

For Lease

Plaza at Shelter Cove

808 - 2,770 SF



The Plaza at Shelter Cove

50 Shelter Cove Lane

Hilton Head Island, South Carolina 29928

Whole Foods and TJ Maxx anchored center with other local favorites such as Giuseppe's Pizza and Pasta, Hickory Tavern, Outside Hilton Head, Shelter Cove Wine & Spirits, Schembra Real Estate, Optical Solutions, Tiffany's Nails, and Swiss Time. Several of the tenants have been in the Plaza for 25+ years.

Centrally located to service the Hilton Head Island and Bluffton markets, this convenient mid-island location is a part of the Palmetto Dunes / Shelter Cove tourism center and convenient to several of the island's other residential neighborhoods. The property is also close to the areas busiest beaches and marinas.

Hilton Head Island is home to over 38,000 full-time residents. The Island enjoys visitors year round, but in the summer and spring the population more than doubles. The beautiful beaches, world class golf and tennis, abundant fishing and wonderful waterways make Hilton Head Island a popular destination.

Available Spaces

Spaces	Lease Rate	Size (SF)
Plaza at Shelter Cove, Suite O	Contact Agent	808
Unit N - Plaza at Shelter Cove	Negotiable	1,962

OFFERING SUMMARY

Available SF	808 & 1,962 SF
Contiguous SF Available	2,770 SF
Building Size	86,044 SF
Lease Rate	Negotiable

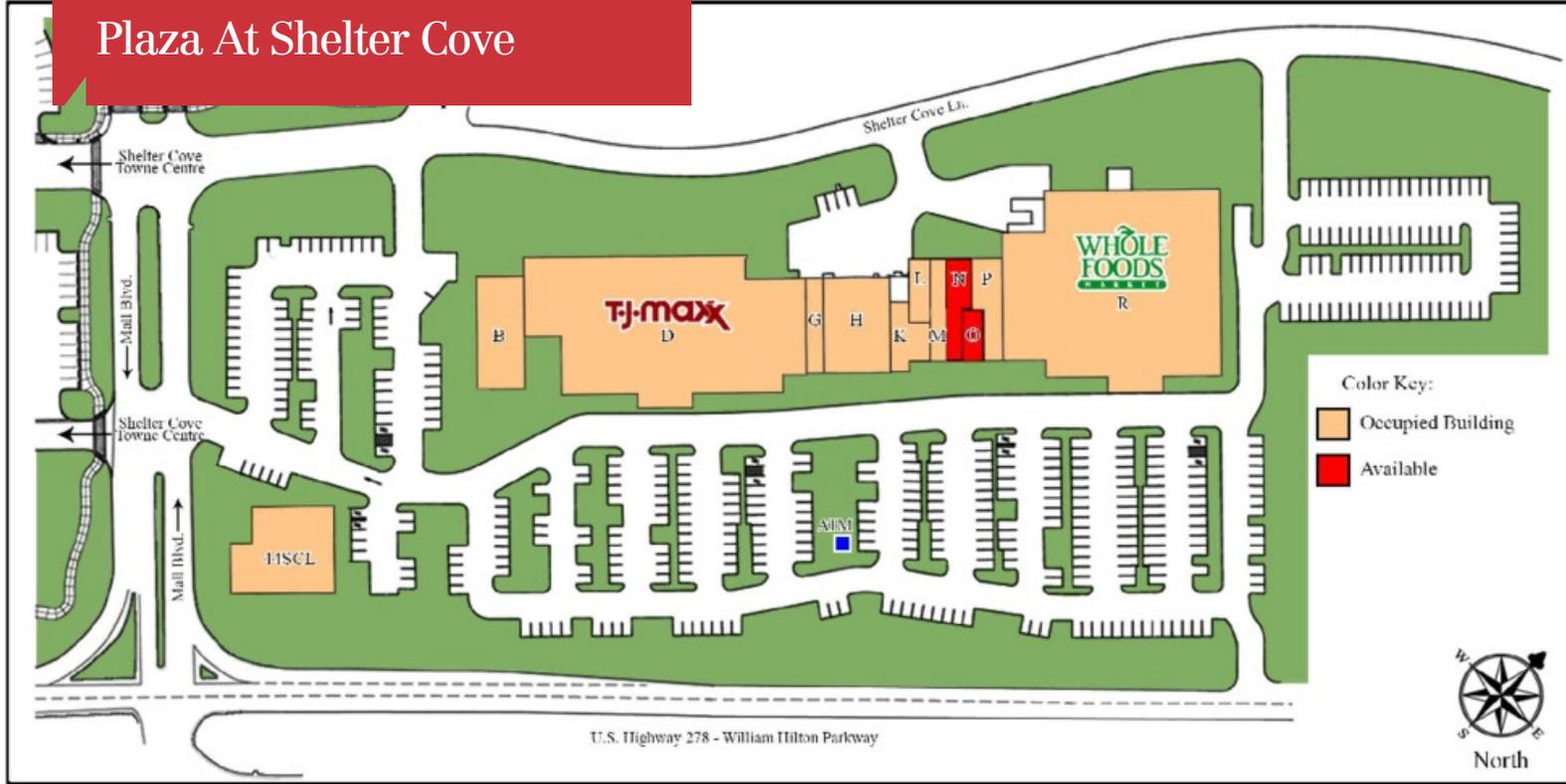
DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,836	\$84,837
5 Miles	31,120	\$97,960
10 Miles	50,640	\$99,838

