



For Lease

Property at a glance

- 86,044 s.f. shopping center
- Centrally located to service the Bluffton and Hilton Head Island trade areas, this convenient mid-island location is just minutes from some of the island's largest residential subdivisions as well as many of the area's beaches and marinas
- Hilton Head offers beautiful beaches, world class golf, and abundant fishing which also makes Hilton Head Island a popular tourist destination
- The island is home to over 40,000 full-time residents with the population more than doubling during the spring and summer months
- Whole Foods and TJ Maxx serve as a strong anchor base and the solid restaurant and retail tenants draw both the local shoppers and tourists

The Plaza at Shelter Cove

50 Shelter Cove Lane,
Hilton Head, SC 29928

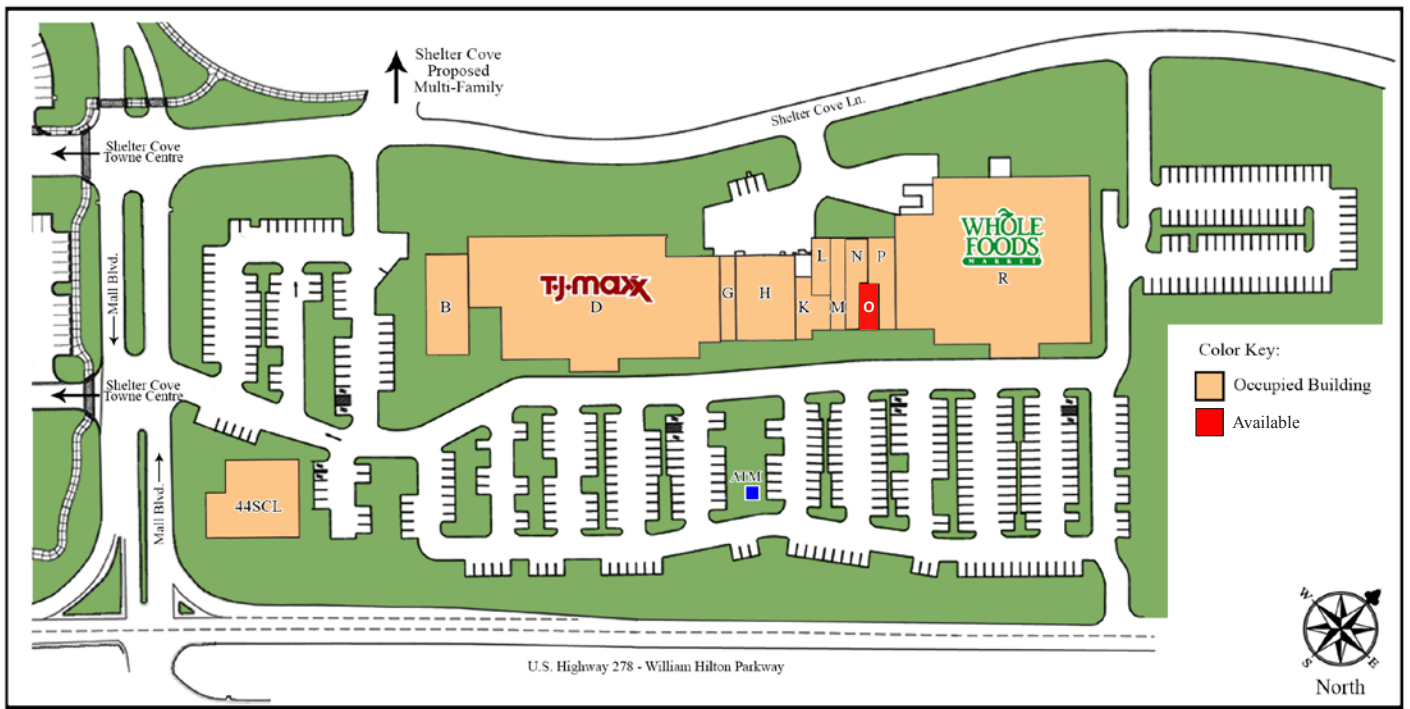
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| Tenant List: | | | Tenant List: | | | THE PLAZA AT SHELTER COVE LEASING PLAN 50 Shelter Cove Lane Hilton Head Island, SC April 19, 2017 | |
|--------------|------------------------------------|--------|--------------|----------------------|--------|---|--|
| SUITE | TENANT | S.F. | SUITE | TENANT | S.F. | | |
| B | GIUSEPPPI'S PIZZA | 4,550 | M | TIFFANY'S NAILS | 1,317 | TOTAL GLA: 86,044 | |
| D | T.J. MAXX | 27,574 | N | ASHORE THING | 1,962 | | |
| G | OPTICAL SOLUTIONS | 1,720 | O | AVAILABLE | 808 | | |
| H | OUTSIDE HILTON HEAD | 5,091 | P | SCHEMBRA ENTERPRISES | 2,144 | | |
| 44SCL | HICKORY TAVERN | 7,200 | R | WHOLE FOODS | 30,240 | | |
| K | SHELTER COVE WINE & SPIRITS | 2,333 | -- | BANK OF AMERICA ATM | 0 | | |
| L | PRUST MANAGEMENT & DEVELOPMENT LLC | 1096 | | | | | |



Demographics

| | 1-mile | 3-mile | 5-mile |
|----------------------------|----------|----------|-----------|
| Estimated Population | 2,529 | 18,302 | 37,408 |
| Estimated Households | 1,008 | 7,719 | 16,372 |
| Average Household Income | \$94,862 | \$99,896 | \$100,006 |
| Median Age | 49.8 | 50.7 | 52.0 |
| Daytime Business Employees | 1,873 | 20,839 | 32,746 |

Source: Esri, 2017

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