

# PLAZA AT SHELTER COVE

HILTON HEAD ISLAND, SOUTH CAROLINA



**EXCLUSIVE LEASING PACKAGE**

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## LOCATION OVERVIEW

Whole Foods and TJ Maxx anchored shopping center at the heart of Hilton Head Island's retail commercial corridor. Shelter Cove is one of the region's most dynamic mixed use destinations with 350,000 square feet of outdoor shopping & entertainment, an exclusive marina, over 900 residential units, plaza, and public park.

	1 MILE	5 MILES	10 MILES
2020 Population Density	3,159	18,198	39,115
2020 Median HH Income	\$77,778	\$75,357	\$79,643
2020 Median Home Value	\$513,628	\$524,642	\$480,183

## PROPERTY HIGHLIGHTS

- Hilton Head's largest specialty grocer, Whole Foods.
- Shelter Cove Shopping and Entertainment includes Belk, Kroger, TJ Maxx, Lululemon, Disney Resort, Marriot, Shelter Cove Marina and myriad of water sports and activities
- Hilton Head Island boasts over 2.68 million annual visitors and 40,000 permanent residents.
- Rare retail vacancy available for lease.
- Traffic Counts: US Hwy 278 - William Hilton Pkwy: 32,500 AADT





North Ridge Plaza

- HomeGoods
- DOLLAR TREE

DOLLAR GENERAL

ACE Hardware

SUBWAY

McDonald's

CVS pharmacy

Port Royal Plaza

goodwill

planet fitness

Sea Turtle Marketplace

PET SMART

Jersey Mike's

Starbucks

Orangetheory

West Marine

Advance Auto Parts

BARNES & NOBLE

Walgreens

Publix

World's Best Clubhouse

BURGER KING

COOK OUT

Harris Teeter

Walmart

Walmart

Shelter Cove Towne Centre

bek

J.Jill

TALBOTS pure barre

GNC LIVE WELL francesca's

JPS A BANK WORLD OF BEER

WAYBACK BURGERS

at&t Starbucks Kilwins

Plaza at Shelter Cove

WHOLE FOODS MARKET

TJmaxx

Fresh Market Shoppes

THE FRESH MARKET

DUCK DONUTS

T-Mobile

Pizza Hut DOLLAR TREE

Domino's

verizon

Atlantic Ocean



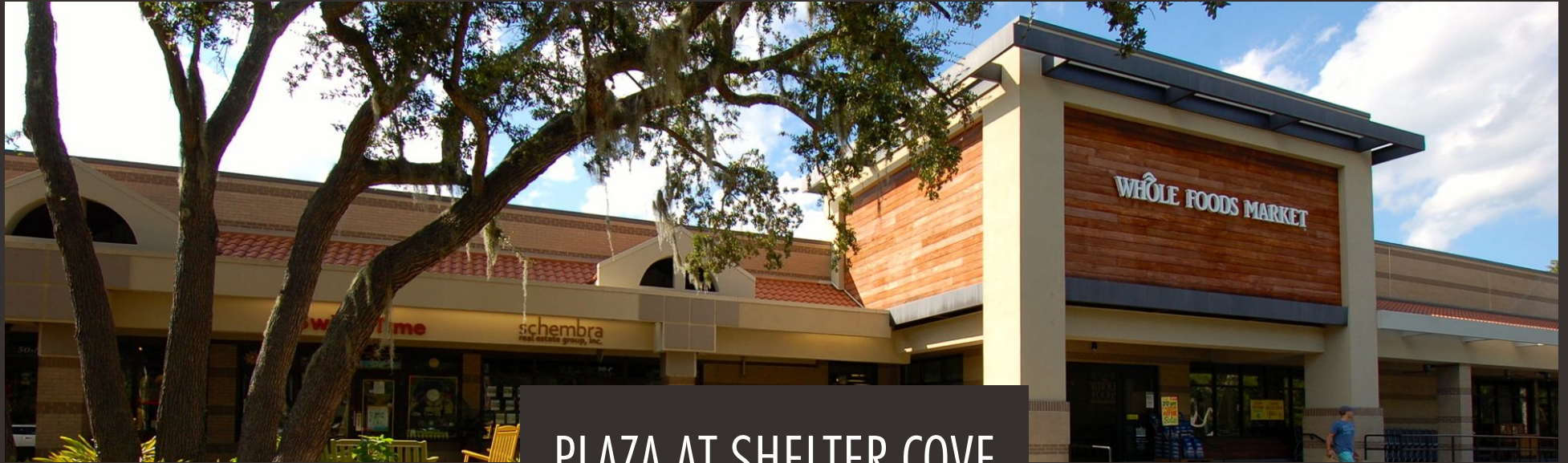


SUITE	TENANT NAME	SIZE
B	Giuseppi's Pizza	4,559
D	T.J. Maxx	27,574
G	Optical Solutions	1,720
H	Outside Hilton Head	5,091

SUITE	TENANT NAME	SIZE
44SCL	Hickory Tavern	7,200
K	Shelter Cove Wine & Spirits	2,333
L	Prust Management & Development LLC	1,096
M	Tiffany's Nails	1,317

SUITE	TENANT NAME	SIZE
N	AVAILABLE	1,682
O	Lease Pending	1,088
P	Schembra Enterprises	2,144
R	Whole Foods	30,240





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## CONTACTS

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