



# *Your Retail Location in* **PARADISE**

Minto Communities is masterfully crafting a residential community where life is like a breeze, friends are like family and visitors are always welcome. Just a golf cart ride away, the adjacent retail center by **Sutton Properties, Inc** will complement the island style living with an escapism vibe, providing residents, tourists and surrounding communities anything they need in paradise: restaurants, specialty stores, activities, hotels, entertainment and convenient services.

**SUTTON**  
PROPERTIES INC



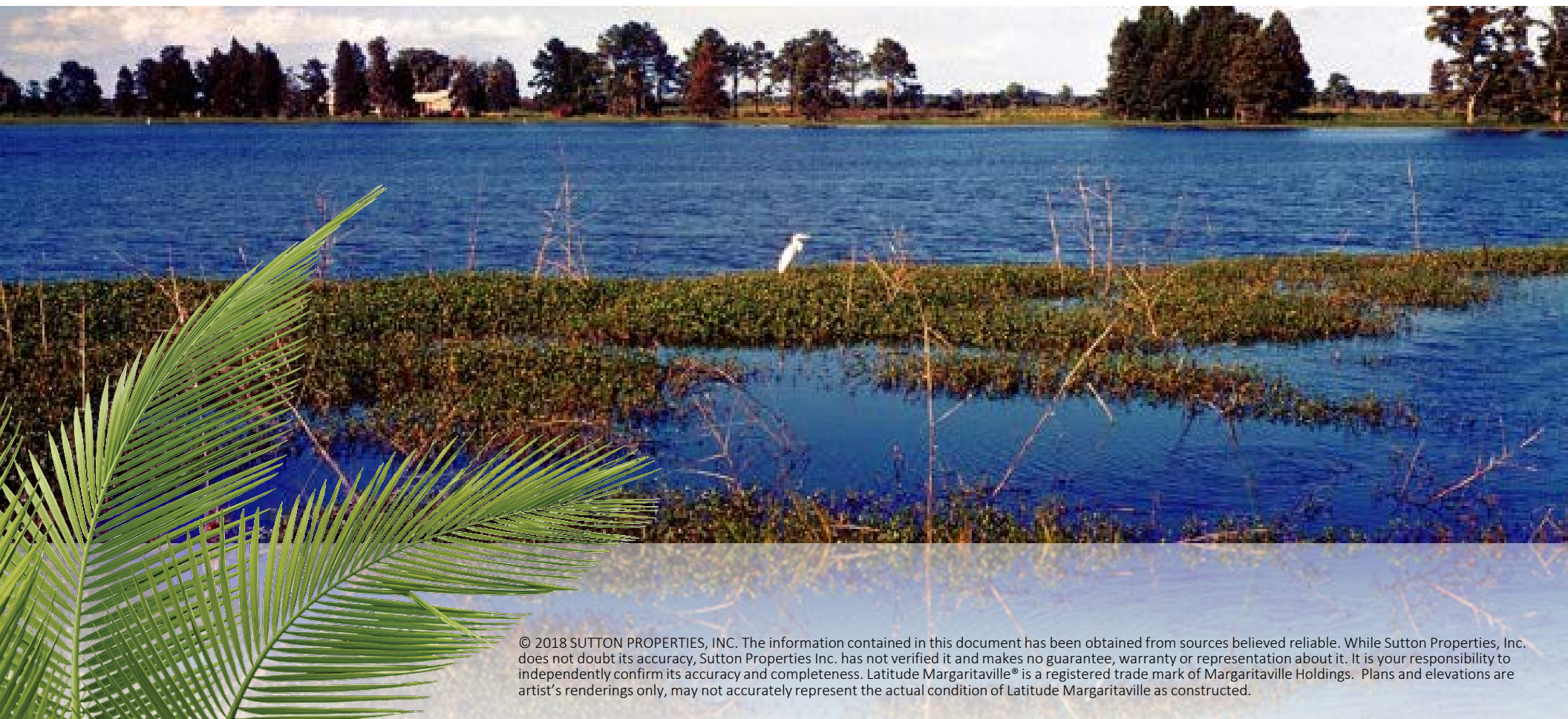
The Landings is an open air retail center contiguous to the island inspired 3,000-unit residential community called Latitude Margaritaville®. Planned on 72 acres, the project is a mix of conventional and festive retail and features tropical architecture and a chillaxed lifestyle evident throughout the streetscapes, water features and green spaces. The center will offer a sense of place with a pedestrian friendly boardwalk, a themed restaurant “eat-ertainment” cluster, kiosks, services, festive boutiques, specialty retail and quaint sidewalk cafes designed to attract both day/night foot traffic.

