



SPACE FOR LEASE - THE SEA TURTLE MARKETPLACE

430 WILLIAM HILTON PKWY
HILTON HEAD ISLAND, SC 29926

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$10.00 - 23.00 SF/yr (NNN)
Available SF:	1,400 - 29,530 SF
Lot Size:	15.14 Acres
Building Size:	99,642 SF

PROPERTY DESCRIPTION

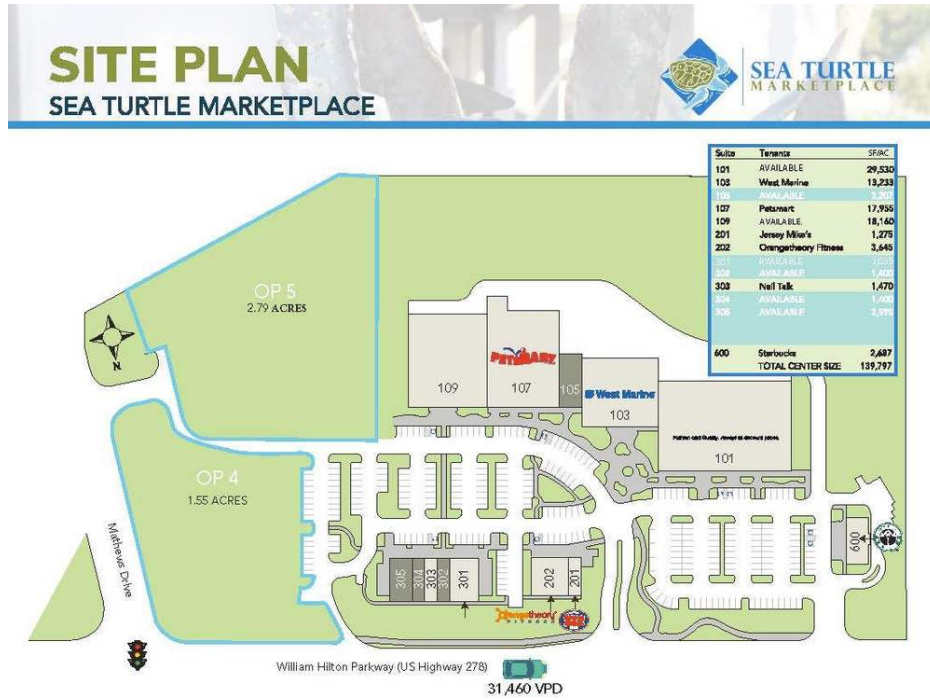
Prime retail space available in this new retail center anchored by PetSmart, West Marine, and Starbucks. Available spaces include two in-line anchor spaces of 18,160 sq. ft. & 29,530 sq. ft. [formerly Stein Mart] and several shop spaces from 1,400 sq. ft. to 3,207 sq. ft.

Spaces are available in a free standing retail building that has direct frontage on William Hilton Pkwy [Hwy 278].

PROPERTY HIGHLIGHTS

- Class A Retail Space Available In The Sea Turtle Marketplace
- Anchors Include West Marine, PetSmart, & Starbucks
- Two Anchor Spaces Are Available - 18,160 Sq. Ft. & 29,530 Sq. Ft.
- Retail Spaces From 1,400 Sq. Ft - 3,200 Sq. Ft.
- Direct Frontage On William Hilton Pkwy [Hwy 278] - 31,000 VPD

Lease Spaces



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 1,400 - 29,530 SF Lease Rate: \$10.00 - \$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101	Available	29,530 SF	NNN	\$10.00 SF/yr	Former Stein Mart space
105	Available	3,207 SF	NNN	\$23.00 SF/yr	In-Line Space between West Marine & PetsMart
109	Available	18,160 SF	NNN	\$14.00 SF/yr	In Line Junior Anchor Space
301	-	3,085 SF	NNN	\$25.00 SF/yr	Located In a Free Standing Building - Built Out As Restaurant Space With Direct Frontage On Hwy 278
302	Available	1,400 SF	NNN	\$23.00 SF/yr	Located In Free Standing Building With Direct Frontage On Hwy 278
304	Available	1,400 SF	NNN	\$23.00 SF/yr	Located In Free Standing Building With Direct Frontage On Hwy 278
305	Available	2,595 SF	NNN	\$23.00 SF/yr	Located In Free Standing Building - End Unit Designed As Restaurant Space With Built Out Patio For Cafe Seating.

