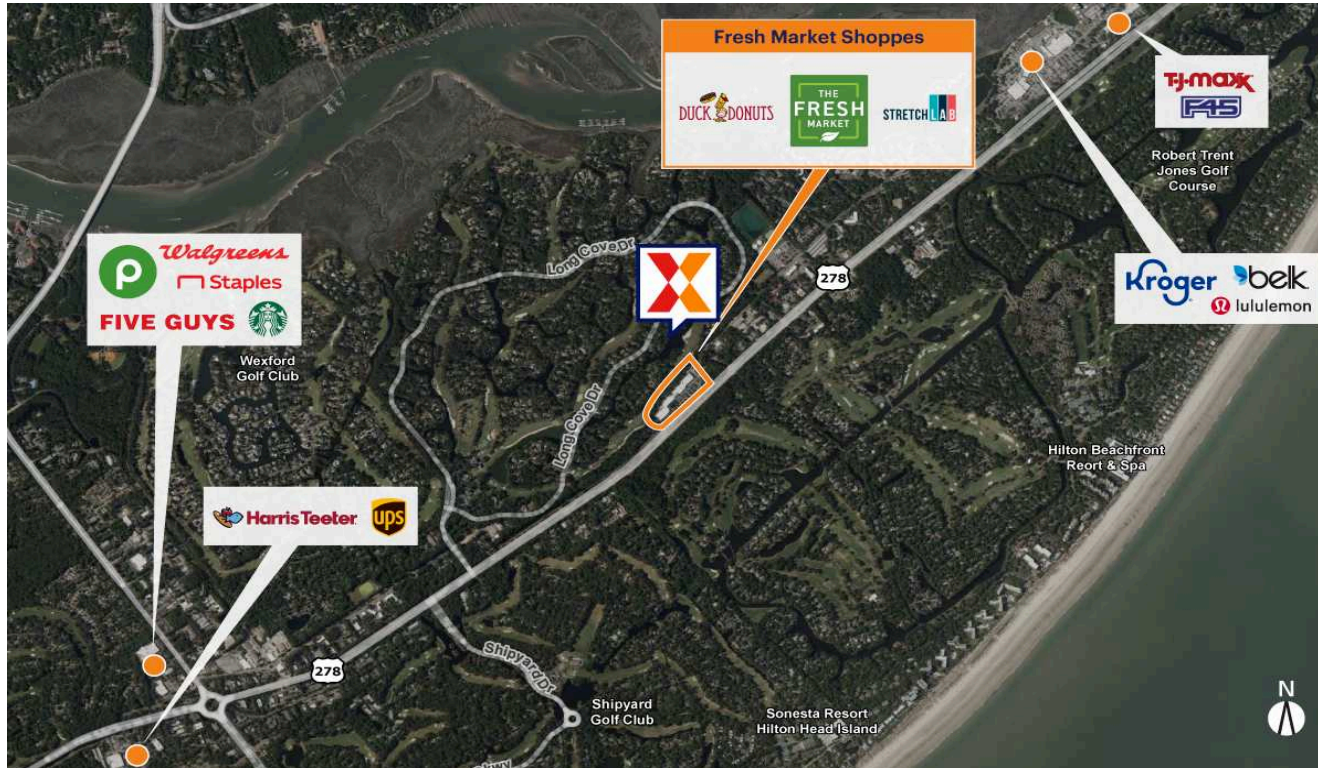


The Fresh Market Shoppes

Hilton Head Island-Bluffton-Port Royal, SC

32.1696, -80.7391

890 William Hilton Pkwy | Hilton Head Island, SC 29928



Center Size: 86,398 SF



Demographics	1 Mile	3 Mile	5 Mile
	1,719	16,301	34,090
	873	7,797	15,658
	\$207,117	\$161,309	\$146,541

Grocery-anchored neighborhood center anchored by The Fresh Market with 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 (Hilton Head Island Gov 2023)

Located on William Hilton Parkway (U.S. 278 Bus.) with visibility to 38K+ vehicles daily, the center is within two miles of U.S. 278, providing access to "upisland" communities, including Spanish Wells and Windmill Harbor (Kalibrate 2021)

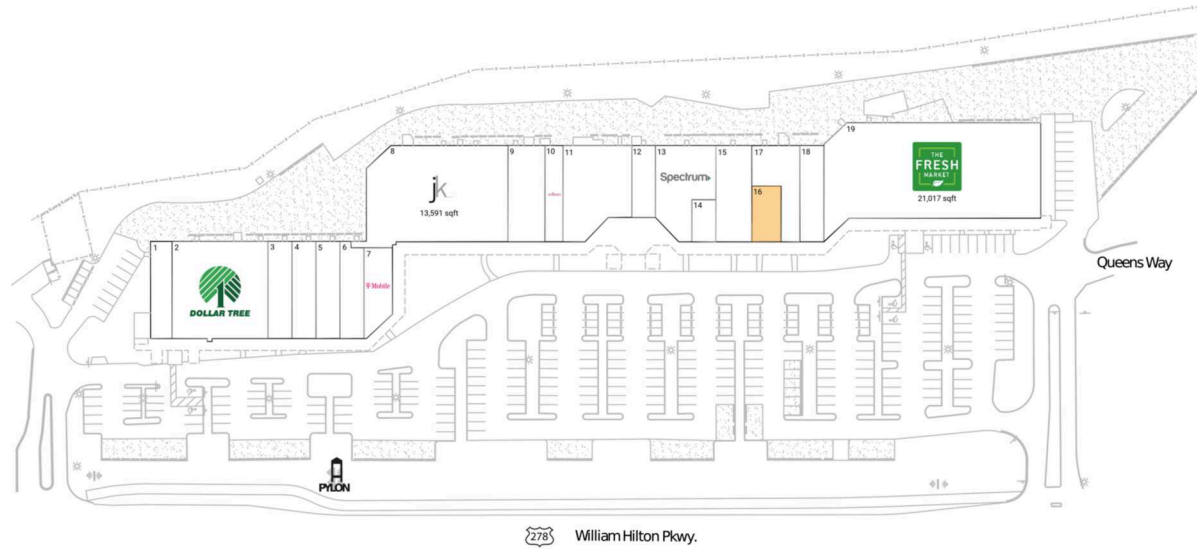
Affluent and well-educated trade area within a 3-mile radius with an average household income of \$161K+ and 53% of residents with a college education

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Available Space

16 1,600 SF

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
17	Spectrum Paint	2,725 SF
18	Cora Physical Therapy	2,348 SF
19	The Fresh Market	21,017 SF



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