## *Sound like paradise? Wait, there's more!*



- Adjacent to Minto Communities, Latitude Margaritaville®  
3,000 new homes
- Mixed use development sits on 72 acres
- Phase I Estimated 150,000 SF
- Phase 2 Multiple hotel opportunities
- About 2 miles from Interstate 95 & US Highway 278 intersection
- A Margaritaville concept restaurant
- Located on US Highway 278 the only thoroughfare between Savannah and Hilton Head
- Outparcel opportunities
- Nearly 1/3 mile of high visibility frontage on US Highway 278
- Festive and traditional retail to create a “destination” targeting locals and visitors
- Marketing support to encourage foot traffic

Conveniently located near many of South Carolina and Georgia's most beautiful beaches, the Hilton Head area continues to attract thousands of retiring Baby Boomers and "near Boomers" looking for a second home. Accordingly, the Hilton Head MSA grew by nearly 24,000 residents between 2010 and 2016, while Hardeeville experienced an impressive 87% population increase since 2010, due in part from its easy regional connectivity off of Interstate 95 (the East Coast's north-south backbone) and proximity to the Savannah/Hilton Head International Airport (20 minutes). Del Webb's Sun City Center started the boom with 6,000 fully occupied homes in adjacent Bluffton, Hardeeville is expected to continue the robust growth trend, with Minto Communities kicking off the first of 3,000 homes in Summer 2017 within the themed Latitude Margaritaville Hilton Head that will feature a 290,000 SF Margaritaville retail destination across Highway 278 from Hilton Head Lakes North, the East Argent Community that will feature 9,500 residential units, all within a 5 mile radius. Additionally, the Property is well-served by the Coastal Carolina Hospital only seven minutes away.



*Far from ordinary, but in the center of* **EVERYTHING**

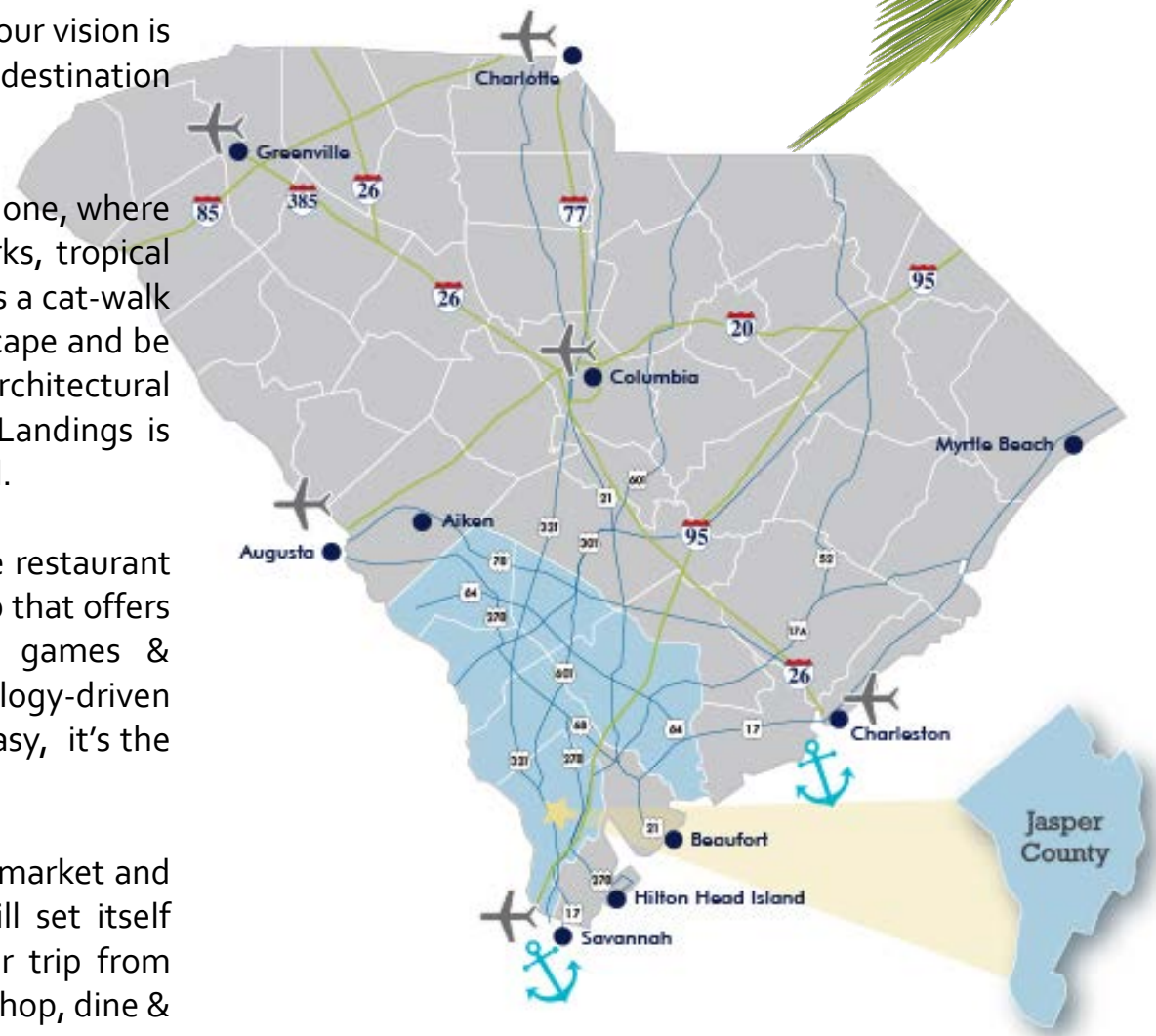
A city within a city.

