

FOR LEASE

MAIN STREET VILLAGE

1101 - 1523 MAIN STREET HILTON HEAD ISLAND, SC 29926



VM | REAL ESTATE 



CONTACT

VONNIE MAJEWSKI

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FOR LEASE

PROPERTY OVERVIEW

1101 - 1523 MAIN STREET HILTON HEAD ISLAND, SC 29926



OFFERING SUMMARY

Available SF:	1,671 - 1,837 SF
Lease Rate:	\$22.00 SF/yr (NNN)
Year Built:	1987
Shopping Center:	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, Limoncellos, 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, an art gallery, a pharmacy, a variety of specialty retailers and a very busy Harris Teeter grocery store that includes a Starbucks inside. We now have two 1,671 -1,837 sf second generation restaurant spaces available. Please contact listing agent for details.

PROPERTY HIGHLIGHTS

- 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

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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LOCATION MAPS

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SITE PLAN

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Main Street Village Shopping Center

Main Street, Hilton Head, SC

TENANT ROSTER

Unit #	Tenant	SF	Unit #	Tenant	SF
1101	Burke's Pharmacy	5,600	1407	Available	1,837
1105	Reilly's Liquors	1,800	1411	Main Street Café & Pub	3,771
1107	Ruan Thai Cuisine	1,350	1505	Rose Hearing Group	1,592
1201	Available	1,671	1507	Marsh and Light	1,418
1203A	Dr. Dalton	1,528	1509	Stretch Zone	1,013
1203B	Limoncellos	1,188	1511	G-Free Spot	1,516
1301	Frankie Bones	4,629	1513	Wise Guys	5,793
1303B	Lettis	2,587	1517B	The Exercise Coach	1,145
1401	Luna and Lillies	1,847	1519	Color Me Nails	1,384
1403	Fraum Chiropractic Life Center	1,759	1521	Salon 4200	1,451
1405	J. McLaughlin	1,752	1523	The Clothes Press	787
			301	Harris Teeter	50,688



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1101 - 1523 MAIN STREET HILTON HEAD ISLAND, SC 29926



Executive Summary

1201 Main St, Hilton Head Island, South Carolina, 29926
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.21484
Longitude: -80.72354

	1 mile	3 miles	5 miles
Population			
2000 Population	1,646	19,636	27,843
2010 Population	2,311	22,805	31,797
2021 Population	2,599	26,155	36,529
2026 Population	2,750	28,138	39,322
2000-2010 Annual Rate	3.45%	1.51%	1.34%
2010-2021 Annual Rate	1.05%	1.23%	1.24%
2021-2026 Annual Rate	1.14%	1.47%	1.48%
2021 Male Population	48.7%	49.5%	49.5%
2021 Female Population	51.3%	50.5%	50.5%
2021 Median Age	58.2	53.8	55.3
In the identified area, the current year population is 36,529. In 2010, the Census count in the area was 31,797. The rate of change since 2010 was 1.24% annually. The five-year projection for the population in the area is 39,322 representing a change of 1.48% annually from 2021 to 2026. Currently, the population is 49.5% male and 50.5% female.			
Median Age			
The median age in this area is 58.2, compared to U.S. median age of 38.5.			
Race and Ethnicity			
2021 White Alone	84.2%	80.4%	82.6%
2021 Black Alone	6.5%	8.3%	7.4%
2021 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2021 Asian Alone	1.1%	1.1%	1.1%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	6.8%	8.5%	7.4%
2021 Two or More Races	1.3%	1.5%	1.4%
2021 Hispanic Origin (Any Race)	13.6%	16.8%	14.9%
Persons of Hispanic origin represent 14.9% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.6 in the identified area, compared to 65.4 for the U.S. as a whole.			
Households			
2021 Wealth Index	210	202	216
2000 Households	692	7,911	11,639
2010 Households	1,133	9,738	13,903
2021 Total Households	1,294	11,390	16,279
2026 Total Households	1,381	12,320	17,619
2000-2010 Annual Rate	5.05%	2.10%	1.79%
2010-2021 Annual Rate	1.19%	1.40%	1.41%
2021-2026 Annual Rate	1.31%	1.58%	1.59%
2021 Average Household Size	2.00	2.28	2.23
The household count in this area has changed from 13,903 in 2010 to 16,279 in the current year, a change of 1.41% annually. The five-year projection of households is 17,619, a change of 1.59% annually from the current year total. Average household size is currently 2.23, compared to 2.28 in the year 2010. The number of families in the current year is 10,578 in the specified area.			

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

May 18, 2022

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DEMOGRAPHICS - PAGE 2

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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	26.4%	24.8%	25.1%
Median Household Income			
2021 Median Household Income	\$85,618	\$84,529	\$87,819
2026 Median Household Income	\$96,136	\$93,302	\$97,331
2021-2026 Annual Rate	2.34%	1.99%	2.08%
Average Household Income			
2021 Average Household Income	\$127,614	\$125,626	\$131,860
2026 Average Household Income	\$140,506	\$138,154	\$145,291
2021-2026 Annual Rate	1.94%	1.92%	1.96%
Per Capita Income			
2021 Per Capita Income	\$57,249	\$54,827	\$58,518
2026 Per Capita Income	\$63,590	\$60,656	\$64,821
2021-2026 Annual Rate	2.12%	2.04%	2.07%
Households by Income			
Current median household income is \$87,819 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$97,331 in five years, compared to \$72,932 for all U.S. households			
Current average household income is \$131,860 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$145,291 in five years, compared to \$103,679 for all U.S. households			
Current per capita income is \$58,518 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$64,821 in five years, compared to \$39,378 for all U.S. households			
Housing			
2021 Housing Affordability Index	94	100	99
2000 Total Housing Units	807	11,729	18,017
2000 Owner Occupied Housing Units	548	6,045	9,061
2000 Renter Occupied Housing Units	144	1,867	2,578
2000 Vacant Housing Units	115	3,817	6,378
2010 Total Housing Units	1,429	16,140	24,731
2010 Owner Occupied Housing Units	791	6,829	10,104
2010 Renter Occupied Housing Units	342	2,909	3,799
2010 Vacant Housing Units	296	6,402	10,828
2021 Total Housing Units	1,592	18,679	28,485
2021 Owner Occupied Housing Units	1,012	8,738	12,923
2021 Renter Occupied Housing Units	283	2,653	3,356
2021 Vacant Housing Units	298	7,289	12,206
2026 Total Housing Units	1,694	20,249	30,809
2026 Owner Occupied Housing Units	1,089	9,500	14,062
2026 Renter Occupied Housing Units	291	2,820	3,557
2026 Vacant Housing Units	313	7,929	13,190

Currently, 45.4% of the 28,485 housing units in the area are owner occupied; 11.8%, renter occupied; and 42.9% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 24,731 housing units in the area - 40.9% owner occupied, 15.4% renter occupied, and 43.8% vacant. The annual rate of change in housing units since 2010 is 6.48%. Median home value in the area is \$524,468, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 0.95% annually to \$549,794.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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