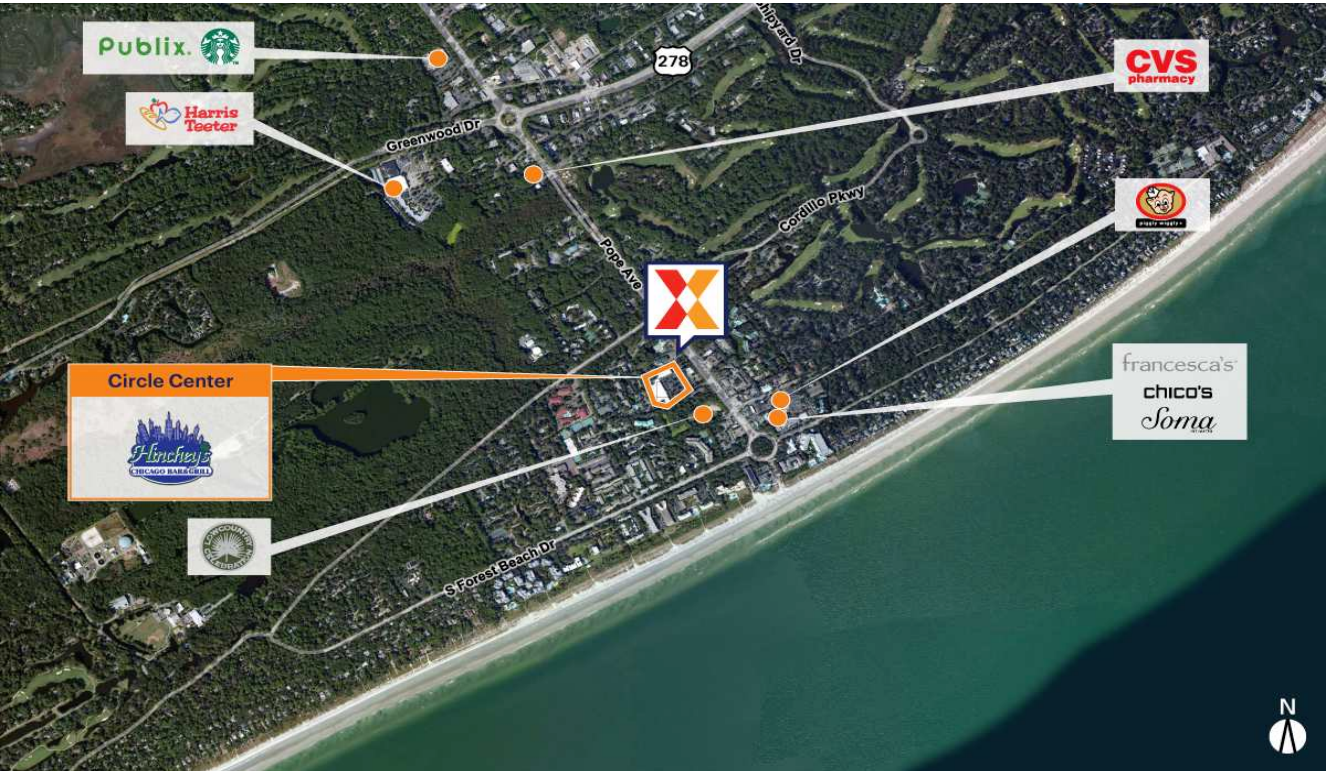


Circle Center

Hilton Head Island-Bluffton-Port Royal, SC

32.1447, -80.7559
70 Pope Avenue | Hilton Head Island, SC 29928



Center Size: 65,313 SF



Demographics	1 Mile	3 Mile	5 Mile
	2,757	12,171	20,153
	1,531	6,218	9,690
	\$138,763	\$159,496	\$164,553

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)

Surrounded by an affluent and highly educated population with an average household income of \$159K+ and % college-educated persons of 61% within a 3-mile radius

