



MAIN STREET VILLAGE

1101 - 1523 MAIN STREET
HILTON HEAD ISLAND, SC 29926

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Property Summary



OFFERING SUMMARY

Available SF:	920 - 2,386 SF
Lease Rate:	Negotiable (NNN)
Year Built:	1987
Shopping Center Size:	98,159 SF
Market:	Hilton Head

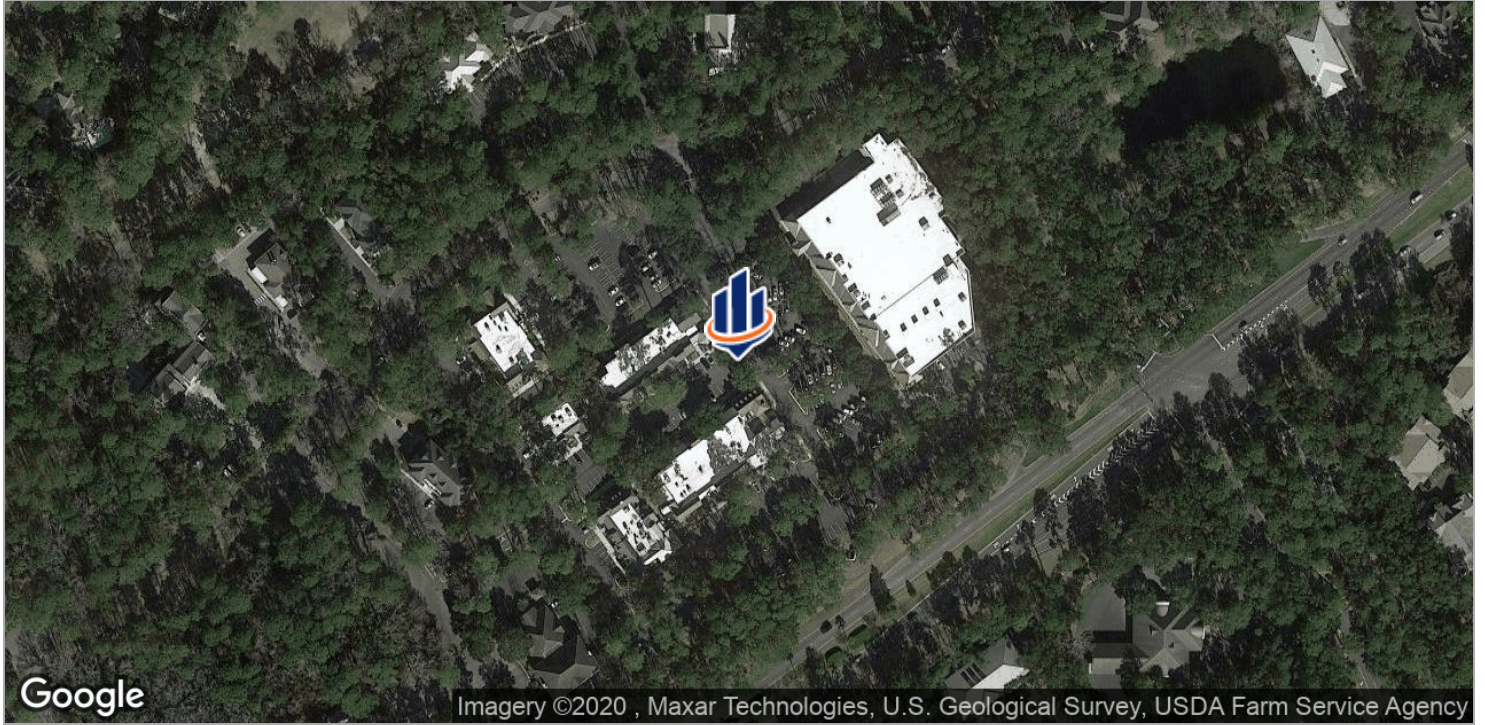
PROPERTY OVERVIEW

Prime 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 and Ruan Thai Cuisine. Additionally, there are several casual dining options including Main Street Cafe, Munchies, and The G Free Spot, a full service bakery cafe that specializes in gluten free offerings. Customers meander among the the unique mix of retailers including J McLaughlin, restaurants and service providers including clothing and gift stores, nail and beauty salons, a chiropractor, a pharmacy, a variety of specialty retailers and a very busy Harris Teeter grocery store that includes a Starbucks inside. Two units available ranging from 1,162 square feet to 2,386 square feet.