For more information

1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com

Plaza At Shelter Cove



Tenant List:			Tenant List:		
SUITE	TENANT	S.F.	SUITE	TENANT	S.F.
D	GIUSEPPI'S PIZZA	4,559	M	TIFFANY'S NAILS	1,317
D	T.J. MAXX	27,574	N	AVAILABLE	1,962
C	OPTICAL SOLUTIONS	1,720	O	AVAILABLE	808
E	OUTSIDE HILTON HEAD	5,091	P	SCHEMBRA ENTERPRISES	2,144
44SCL	HICKORY TAVERN	7,200	R	WHOLE FOODS	30,740
K	SHELTER COVE WINE & SPIRITS	2,333	--	BANK OF AMERICA ATM	0
L	PRUST MANAGEMENT & DEVELOPMENT LLC	1096			
			TOTAL GLA: 86,044		

THE PLAZA AT SHELTER COVE LEASING PLAN

50 Shelter Cove Lane
Hilton Head Island, SC

April 19, 2017
Updated 6-22-19



Plaza At Shelter Cove



The Plaza At Shelter Cove, Ste 0

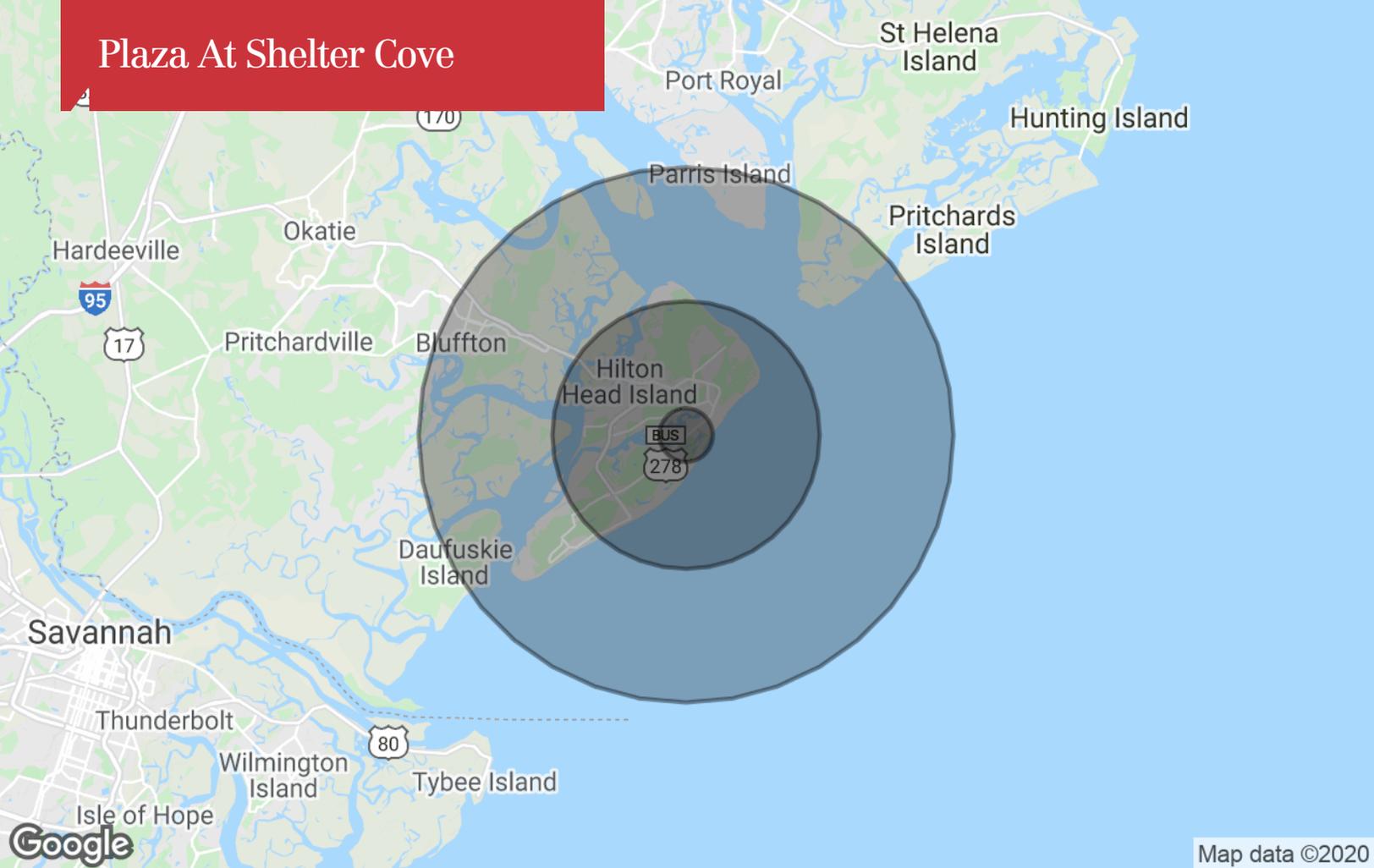


Plaza At Shelter Cove



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Plaza At Shelter Cove



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,836	31,120	50,640
MEDIAN AGE	50.7	49.0	48.7
MEDIAN AGE (MALE)	50.6	48.2	48.0
MEDIAN AGE (FEMALE)	50.9	49.5	49.3
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	794	14,081	22,187
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$84,837	\$97,960	\$99,838
AVERAGE HOUSE VALUE	\$468,481	\$555,800	\$559,144

* Demographic data derived from 2010 US Census