The Landings will stretch across 72 acres of Jasper County featuring retail, entertainment, dining, residential, office and attractions. Developed by **Sutton Properties, Inc.**, our vision is to create the most unique retail and entertainment destination in South Carolina.

We are building a lifestyle center, that is second to none, where every tenant is an attraction; featuring pocket parks, tropical water features with a foot bridge that can double as a cat-walk for seasonal fashion shows. People will come to escape and be entertained. Whether it's the island inspired architectural design or the dynamic event programming, The Landings is sure to be a safe, fun, immersive environment for all.

With features such as free high-speed Wi-Fi, online restaurant reservations, parking assistance and a Landings app that offers concierge services, coupons, loyalty programs, games & events, the center will offer an exciting technology-driven customer experience. Getting to The Landings is easy, it's the leaving that's hard.

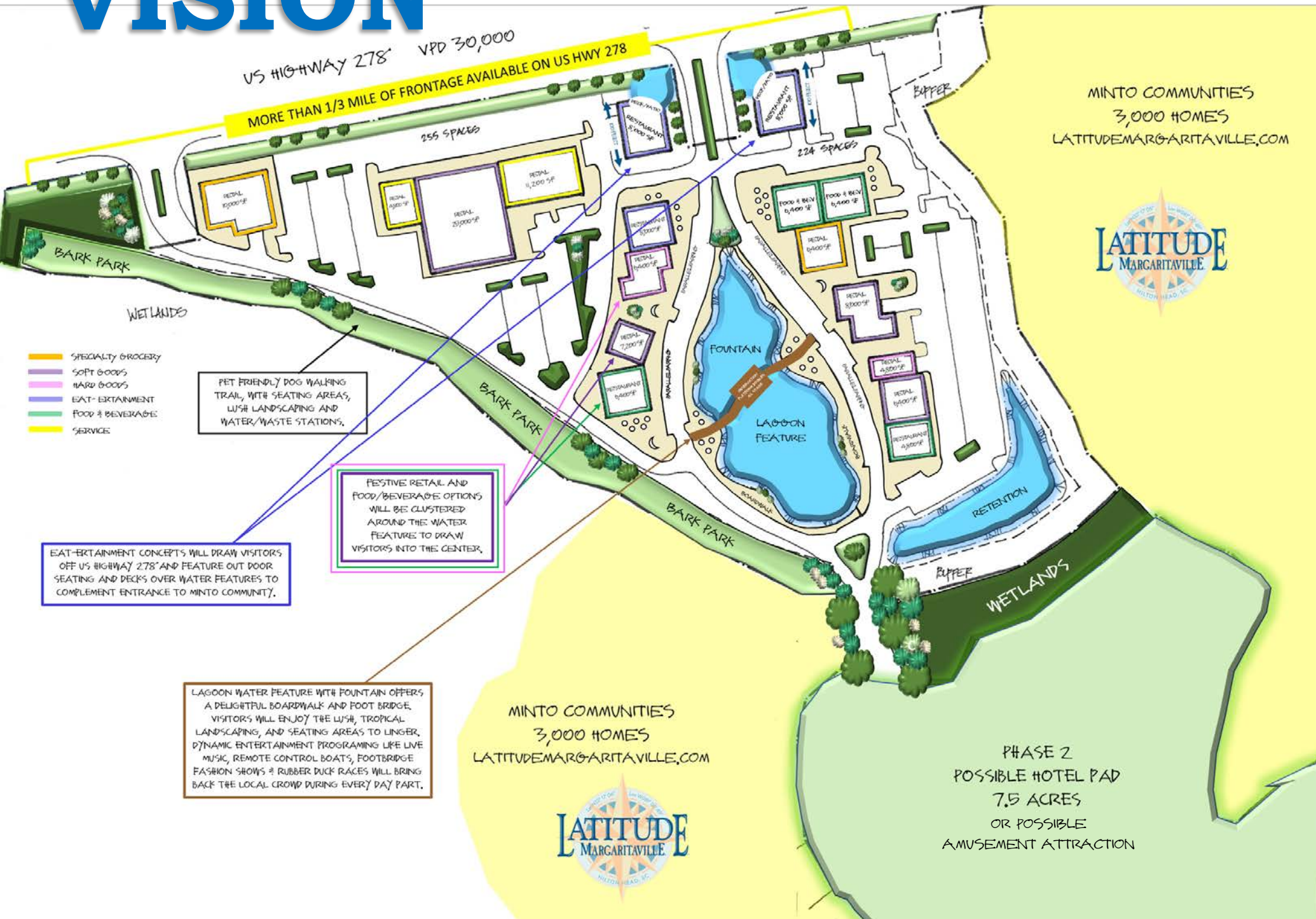
By bringing in a unique & diversified mix of first-in-market and world-class destination retailers, The Landings will set itself apart as THE lifestyle destination to visit on your trip from Savannah to Hilton Head and a place to live, work, shop, dine & play.