Additional Photos



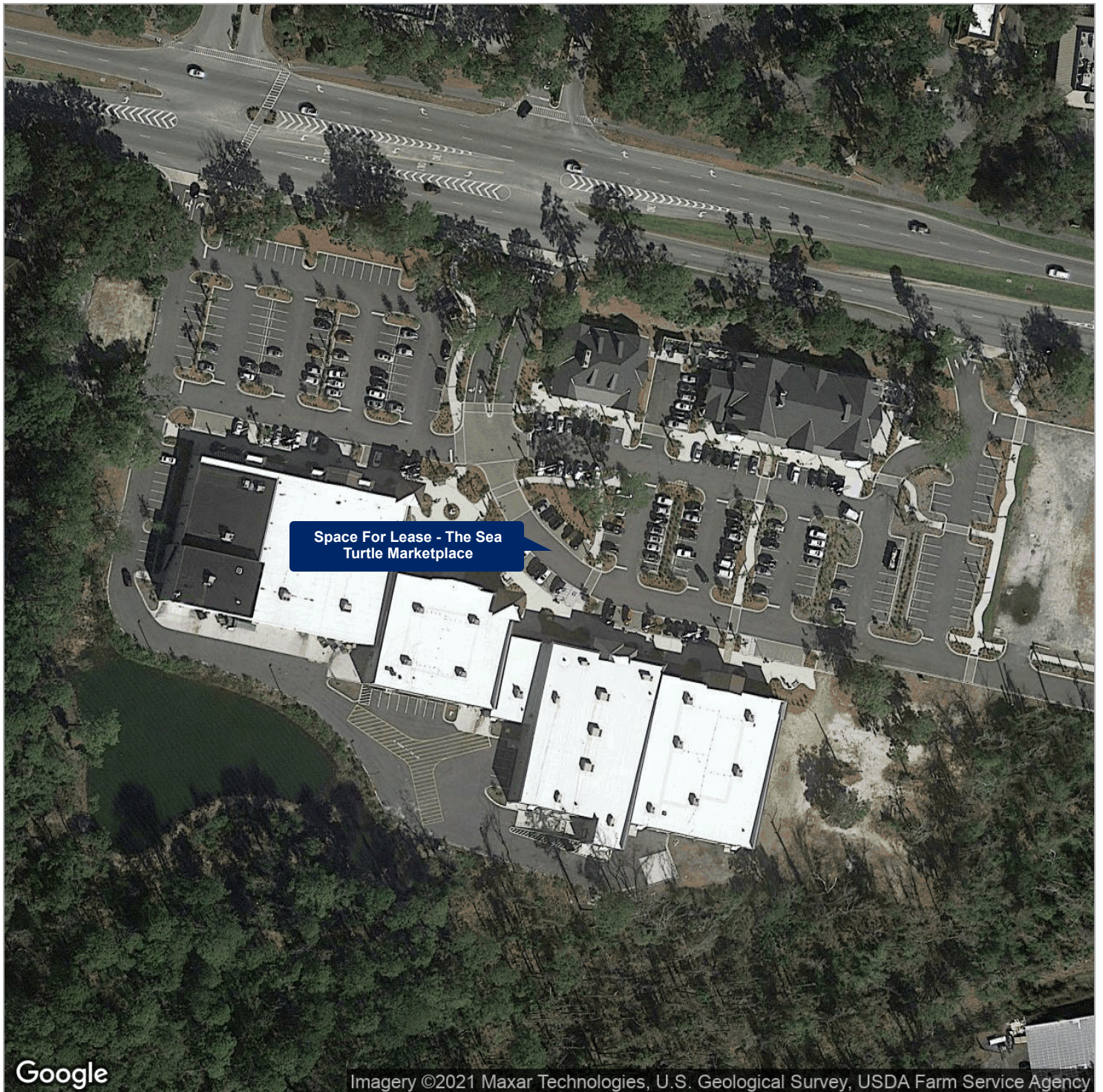
Additional Photos



Additional Photos



Aerial Map

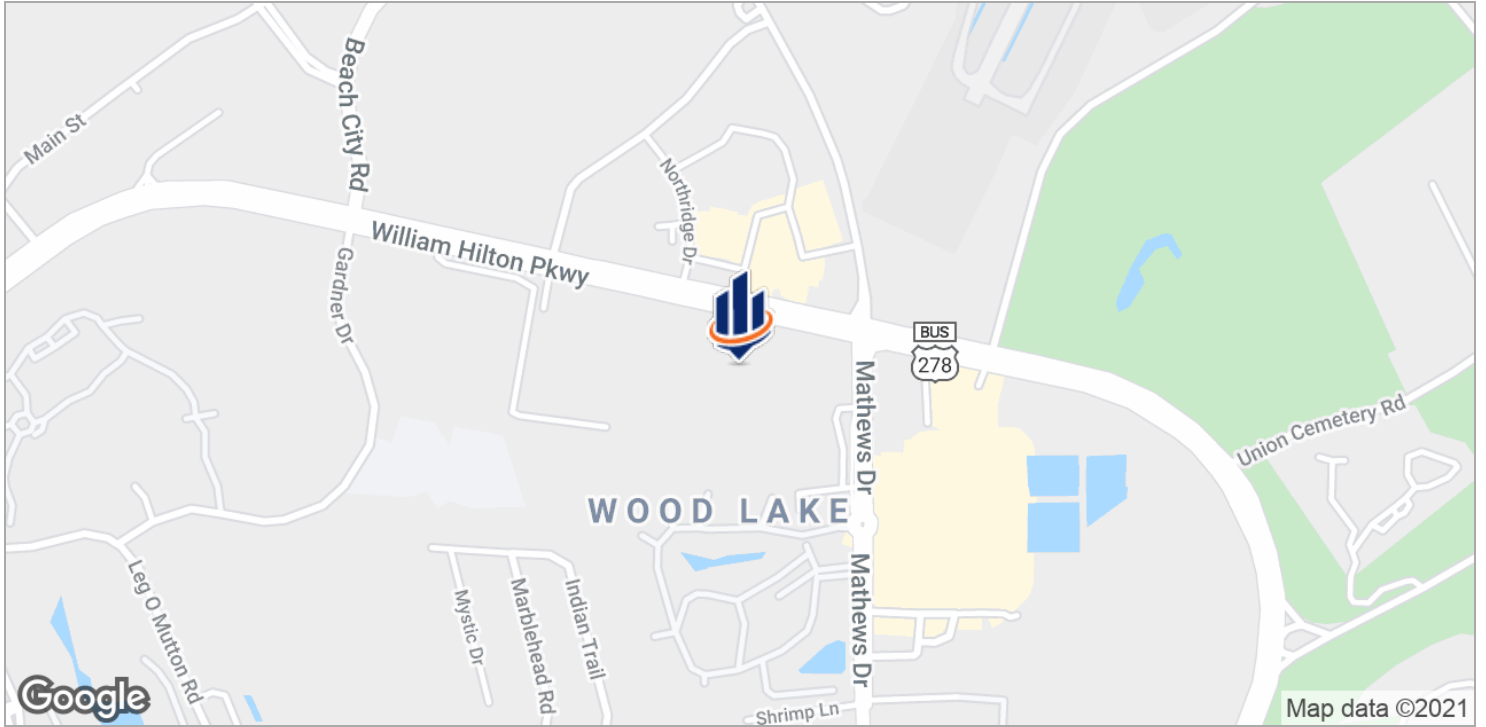


Space For Lease - The Sea Turtle Marketplace

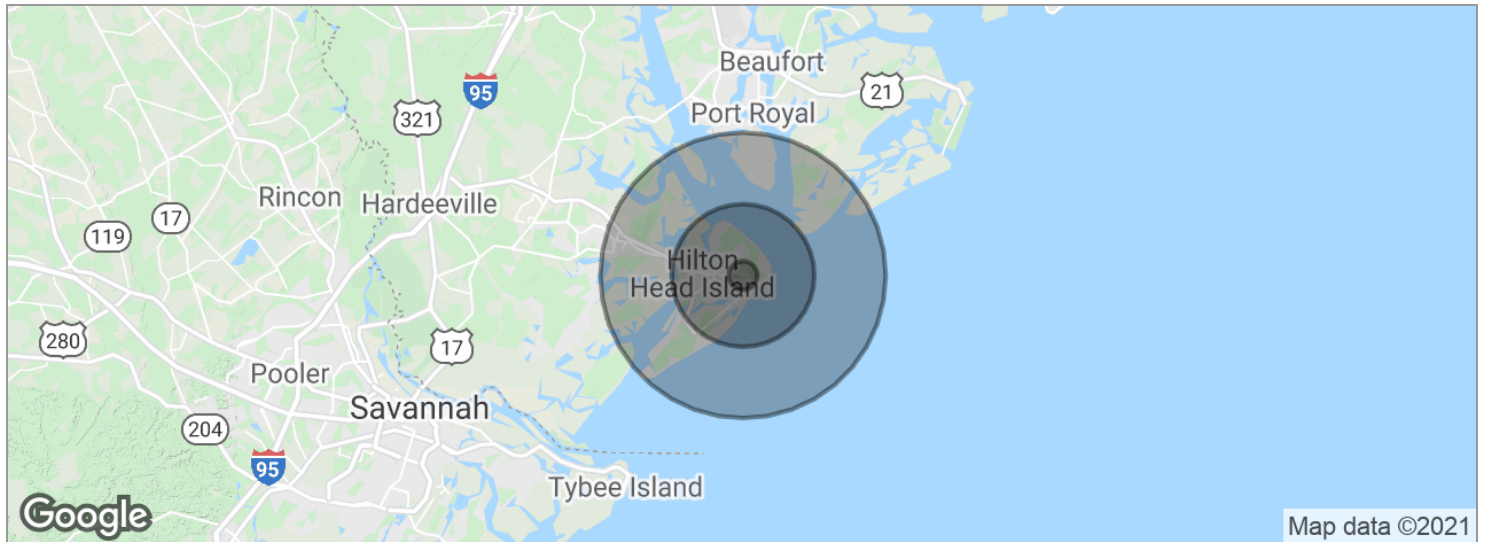
Google

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Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,820	26,408	54,045
Median age	36.6	49.5	47.0
Median age [Male]	36.0	49.1	46.2
Median age [Female]	37.3	49.8	47.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	672	11,607	22,292
# of persons per HH	2.7	2.3	2.4
Average HH income	\$72,583	\$99,792	\$98,441
Average house value	\$685,771	\$554,527	\$550,071

* Demographic data derived from 2010 US Census

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