

FOR LEASE

MAIN STREET VILLAGE

1101 - 1523 MAIN STREET, MILK CREEK HEADLAND, SC 29926



VM | REAL ESTATE



CONTACT

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FOR LEASE

PROPERTY OVERVIEW

1101 - 1523 MAIN STREET HILTON HEAD ISLAND, SC 29926



OFFERING SUMMARY

| | |
|------------------|--------------------|
| Available SF: | 1,188 and 1,418 SF |
| Lease Rate: | \$24/SF/YR (NNN) |
| NNN: | \$9.59/SF/YR |
| Shopping Center: | 98,159 SF |
| Market: | Hilton Head |

PROPERTY HIGHLIGHTS

- Prime Retail and Restaurant Space Available in Premier Hilton Head Shopping Center
- Strong Tenant Mix including Harris Teeter Grocery Store, J McLaughlin and Some of HHI's Most Popular Restaurants
- Great Parking
- Easy Access

PROPERTY OVERVIEW

Prime restaurant/retail space available in one of Hilton Head Island's premier shopping centers. Main Street Village has become a favorite place to dine and shop with some of the island's most popular restaurants including Frankie Bones, Wise Guys, Cactus Street Cantina and Ruan Thai Cuisine. Additionally, there are several casual dining options including Main Street Cafe and The G Free Spot. Customers meander among the the unique mix of retailers including J McLaughlin, restaurants and service providers including clothing and gift stores, a nail salon, a chiropractor, an art gallery, a pharmacy, a variety of specialty retailers and a very busy Harris Teeter grocery store that includes a Starbucks inside. We currently have one 1,418 sf beautiful retail unit and an 1,188 sf second generation restaurant space coming available in December. Please contact listing agent for details.

LOCATION OVERVIEW

Situated on William Hilton Parkway (Highway 278) and Main Street, on the north end of the island, immediately outside the main gate to Hilton Head Plantation, Hilton Head island's largest residential community with over 4,000 homes, and directly across William Hilton Parkway from Indigo Run, another significant residential development. The property is easily accessible with multiple access points on Main Street and prominent visibility on Highway 278. Main Street Village is located in close proximity to Hilton Head schools, Hilton Head hospital and is surrounded by professional office and residential developments Strong demographics and traffic counts.

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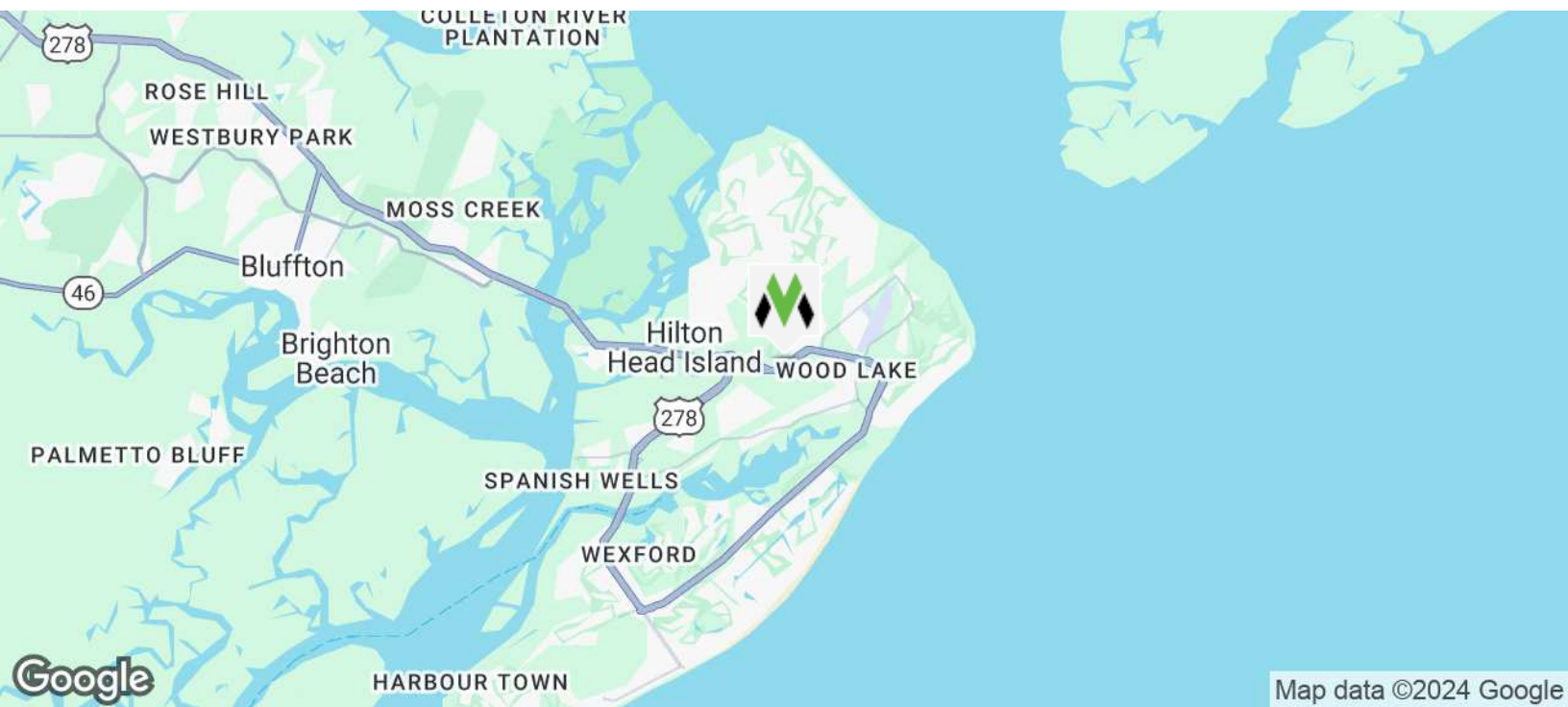
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LOCATION MAPS

1101 - 1523 MAIN STREET HILTON HEAD ISLAND, SC 29926



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SITE PLAN

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| Unit # | Tenant | SF |
|-----------|--------------------------------|-------|
| 1101 | Burke's Pharmacy | 5,600 |
| 1105 | Patels Liquor #3 | 1,800 |
| 1107 | Ruan Thai Cuisine | 1,350 |
| 1201 | Milkshake Factory | 1,671 |
| 1203B | Coming Available | 1,188 |
| 1203A | No Bull Mattress | 1,376 |
| 1301 | Frankie Bones | 4,629 |
| 1303B | Lettrs | 2,587 |
| 1401/1403 | Fraum Chiropractic Life Center | 3,606 |
| 1405 | J. McLaughlin | 1,752 |
| 1407 | Cactus Street Cantina | 1,837 |

| Unit # | Tenant | SF |
|--------|------------------------|--------|
| 1411 | Main Street Café & Pub | 3,771 |
| 1505 | Rose Hearing Group | 1,592 |
| 1507 | Coming Available | 1,418 |
| 1509 | Stretch Zone | 1,013 |
| 1511 | G-Free Spot | 1,516 |
| 1513 | Wise Guys | 5,793 |
| 1517B | The Exercise Coach | 1,145 |
| 1519 | Color Me Nails | 1,384 |
| 1521 | Carolina Jasmine | 1,502 |
| 1523 | The Clothes Press | 787 |
| 301 | Harris Teeter | 50,688 |



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PICTURES - UNIT 1507

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PICTURES - UNIT 1203B

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