

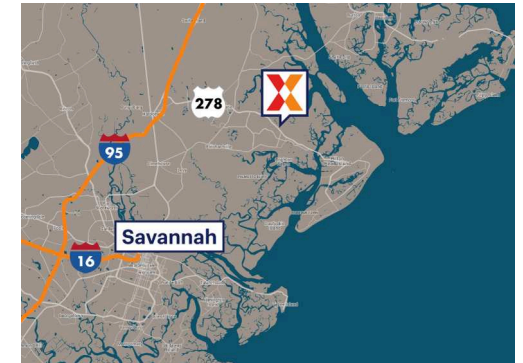
Belfair Towne Village

Hilton Head Island-Bluffton-Port Royal, SC

32.2674, -80.8583
63-145 Towne Drive | Bluffton, SC 29910



Center Size: 166,639 SF



Demographics	1 Mile	3 Mile	5 Mile
	5,883	26,575	49,300
	2,328	10,381	19,304
	\$93,615	\$112,132	\$129,289

Excellent location on 278 with 57K+ vehicles daily (Kalibrate 2022)

Third most-visited neighborhood center in the market (Placer.ai 2024)

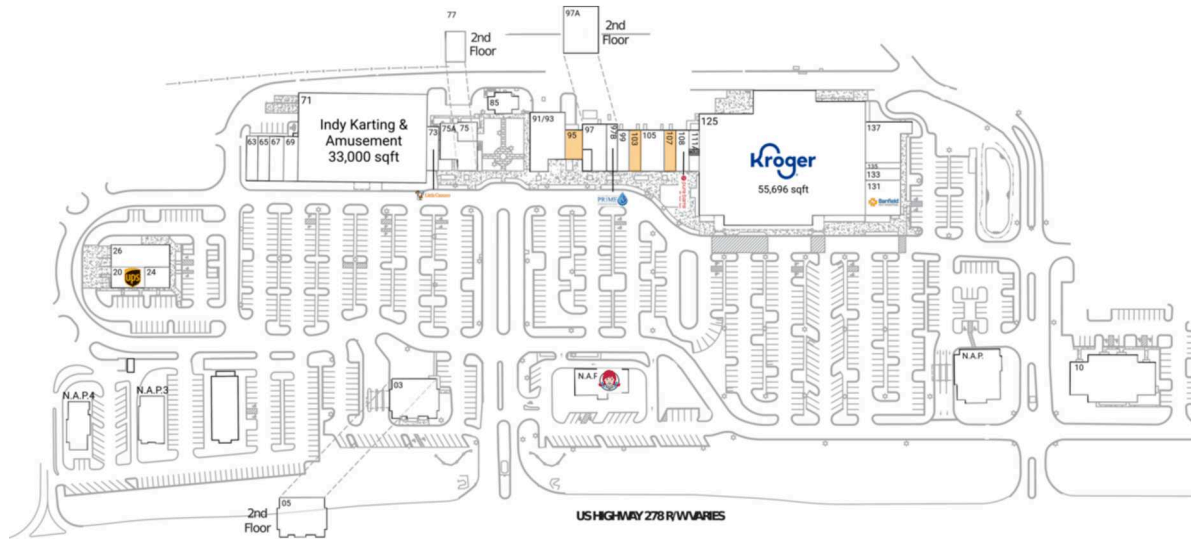
Surrounded by an affluent population with an average household income of \$112K+ within a 3-mile radius

Kroger-anchored center with a strong line-up of local and national retailers including Truffle Cafe, The UPS Store, Banfield Pet Hospital, and Indy Karting

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1822

Available Space

95	1,500 SF
103	1,400 SF
107	1,400 SF

Current Retailers

N.A.P.	Liberty Savings Bank	0 SF
N.A.P.1	Wendy's	0 SF
N.A.P.3	American Bar & Grill	0 SF
N.A.P.4	N.A.P.	0 SF
03	National Bank of South Carolina	5,039 SF
05	Robinson Grant & Co.	5,787 SF
10	SJC Medical Group	15,749 SF
20	The UPS Store	2,000 SF
24	Panda Chinese Restaurant	1,500 SF
26	Ruan Thai II, LLC	3,800 SF
63	Geico Insurance	1,500 SF
65	Chill N Nitrogen Ice Cream	1,500 SF
67	Charles Schwab	1,875 SF
69	Fyzical Therapy & Balance Centers	1,875 SF
71	Indy Karting & Amusement	33,000 SF
73	Little Caesars Pizza	1,500 SF
75	Steve Helwig & Associates Allstate Insurance	1,137 SF
75A	Intrepid USA Healthcare & Hospice	3,294 SF
77	Law Office of Delighla Brehm, LLC	1,600 SF
85	Olive the Above	2,500 SF
91/93	Truffles Cafe	5,360 SF
97	Mobility City	2,718 SF
97A	Harbor Light Insurance	2,491 SF
97B	Prime IV Hydration & Wellness	1,500 SF
99	Cuticles	1,299 SF
105	Belfair Fine Wine & Spirits	2,800 SF
108	Pure Barre	1,600 SF
111A	The Joint Chiropractic	1,200 SF
125	Kroger	55,696 SF
131	Banfield Pet Hospital	3,600 SF
133	Amigos Belfair	1,200 SF
135	Carolina Optical	600 SF
137	eFit Club	4,390 SF