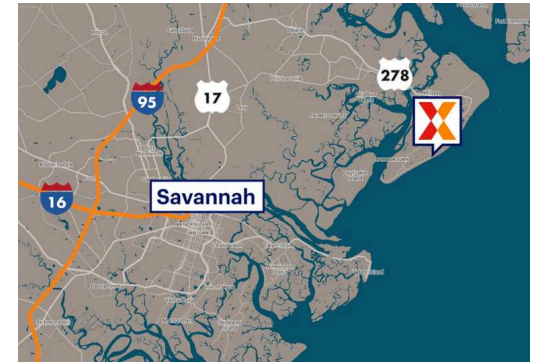




Hilton Head Island-Bluffton, SC
CIRCLE CENTER

32.144715, -80.755891
 70 Pope Avenue | Hilton Head Island, SC 29938

CENTER SIZE: 65,313 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	3,049	12,910	21,817
	1,548	6,298	9,977
	\$109,488	\$133,615	\$129,271

Benefits from Hilton Head's 2.5-3 million visitors annually. Heavy foot traffic due to close proximity to Coligny Beach

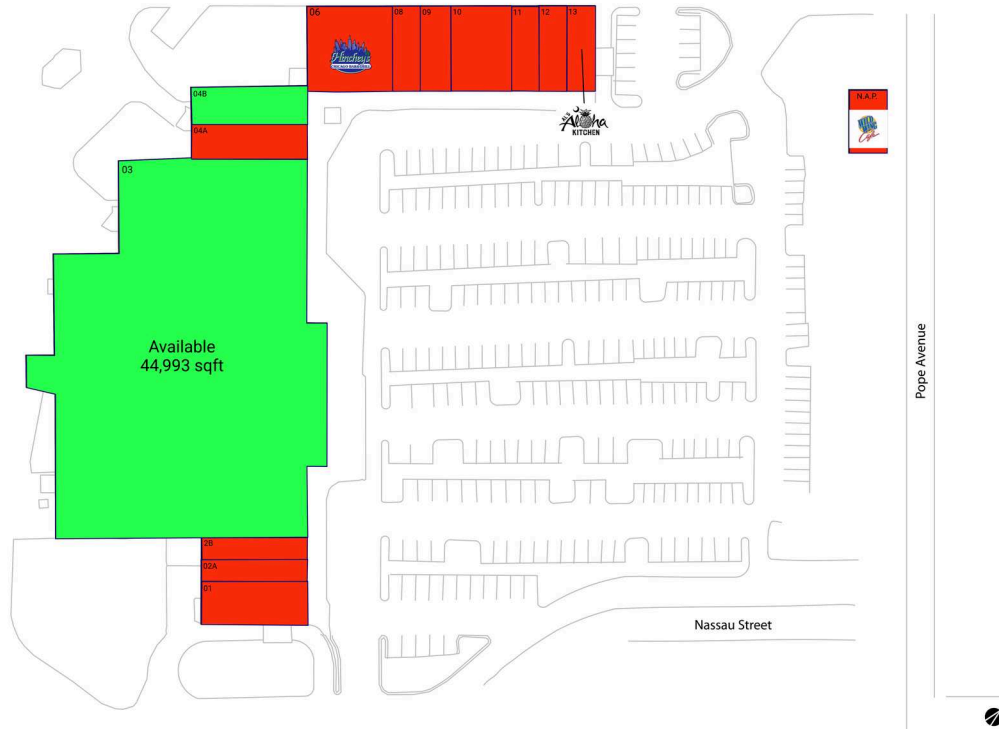
Surrounded by an affluent population with an average household income of \$133,000+ within 3 miles

High visibility on Pope Ave from 24,000+ vehicles daily

Easily accessible with multiple points of ingress/egress

Hilton Head Island-Bluffton, SC
CIRCLE CENTER

32.144715, -80.755891
 70 Pope Avenue | Hilton Head Island, SC 29938



AVAILABLE SPACE

03	44,993 SF
04B	2,000 SF

CURRENT RETAILERS

N.A.P.	Wild Wing Cafe	
01	Kenny B's French Quarter Cafe	2,160 SF
02A	Stoner's Pizza Joint	660 SF
2B	Forest Beach Bikes	1,500 SF
04A	Island Liquors	2,000 SF
06	Hinchey's Chicago Bar & Grill	3,600 SF
08	Amigos Cafe y Cantina	1,200 SF
09	Southern Coney & Breakfast	1,200 SF
10	Tropic Outfitters	2,400 SF
11	Golden Nails & Spa	1,200 SF
12	The Clothes Press	1,200 SF
13	Al's Aloha Kitchen	1,200 SF

1245 - 09.19.24