# VISION

US HIGHWAY 278 VPD 30,000  
 MORE THAN 1/3 MILE OF FRONTAGE AVAILABLE ON US HWY 278

MINTO COMMUNITIES  
 3,000 HOMES  
 LATITUDEMARGARITAVILLE.COM



- SPECIALTY GROCERY
- SOFT GOODS
- HARD GOODS
- EAT-ENTERTAINMENT
- FOOD & BEVERAGE
- SERVICE

PET FRIENDLY DOG WALKING TRAIL, WITH SEATING AREAS, LUSH LANDSCAPING AND WATER/WASTE STATIONS.

FESTIVE RETAIL AND FOOD/BEVERAGE OPTIONS WILL BE CLUSTERED AROUND THE WATER FEATURES TO DRAW VISITORS INTO THE CENTER.

EAT-ENTERTAINMENT CONCEPTS WILL DRAW VISITORS OFF US HIGHWAY 278 AND FEATURE OUT DOOR SEATING AND DECKS OVER WATER FEATURES TO COMPLEMENT ENTRANCE TO MINTO COMMUNITY.

LAGOON WATER FEATURE WITH FOUNTAIN OFFERS A DELIGHTFUL BOARDWALK AND FOOT BRIDGE. VISITORS WILL ENJOY THE LUSH, TROPICAL LANDSCAPING, AND SEATING AREAS TO LINGER. DYNAMIC ENTERTAINMENT PROGRAMING LIKE LIVE MUSIC, REMOTE CONTROL BOATS, FOOTBRIDGE FASHION SHOWS & RUBBER DUCK RACES WILL BRING BACK THE LOCAL CROWD DURING EVERY DAY PART.

MINTO COMMUNITIES  
 3,000 HOMES  
 LATITUDEMARGARITAVILLE.COM



PHASE 2  
 POSSIBLE HOTEL PAD  
 7.5 ACRES  
 OR POSSIBLE  
 AMUSEMENT ATTRACTION

*Every day feels*

# LIKE AN ESCAPE



*Actively  
Seeking  
These*

# RETAIL CATEGORIES

## FOOD & BEVERAGE

Breakfast /Deli  
Sushi  
Continental Casual  
Seafood/Raw Bar  
Steak Fine Dining  
Italian Bistro  
Coffee Shop  
Asian Fusion  
Burgers  
Mexican  
QSR (Mexican, Pizza, Chicken)  
Ice Cream (Gelato, Frozen Yogurt, Italian Ice)  
Build Your Own Burger

## SPECIALTY GROCERY

Trader Joe's  
Sprouts  
Lucky's  
Earth Fair  
Fresh Market  
Total Wine & More  
Olive Oils & Spice Market  
Bakery (Cupcakes, Mini Donuts)

## HOSPITALITY

Hotel Pads Available

## RETAIL SERVICES

Nail Salon/Barbershop/Hair Salon  
Day Spa/ Med Spa  
Pet Grooming  
Dry Cleaner Drop Off/Pick Up  
Shipping/Mailing Store

## EAT – ENTERTAINMENT

Margaritaville Brand Restaurant (5 O' Clock Somewhere, Margaritaville, Landshark)  
Craft Brewery/Distillery with Taproom/Tours/Samplings  
Restaurants/Bars with Live Music (Country, Jazz, Rock N Roll)  
Irish Pub  
Celebrity Chef Owned Eateries  
Wine & Cigar  
Themed Restaurants  
Contemporary Dinner Theater

## RETAIL, HARD & SOFT GOODS

Jewelry  
Outdoor Outfitters  
Golf Equipment/Supplies/Apparel  
Art Gallery  
Swimwear  
Pet Boutique  
Resort Wear  
Designer Apparel  
Shoes  
Accessories  
Candles  
Home Décor  
Candy  
Cookware  
Beach Toys & Sundries

## MEDICAL SERVICES

Walk In Clinic/Urgent Care  
Dental / Orthodontics  
Eyewear / Vision Service  
Hearing Aids





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