

PLAZA AT SHELTER COVE

50 SHELTER COVE LANE, HILTON HEAD ISLAND, SC 29928

FOR LEASE

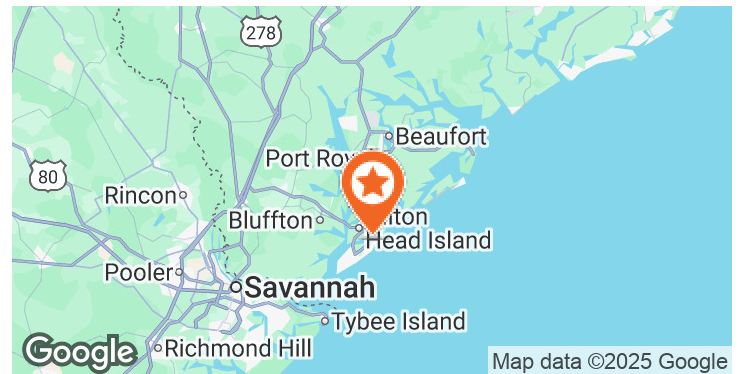


LOCATION DESCRIPTION

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.

PROPERTY HIGHLIGHTS

- 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.
- Traffic Counts: US Hwy 278 - William Hilton Pkwy: 25,900 AADT



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
2025 Population Density	2,126	16,170	36,199
2025 Average Household Income	\$187,265	\$160,133	\$156,832
2025 Median Home Value	\$800,336	\$758,203	\$690,426



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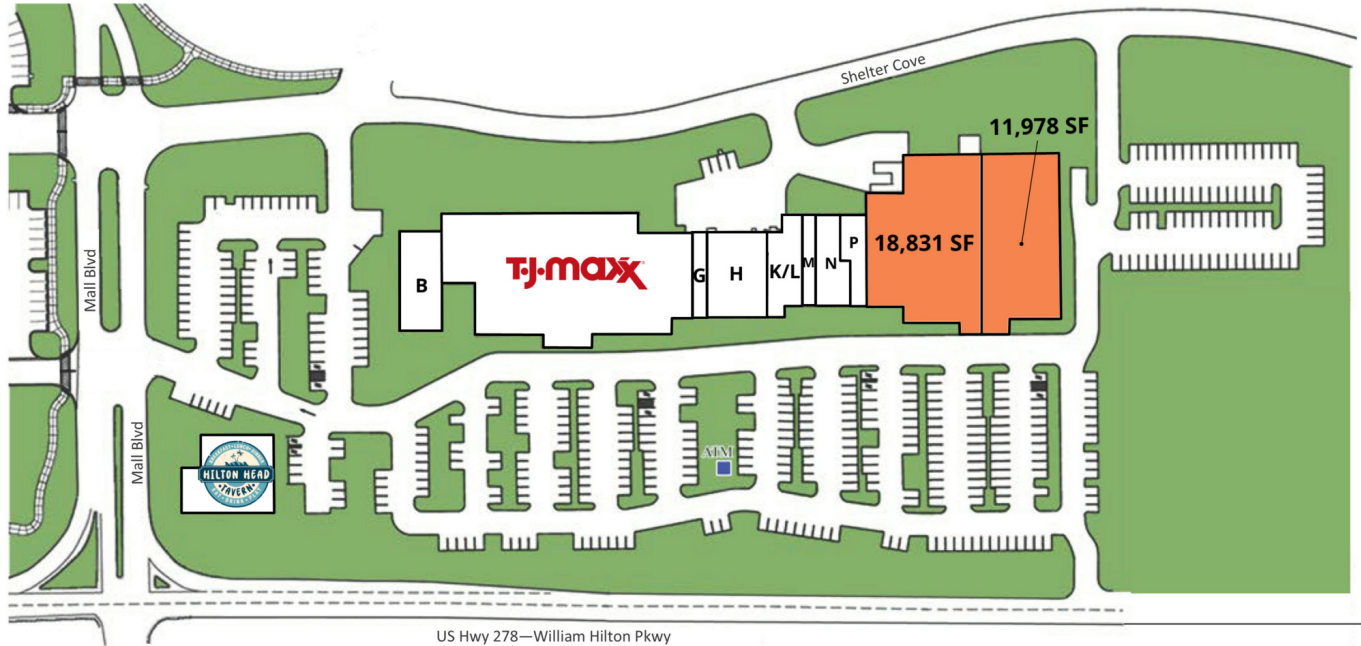
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AVAILABLE

UNAVAILABLE

SUITE	TENANT NAME	SPACE SIZE
B	Giuseppi's Pizza	4,559 SF
D	T.J. Maxx	27,574 SF
G	Optical Solutions	1,720 SF
H	Outside Hilton Head	5,091 SF
44SCL	Hilton Head Tavern	7,200 SF
K/L	Shelter Cove Wine & Spirits	3,429 SF

SUITE	TENANT NAME	SPACE SIZE
M	Tiffany's Nails	1,317 SF
N	F45	2,770 SF
P	Schembra Enterprises	2,144 SF
R1	Available	18,831 SF
R2	Available	11,978 SF

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