

FOR LEASE

MAIN STREET VILLAGE

1101 - 1523 MAIN STREET HILTON HEAD ISLAND, SC 29926



VM | REAL ESTATE



CONTACT

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FOR LEASE

PROPERTY OVERVIEW

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OFFERING SUMMARY

Available SF:	1,188 SF
Lease Rate:	\$24.50/SF/YR (NNN)
NNN:	\$10.30/SF/YR
Shopping Center:	98,159 SF
Market:	Hilton Head

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 an 1,188 sf second generation restaurant space coming available in January. Please contact listing agent for details.

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

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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The information presented here is deemed to be accurate, but it has not been independently verified. We make no warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

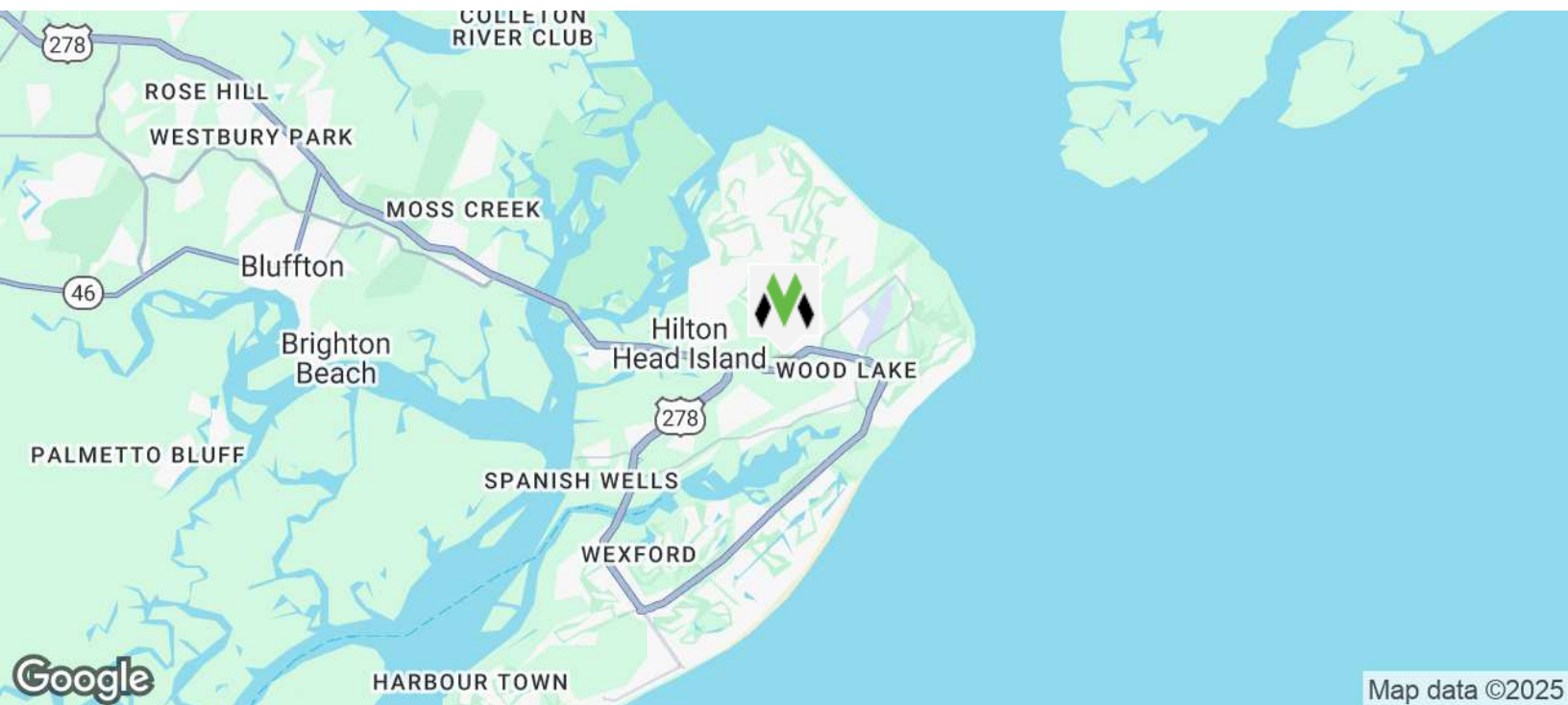


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LOCATION MAPS

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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	Carolina Jasmine	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 1203B

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