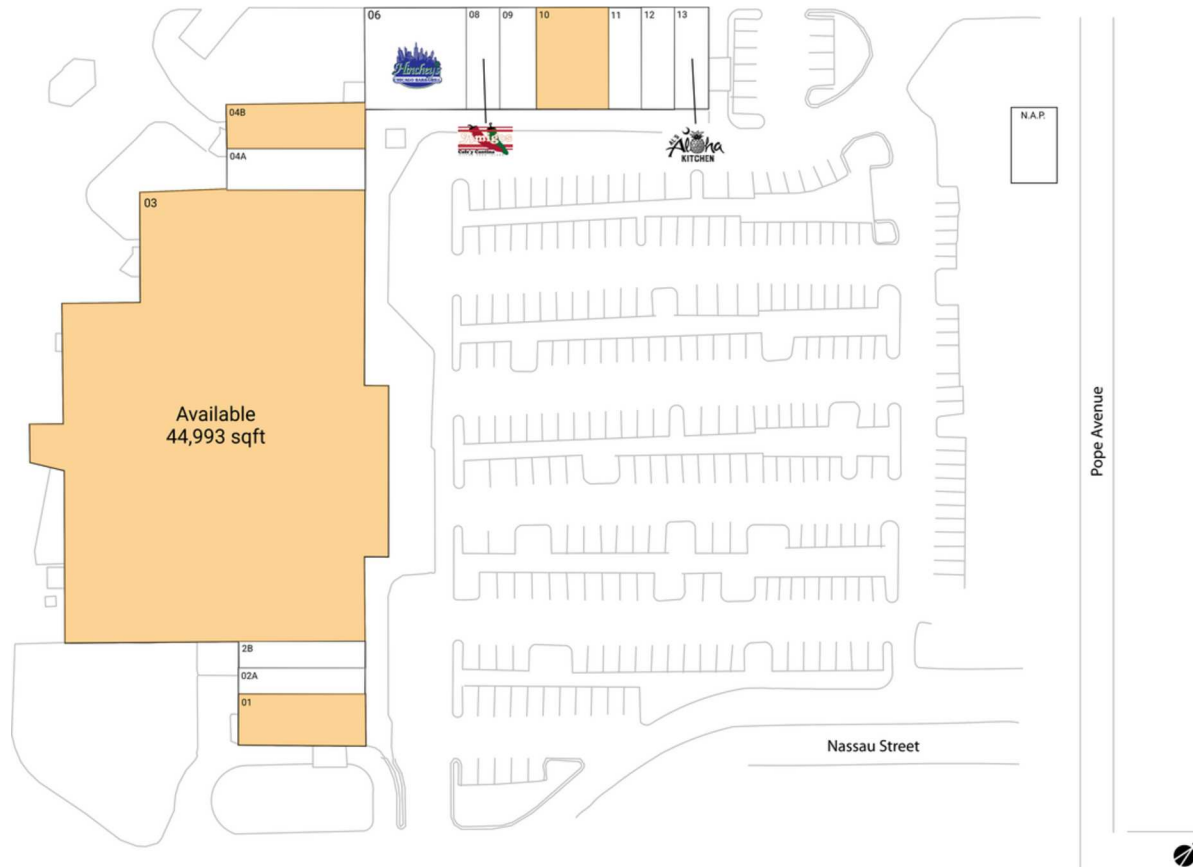
High visibility from 32,000 vehicles daily on Pope Avenue (Kalibrate, 2021)

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Available Space

01	2,160 SF
03	44,993 SF
04B	2,000 SF
10	2,400 SF

Current Retailers

N.A.P.	Circle Center	0 SF
02A	Stoner's Pizza Joint	660 SF
2B	Forest Beach Bikes	1,500 SF
04A	Island Liquors	2,000 SF
06	Hinchey's Chicago Bar & Grill	3,600 SF
08	Amigos Cafe y Cantina	1,200 SF
09	Southern Coney & Breakfast	1,200 SF
11	Golden Nails & Spa	1,200 SF
12	The Clothes Press	1,200 SF
13	Al's Aloha Kitchen	1,200 SF

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