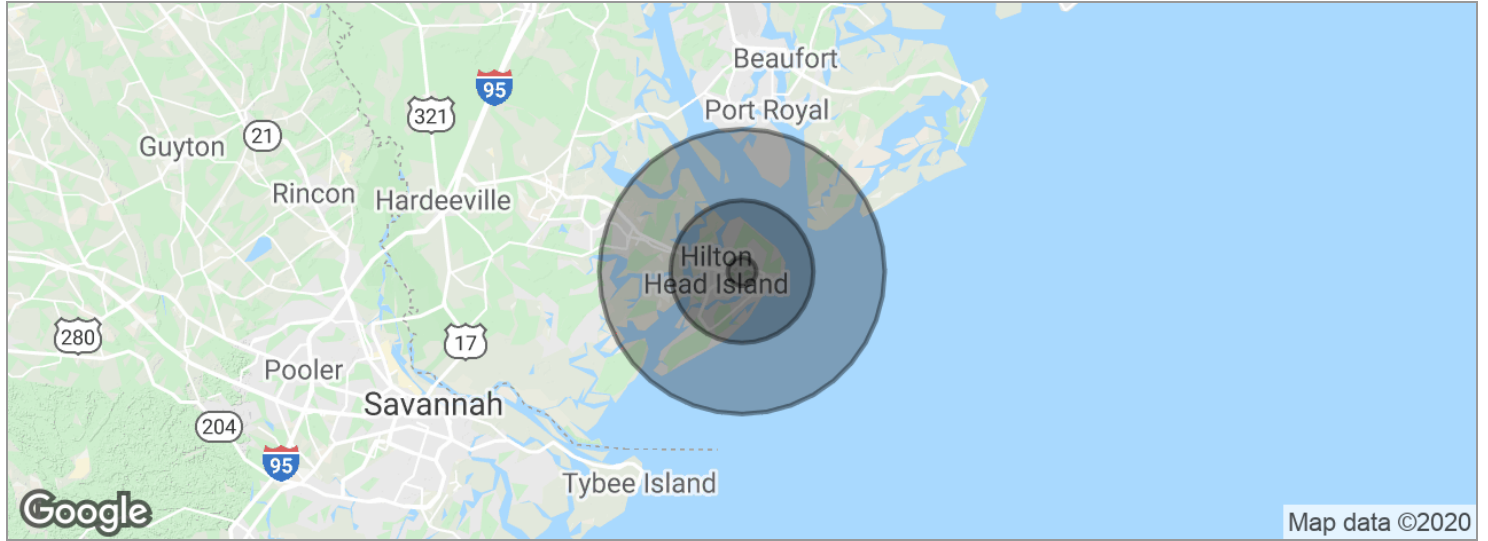
LOCATION OVERVIEW

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.

Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,302	31,467	58,107
Median age	47.6	49.4	46.6
Median age (Male)	46.7	48.9	45.9
Median age (Female)	48.5	49.7	47.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	969	13,926	23,982
# of persons per HH	2.4	2.3	2.4
Average HH income	\$107,948	\$100,721	\$98,264
Average house value	\$517,020	\$555,921	\$552,806

* Demographic data derived from 2010 US Census

Site Plan

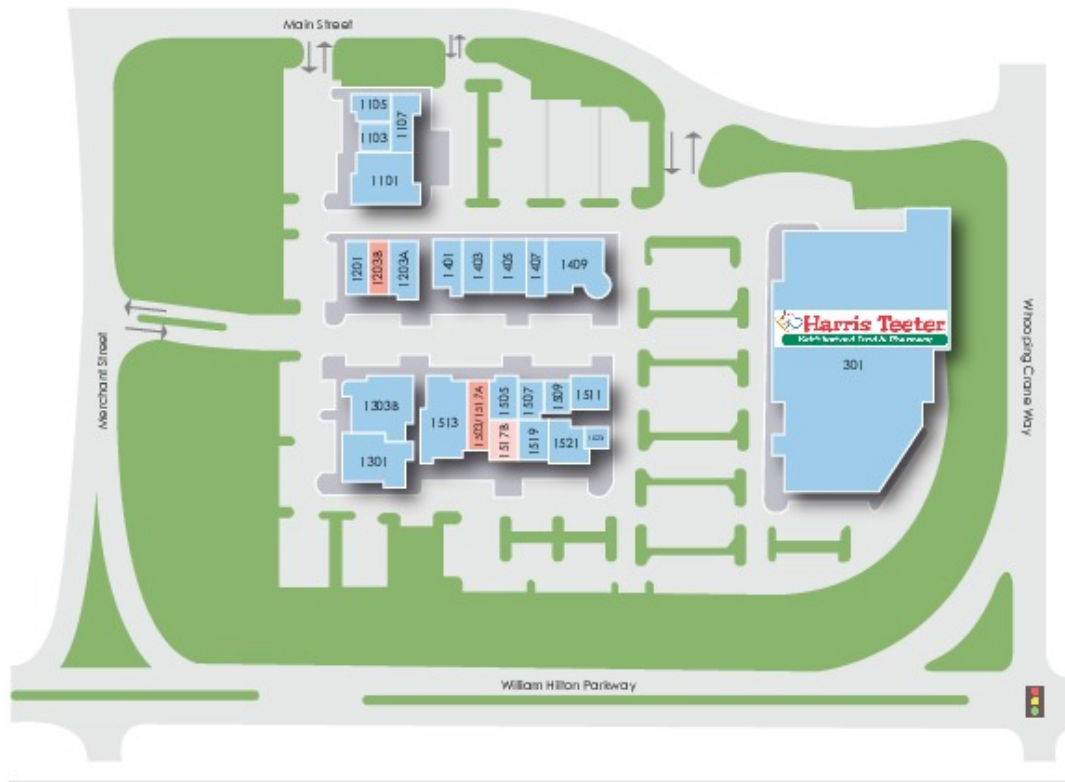
Main Street Village Shopping Center



Main Street, Hilton Head, SC

TENANT ROSTER

Unit #	Tenant	SF	Unit #	Tenant	SF
1101	Burke's Pharmacy	4,856	1409	Main Street Cafe & Pub	3,771
1103	Burke's Pharmacy	744	1503 / 1517A	Available	2,386
1105	Reilly's Liquors	1,800	1505	Rose Hearing Group	1,592
1107	Ruan Thai Cuisine	1,350	1507	Too Belles Boutique	1,411
1201	Pizza Co	1,671	1509	Stretch Zone	1,013
1203A	Dr. Dalton	1,528	1511	G-Free Spot	1,516
1203B	Available	1,162	1513	Wise Guys	3,379
1301	Frankie Bones	4,629	1517B	Coming Available	920
1303B	Lettis	2,587	1519	Color Me Nails	1,384
1401	Luna and Lilies	1,847	1521	Salon 5200	1,451
1403	Fraum Chiropractic Life Center	1,759	1523	The Cbthes Press	787
1405	J. McLaughlin	1,752	301	Harris Teeter	50,688
1407	Munchies	1,837			



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